

BOND WOLFE

BOND WOLFE

# Auction

# Auction

PROPERTY AUCTIONEERS • PROPERTY INVESTORS • OVERSEAS PROPERTY SPECIALISTS

Wed 19th July 2006 at 1pm

West Plaza • 8th Floor • High Street • West Bromwich B70 6JJ • Fax: 0121 525 8660 • Email: [info@bondwolfe.net](mailto:info@bondwolfe.net)

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Tel: 0121 525 0600 • Website: [www.bondwolfe.net](http://www.bondwolfe.net)

# Bond Wolfe Overseas

Bond Wolfe are delighted to announce the launch of Bond Wolfe Overseas which specialises in selling and acquiring homes and investment properties of the highest quality.

We operate in association with the leading and most established Agencies and Developers enabling us to provide a highly personalized and comprehensive service covering all aspects of advice and guidance that is required in the complex process of purchasing property overseas.

Our professional service includes advice and assistance with the following:

- Comprehensive and exhaustive property search
- Sale & Purchase advice
- Mortgage & Funding advice
- Introductions to specialist lawyers and tax advisors
- First Class Property Management
- Expert Investment advice to enable maximum rental income
- Ongoing and continuous after sales assistance

Through our website [www.bondwolfe.net](http://www.bondwolfe.net) you will soon be able to browse an extensive property portfolio comprising 1,000's of properties ranging from holiday homes to substantial villas and luxury mansions.

For more information please contact us on  
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# BOND WOLFE

## CATALOGUE MAILING LIST FORM

If you are not attending the Auction but wish to be entered onto our mailing list to receive our Auction Sale catalogues, please complete the reply slip below and return it to our office.

Title: Mr  Miss  Mrs  Ms

Name:

Company (if applicable):

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Tick if you have a property to sell in our next Auction

Please send completed forms to Bond Wolfe Auction Department,  
West Plaza, 8th Floor, High Street, West Bromwich, B70 6JJ or  
alternatively Fax: (0121) 525 8660

### GENERAL CONDITIONS OF SALE

1. The Lots will, unless previously sold or withdrawn, be subject to the Special and General Conditions of Sale which have been settled by the Vendor's Solicitors. These conditions may be inspected during the usual office hours at the offices of the respective Vendor's Solicitors during the five days (exclusive of Saturday and Sunday), immediately before and exclusive of the day of Sale. The Conditions may also be inspected in the Sale Room at the time of the Sale, but they will not be read out. The purchaser shall be deemed to bid on those terms whether he shall have inspected the Conditions or not.
2. As soon as the Auctioneer's gavel falls on a bid, all successful bidders are under a binding contract to purchase the relevant property and they will be deemed to have made prior arrangements for any Insurance Cover that is required and they should also have Bank or Building Society finance arranged (if required).
3. All successful bidders are required to pay a deposit of 10% of the purchase price (subject to a minimum of £3,000) and sign a binding and unconditional contract to purchase the subject property within a 28 day period i.e. on or before 16th August 2006, unless an alternative date has been specified for a given property with in the contract and/or within our vendors special conditions of sale.
4. Deposits should be paid by bankers draft or building society cheque.
5. All deposit cheques are to be made payable to 'Bond Wolfe Client Account' and all deposits will be held by Bond Wolfe as stakeholders.
6. All purchasers whether buying prior, during or post auction are required to pay an administration fee of £295 (plus VAT) per lot, except for lots 18, 19, 20, 21, 22, 31, 32, 33 and 34 where the administration fee is £795 (plus VAT) per lot and this fee is to be added to the deposit.
7. No extension will be permitted and should any purchaser fail to complete within the specified time period, the contract shall be cancelled and the purchaser will forfeit their 10% deposit. Furthermore, the property will be re-offered for sale and the defaulting purchaser will be liable for any loss substantiated and any costs incurred by the vendor having to re-offer the property for sale.
8. Bids may be refused at the Auctioneer's discretion and the Auctioneers reserve the right to bid on behalf of the vendor up to the reserve price.
9. The Auctioneers may re-offer a property in separate Lots if the whole of the property is not sold or sell in one Lot properties which are first offered individually.

### IMPORTANT NOTICE

1. All prospective purchasers attending the auction and all purchasers whose bids have been successful will be deemed to have read and understood all conditions of sale and so any prospective purchaser intending to make a bid for any of the properties being put up for sale should consult their own Solicitors for clarification on any particular matter or meaning of which they are uncertain, well in advance of the Auction date.
2. All the properties included in this catalogue are to be offered for sale by Public Auction unless previously sold by private treaty. In order to prevent a wasted journey we advise that you should check the availability of properties with the auction Department on sale day. Pre-auction offers will only be considered once they have been received IN WRITING by the Auction Department. They are then conveyed to the vendor in writing, and you will only be notified if the offer is acceptable. Should you not hear from us, it is safe to assume that your offer was rejected and the property is still going to auction. OFFERS WILL NOT BE CONSIDERED ON THE THREE WORKING DAYS IMMEDIATELY BEFORE THE AUCTION.
3. The Auctioneers reserve the right to alter the order of sale and bidders intending to come to the Auction are advised to contact the Auctioneers the day prior to the sale for details of any lots which have either been sold or withdrawn and neither the Auctioneer nor the Vendor is responsible for any abortive costs, loss or damages of a prospective purchaser. Information as to pre-sale or withdrawal of a lot at any time prior to the Auction is only valid up to the time of enquiry.
4. Prospective purchasers are strongly advised to check these particulars as to measurements, areas and all other matters to which the properties are expressed to be subject to or have the benefit of and in respect of any contents, fixtures and fittings expressed to be included in the sale, by making an inspection of the property and all the necessary enquires with Bond Wolfe, the Vendors, the Vendor's professional advisors and all other appropriate authorities. All measurements and areas referred to in these particulars are approximate only.
5. All location plans published in the particulars of sale are to enable prospective purchasers to locate the property only. The plans are photographically reproduced and therefore not to scale and not intended to depict the interest to be sold but are for identification purposes only. The boundary lines and numbers on the photographs are again only to enable prospective purchasers to locate the property and are not intended to depict the interest to be sold. Purchasers are advised to view the special conditions in respect of the precise interest to be conveyed.
6. Please note that any guide prices, or any general indication of a price that a particular property may achieve at Auction, given on any lot, whether verbally or in writing, by any members of staff of Bond Wolfe is not to be considered to be an indication of the reserve price.
7. Furthermore, knowledge of the reserve price is strictly and exclusively available to the Vendor, the Vendors Solicitors and the Auctioneers and will not in any circumstances be disclosed in advance of our Auction unless we are in receipt of written instructions from our vendor to do so.

### MISREPRESENTATION ACT 1967

The Agents for themselves and for the Vendors of these Lots, whose Agents they are, give notice that:

These particulars do not constitute any part of an offer, or a contract.

All the statements contained in these particulars as to Lots are made without responsibility and are not to be relied on as statements or representations of fact and they do not make or give any representations or warranty whatsoever in relation to these Lots.

Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

### PROPERTY MISDESCRIPTION ACT

Please note that every effort has been made to ensure that all information contained within this Auction catalogue is correct although we would recommend that all interested parties contact us should they wish for any clarification.

All measurements and dimensions stated are given for guidance purposes only and cannot be guaranteed. No appliances including central heating have been checked nor have they been tested and all interested parties are advised to satisfy themselves as to their reliability and working order.

## ORDER OF SALE

Lot 1	5 Singleton, Sutton Hill, Telford	Vacant Residential
Lot 2	3 Singleton, Sutton Hill, Telford	Vacant Residential
Lot 3	31 Sandcroft, Sutton Hill, Telford	Vacant Residential
Lot 4	100 Summerhill, Sutton Hill, Telford	Vacant Residential
Lot 5	67 Southgate, Sutton Hill, Telford	Vacant Residential
Lot 6	88 Willowfield, Telford	Vacant Residential
Lot 7	252 Westbourne, Telford	Vacant Residential
Lot 8	123 Lower Villiers Street, Wolverhampton	Vacant Residential
Lot 9	72 Ashwin Road, Handsworth	Vacant Residential
Lot 10	95a Long Lane, Halesowen	Vacant Residential
Lot 11	Warwick House, 38 Oxford St, Buildings Southside	Vacant Residential
Lot 12	76-84 Glebe Street, Walsall	Vacant Residential
Lot 13	44 Showell Road, Wolverhampton	Vacant Residential
Lot 14	3 Cranford Way, Smethwick	Commercial Investment
Lot 15	133 Wolverhampton Street, Darlaston	Vacant Residential
Lot 16	70 George Street, Wolverhampton	Vacant Residential
Lot 17	12 Joinings Bank, Langley	Mixed Investment
Lot 18	Land at Qualcast Road, Wolverhampton	Land
Lot 19	Land between 30 & 40 Coventry Street, Wolverhampton	Land
Lot 20	Land between 60 & 74 Barnard Road, Wolverhampton	Land
Lot 21	Land adjacent to 129 Ashley Street, Bilston	Land
Lot 22	Land at Fifth Avenue, Low Hill Wolverhampton	Land
Lot 23	27 Church Road, Dudley	Vacant Residential
Lot 24	2b Fourth Avenue, Telford	Vacant Commercial
Lot 25	1 Eddish Road, Kitts Green, Birmingham	Residential Investment
Lot 26	58 Crossfield Road, Kitts Green, Birmingham	Residential Investment
Lot 27	62 Crossfield Road, Kitts Green, Birmingham	Residential Investment
Lot 28	64 Crossfield Road, Kitts Green, Birmingham	Vacant Residential
Lot 29	84 Oakwood Road, Sparkhill	Vacant Residential
Lot 30	7 Fawdry Road, Wolverhampton	Vacant Residential
Lot 31	Armoury Trading Estate, Armoury Road, Small Heath	Commercial Investment
Lot 32	1-3 Ladypool Road, Sparkbrook	Vacant Commercial
Lot 33	Land at Regent Park Road, Small Heath	Land
Lot 34	Cottage of Content, 147 Kyrwicks Lane, Sparkbrook	Vacant Commercial
Lot 35	Plot 31 Little Hay Lane, Little Hay, Shenstone, Lichfield	Land
Lot 36	Plot 31a Little Hay Lane, Little Hay, Shenstone, Lichfield	Land
Lot 37	21 Tudor Road, Nuneaton	Residential Investment
Lot 38	23 Tudor Road, Nuneaton	Residential Investment
Lot 39	Central House, High Street, West Bromwich	Commercial Investment
Lot 40	Land at Drawall Lane, Stoke on Trent	Land
Lot 41	10 Bloomfield Court, Harris Drive, Great Barr	Vacant Residential
Lot 42	Apartment 3006 Beetham Tower, 10 Holloway Circus, Birmingham	Vacant Residential
Lot 43	Apartment 3107 Beetham Tower, 10 Holloway Circus, Birmingham	Vacant Residential
Lot 44	Apartment 3305 Beetham Tower, 10 Holloway Circus, Birmingham	Vacant Residential
Lot 45	Apartment 3405 Beetham Tower, 10 Holloway Circus, Birmingham	Vacant Residential
Lot 46	22 North Street, Dudley	Vacant Residential
Lot 47	18 Lancaster Road, Stafford	Vacant Residential
Lot 48	53 Swan Street, Dudley	Vacant Residential
Lot 49	353 St Pauls Road, Smethwick	Vacant Residential
Lot 50	69 Coppice Road, Walsall Wood	Vacant Residential
Lot 51	88 Watson's Green Road, Dudley	Land
Lot 52	Plot 18 Land at Pedmore Lane, Pedmore/Hagley	Land
Lot 53	Plot 21 Land at Pedmore Lane, Pedmore/Hagley	Land
Lot 54	Plot 22 Land at Pedmore Lane, Pedmore/Hagley	Land
Lot 55	Plot 23 Land at Pedmore Lane, Pedmore/Hagley	Land
Lot 56	Plot 31 Land at Pedmore Lane, Pedmore/Hagley	Land
Lot 57	Plot 32 Land at Pedmore Lane, Pedmore/Hagley	Land
Lot 58	Plot 33 Land at Pedmore Lane, Pedmore/Hagley	Land
Lot 59	Land at Common Lane, Cannock	Land
Lot 60	Land off Corporation Street, Wednesbury	Land
Lot 61	Land at the Junction of Aston Road/Pine Road, Tividale	Land
Lot 62	Land off Melrose Avenue, West Bromwich	Land
Lot 63	Land off Pemberton Crescent/ Coronation Road, Wednesbury	Land
Lot 64	Land off Suffrage Street, Smethwick	Land
Lot 65	Land off Denbigh Drive, Tipton	Land
Lot 66	13 Garage Court off Witton Lane, West Bromwich	Land
Lot 67	5 Oakland Road, Handsworth	Residential Investment
Lot 68	Garage Court off Brindley Road, West Bromwich	Land
Lot 69	109-113 George Road, Erdington	Residential Investment
Lot 70	62 Durham Road, Sparkhill, Birmingham	Vacant Residential
Lot 71	67 Church Vale, West Bromwich	Vacant Residential
Lot 72	16 Madin Road, Tipton	Vacant Residential
Lot 73	22 Sundial Lane, Great Barr	Vacant Residential
Lot 74	21 Browning Street, Stafford	Vacant Residential
Lot 75	43 Leamore Lane, Walsall	Vacant Commercial
Lot 76	43 Tipton Road, Tipton	Vacant Residential
Lot 77	43a Tipton Road, Tipton	Vacant Residential
Lot 78	44 Tipton Road, Tipton	Vacant Residential
Lot 79	44a Tipton Road, Tipton	Vacant Residential
Lot 80	Land at Beeches Road, Great Barr	Land
Lot 81	138 Wellington Road, Bilston	Residential Investment
Lot 82	Plot 1 Land at Windmill Lane, Wightwick, Wolverhampton	Land
Lot 83	Plot 3 Land at Windmill Lane, Wightwick, Wolverhampton	Land
Lot 84	Plot 5 Land at Windmill Lane, Wightwick, Wolverhampton	Land
Lot 85	Plot 8 Land at Windmill Lane, Wightwick, Wolverhampton	Land
Lot 86	Plot 9 Land at Windmill Lane, Wightwick, Wolverhampton	Land
Lot 87	Plot 10 Land at Windmill Lane, Wightwick, Wolverhampton	Land
Lot 88	42b Kingston Road, Bordesley Green, Birmingham	Residential Investment
Lot 89	476 Witton Road, Birmingham	Vacant Commercial
Lot 90	150 Albert Road, Stechford, Birmingham	Vacant Residential
Lot 91	137 Green Park Road, Dudley	Vacant Residential
Lot 92	9 Nelson Road, Blackpool	Development Opportunity
Lot 93	40 Dovedale Road, Willenhall	Vacant Residential
Lot 94	157 Hales Lane, Smethwick	Vacant Residential
Lot 95	11 Queenshead Road, Handsworth	Vacant Residential
Lot 96	Garages at Colinwood Close, Great Wyrley	Commercial Investment
Lot 97	Garages at Great Wyrley, Near Walsall	Commercial Investment
Lot 98	Garages at Harvey Road, Handsacre, Rugeley	Commercial Investment
Lot 99	Unit 5 Millards Industrial Estate, Cornwalls Rd, West Bromwich	Vacant Commercial
Lot 100	Land to the rear of 2 Turner Street, West Bromwich	Land
Lot 101	Plot 6 off Coppice Lane, Hammerwich, Lichfield	Land

# IMPORTANT NOTICE

## NEW LEGISLATION

### Money Laundering Regulations 2003

The new legislation requires all purchasers to provide proof of identification on the fall of the hammer.

**Every prospective purchaser must bring one document from each of the two lists below.**

#### Personal Identification Documents

- Current signed passport
- Current UK Driving Licence
- Inland Revenue Tax Notification
- Firearms Certificate

#### Evidence of Residential Address

- Utility bill issued within the last three months (not including mobile phone bill)
- Local Authority tax bill for current year
- Bank, building society or credit union statement
- Most recent original mortgage statement
- Current UK Driving Licence (if not used as an identity document)

Furthermore, if you are acting as an agent on behalf of another party or a company, you will be required to provide the above documentation for both the purchaser and yourself, together with a valid letter of authority from the principal/ company authorising you to bid on their behalf.

# IMPORTANT NOTICE

## DEPOSITS

Cash deposits will no longer be accepted at our Auctions. A bankers draft or building society cheque will be acceptable and we would recommend that you have it made out for 10% of the maximum price you are prepared to pay for the property. If you pay less for the property it simply means that you have paid a little more than 10% deposit and you will pay less on completion.

**FAILURE TO COMPLY WITH THE ABOVE COULD INVALIDATE YOUR BID AND PURCHASE OF ANY LOT**

Lot	Property	Mon 3rd July	Tue 4th July	Wed 5th July	Thur 6th July	Fri 7th July	Mon 10th July	Tue 11th July	Wed 12th July	Thur 13th July	Fri 14th July
1/2	5 & 3 Singleton, Telford	9.45					9.45				12.30
3	31 Sandcroft, Telford	11.15				2.00	11.15				2.00
4	100 Summerhill, Telford	10.15				1.00	10.15				1.00
5	67 Southgate, Telford					1.30					1.30
6	88 Willowfield, Telford	11.45				2.30	11.45				2.30
7	252 Westbourne, Telford	12.15				3.00	12.15				3.00
8	123 Lower Villiers Street, Wolverhampton		11.30				2.45				2.45
11	Warwick House, 38 Oxford St, Wolverhampton		10.45			3.30	3.30				3.30
12	76 - 84 Glabe Street, Walsall		2.45			11.30	2.45				11.30
13	44 Showell Road, Wolverhampton		9.15			5.00	9.15				5.00
16	70 George Street, Wolverhampton		12.15			2.00	12.15				2.00
30	7 Feawdy Road, Wolverhampton		10.00			4.15	4.15				4.15
41	10 Bloomfield Court, Great Barr		2.00			12.15					12.15
47	18 Lancaster Road, Stafford	3.45				10.30	3.45				10.30
50	69 Coppice Road, Walsall Wood		5.15			9.30	5.15				9.30
73	22 Sundal Lane, Great Barr		1.15			10.00	1.15				10.00
75	43 Leamore Lane, Walsall		4.15			10.45	4.15				10.45
93	40 Dovecote Road, Willenhall		3.30				3.00				3.00
74	21 Browning Street, Stafford	3.00				9.45					9.45

Bond Wolfe Auction 19th July 2006 - Viewing Schedule Two

Lot	Property	Mon 3rd July	Tue 4th July	Wed 5th July	Thur 6th July	Fri 7th July	Mon 10th July	Tue 11th July	Wed 12th July	Thur 13th July	Fri 14th July
9	72 Ashwin Road, Handsworth		11.15			3.30	3.30				3.30
10	95a Long Lane, Halesowen		9.30			5.15	5.15				5.15
23	27 Church Road, Dudley	5.00				5.00					5.00
28	64 Crossfield Road, Kils Green		1.00			1.45	1.00				1.45
29	84 Oakwood Road, Sparkhill		3.45			11.00	3.45				11.00
32	1-3 Leadyford Road, Sparkbrook		3.00			11.45	3.00				11.45
34	Collage of Content, Sparkbrook	3.30				3.30					3.30
46	22 North Street, Dudley	4.15				4.15	4.15				4.15
48	53 Swan Street, Dudley	10.15				10.15	10.15				10.15
49	353 St Pauls Road, Sparkwick		4.30			10.15	4.30				10.15
70	62 Durham Road, Sparkhill					11.00					11.00
71	67 Church Vale, West Bromwich	11.00				12.30	11.00				12.30
72	16 Madin Road, Tipton	2.00				1.15	2.00				1.15
76/79/43, 43a, 44 & 44a Tipton Road, Tipton		12.30				12.30	12.30				12.30
89	476 Wotton Road, Birmingham		12.00			2.45	2.45				2.45
90	150 Abert Road, Seckford		2.00			12.45	2.00				12.45
91	137 Green Park Road, Dudley	2.45				2.45	2.45				2.45
94	157 Hales Lane, SpenheWyck	9.30				5.00	9.30				5.00
95	11 Queenshead Road, Handsworth		10.30			4.15	10.30				4.15
99	Unit 5 Midlands Ind. Est., West Bromwich	11.45				11.45	11.45				11.45

For viewings on any other lots contact Bond Wolfe on Tel: (0121) 525 0600  
 It is recommended that anyone attending viewings should bring with them a torch as not all properties have electricity. It is further recommended that appropriate clothing is worn.  
 This viewing schedule was correct at the time of going to print, we would however recommend that interested parties check with our offices prior to attending to ensure that the above lots have not been withdrawn or sold prior to Auction

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**LOT 1****5 SINGLETON, SUTTON HILL, TELFORD TF7 4JQ****Vacant Residential**

Location	The property is located in the Sutton Hill district of Telford, being situated approximately 3 miles south of Telford Town centre.
Description	A fire damaged three story mid terraced property requiring complete refurbishment throughout.
Accommodation Comprises	Entrance hall, kitchen/dining room (void of fittings), w.c to the ground floor. To the first floor there are two rooms and a bathroom with three further rooms to the second floor.
Outside	Rear garden
Tenure	We are advised that the property is Freehold.
A-Z Reference	Telford local red book (seventh revision) page 26 1C
Viewing	Refer to viewing schedule. Please note that any purchasers entering this property are doing so at their own risk.

GUIDE PRICE **£20,000 - £30,000****LOT 2****3 SINGLETON, SUTTON HILL, TELFORD TF7 4JQ****Vacant Residential**

Location	The property is located in the Sutton Hill district of Telford, being situated approximately 3 miles south of Telford Town centre.
Description	A three story mid terraced property requiring full refurbishment.
Accommodation Comprises	Entrance hall, kitchen/dining room (void of fittings), w.c to the ground floor. To the first floor there are two rooms and a bathroom with a further three rooms to the second floor.
Outside	Rear garden
Tenure	We are advised that the property is Freehold.
Auctioneers Note	Telford local red book (seventh Revision) page 26 1C
Viewing	Refer to viewing schedule.

GUIDE PRICE **£38,000 - £45,000****LOT 3****31 SANDCROFT, SUTTON HILL, TELFORD TF7 4AF****Vacant Residential**

Location	The property is located in the Sutton Hill district of Telford, being situated approximately 3 miles south of Telford Town centre.
Description	A three bedroom corner terraced property requiring full refurbishment throughout.
Accommodation Comprises	Entrance hall, two rooms on the ground floor, with three rooms, bathroom and w.c to the first floor.
Outside	Garden to the rear.
Tenure	We are advised that the property is Freehold.
A-Z Reference	Telford local red book (seventh revision) page 26 1C
Viewing	Refer to viewing schedule

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*Property Specialists***Contact Helen Dain 01562 749910 or James Gwilliams 01562 888099***Home visits are available***PURCHASING PROPERTIES AT AUCTION**

If you are the highest bidder on the fall of the gavel you are the successful purchaser and are legally committed to complete your purchase of the property.



You will then be required to pay your 10% deposit (subject to a minimum of £2,000 and sign the contract in the auction room.



Upon signing the contract you will be responsible for insuring the property and you must put the property on cover



The contract will specify the completion date which is normally 28 days from the auction date and you must ensure that the remaining balance of the purchase price is with your Solicitors before the completion date.



Failure to complete your purchase for any reason will result in penalties. You will at least lose your deposit plus the vendor can sue you for their out of pocket expenses such as the Auctioneers and Solicitors fees and for any shortfall if the property is sold again for less money.



It is therefore essential that you do all of your checks and raise any queries before buying a property at Auction.

**For further advice on buying property at Auction or for a free 'How to buy at Auction' guide contact our Auction Department****on Tel: (0121) 525 0600**

## TELEPHONE OR PROXY BIDDING AUTHORISATION FORM

Please complete one form per property you wish to bid for

Please tick to either bid by - Telephone  or Proxy

I hereby instruct and authorise Bond Wolfe to bid on my behalf in accordance with the terms and conditions as set out in this catalogue and I understand that should my bid be successful the offer will be binding upon me.

Date of Auction .....Lot No .....

Address of Lot .....

Maximum Bid Price £.....(in words).....

All successful purchasers are required to pay an administration fee of **£295.00 plus Vat** (£346.63) per property purchased and this is to be added to the deposit cheque (see general conditions 6). Deposits should be paid by Bankers Draft or Building Society Cheque made payable to **Bond Wolfe** and should be made out for **10%** of the **maximum** proposed purchase price or **£3,000** minimum where the bid is below £20,000

Cheque for 10% Deposit and Administration Fee

£

Total Cheque Amount (is enclosed herewith)

Purchasers Details:

Full Name (s) .....

Company (if Applicable) .....

Address .....

.....Post Code.....

Telephone Number Business.....Home .....

Telephone Number at time of Auction .....

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Solicitor's .....

For The Attention of .....

I hereby confirm that I have read the General, Additional and Special Conditions of Sale. I accept that it is my responsibility to check for any amendments which may be read by our Auctioneers on the Auction day.

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**IMPORTANT NOTICE TO ALL TELEPHONE BIDDERS** : A member of staff will attempt to contact the bidder by telephone prior to the lot concerned being offered for sale. If contact is made then the bidder may compete in the bidding through the Auctioneers's staff. The Auctioneers will not be held responsible for instructions or authorisations given to them which are unclear or incomplete and these bids will not be accepted. If it is impossible to obtain telephone contact or the link breaks down, the auctioneer is authorised to continue to bid on behalf of the telephone bidder up to the maximum bid stated on this form.

Signature of prospective purchaser

Date of Signature

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LOT 4

100 SUMMERHILL, SUTTON HILL, TELFORD TF7 4HA

**Vacant Residential**

Location	The property is located in the Sutton Hill district of Telford, being situated approximately 3 miles south of Telford Town centre.
Description	A substantial end terraced property requiring full refurbishment throughout, but with the benefit of part double glazing.
Accommodation Comprises	Reception room, kitchen and bathroom on the ground floor with three bedrooms and a w.c to the first floor.
Outside	Gardens to front and rear.
Tenure	We are advised that the property is Freehold.
A-Z Reference	Telford local red book (seventh revision) page 26 1C
Viewing	Refer to viewing schedule
GUIDE PRICE	<b>£48,000 - £55,000</b>



LOT 5

67 SOUTHGATE, SUTTON HILL, TELFORD TF7 4HE

**Vacant Residential**

Location	The property is located in the Sutton Hill district of Telford, being situated approximately 3 miles south of Telford Town centre.
Description	A two bedroom end terraced house requiring full refurbishment throughout.
Accommodation Comprises	Entrance hall, kitchen and lounge on the ground floor with two bedrooms, bathrooms and w.c to the first floor.
Outside	Front and rear gardens.
Tenure	We are advised that the property is Freehold.
A-Z Reference	Telford local red book (seventh revision) page 26 1C
Viewing	Refer to viewing schedule
GUIDE PRICE	<b>£45,000 - £55,000</b>



LOT 6

88 WILLOWFIELD, WOODSIDE, TELFORD TF7 5QR

**Vacant Residential**

Location	The property is situated in the Woodside area of Telford, approximately 1.5 miles south West of Telford Town Centre.
Description	A three bedroom part fire damaged mid terrace property, requiring full refurbishment throughout.
Accommodation Comprises	Not internally inspected but reported to be:- Entrance hall, split level lounge and kitchen to the ground floor with three bedrooms and two bathrooms above.
Outside	Front and rear garden.
Tenure	We are advised that the property is Freehold.
A-Z Reference	Telford local red book (seventh revision) page 21 5G
Viewing	Refer to viewing schedule.
Auctioneers Note	The auctioneers were not able to inspect the property at the time the catalogue went to print, therefore the accommodation details should not be relied upon.
GUIDE PRICE	<b>£50,000 - £60,000</b>



BOND WOLFE

7

**LOT 7**      **252 WESTBOURNE, WOODSIDE, TELFORD TF7 5QR**

**Vacant Residential**

**Location** The property is situated in the Woodside area of Telford, approximately 1.5 miles south West of Telford Town Centre.

**Description** A three bedroom mid terrace property requiring full refurbishment throughout.

**Accommodation Comprises** Not internally inspected but reported to be:- Entrance hall, lounge and kitchen to the ground floor with three bedrooms and a bathroom to the first floor.

**Outside** Front and rear garden.

**Tenure** We are advised that the property is Freehold.

**A-Z Reference** Telford local red book (seventh revision) page 21 6F

**Viewing** Refer to viewing schedule

**Auctioneers Note** The auctioneers were not able to inspect the property at the time the catalogue went to print, therefore the accommodation details should not be relied upon.

**GUIDE PRICE**      **£50,000 - £60,000**



**LOT 8**      **123 LOWER VILLIERS STREET, WOLVERHAMPTON WV2 4NA**

**Vacant Residential**

**Description** A semi detached house situated close to Wolverhampton City Centre, requiring full refurbishment throughout.

**Accommodation Comprises** Not inspected but reported to be:- Two reception rooms and kitchen on the ground floor with 3 bedrooms and a bathroom to the first floor

**Outside** Front and rear gardens with off road parking

**Tenure** We are advised that the property is Freehold.

**Auctioneers Note** The auctioneers were not able to inspect the property at the time the catalogue went to print, therefore the accommodation details should not be relied upon.

**A-Z Reference** Page 43 4G

**Viewing** Refer to viewing schedule.

**GUIDE PRICE**      **£65,000 - £75,000**



**LOT 9**      **72 ASHWIN ROAD, HANDSWORTH B21 0US**

**Vacant Residential**

**Description** A two bedroom end terrace property, in need of modernisation, providing excellent potential.

**Accommodation Comprises** To the ground floor there is an entrance hall, two reception rooms and kitchen. To the first floor there are two bedrooms and a bathroom.

**Outside** Small fore garden and garden to the rear.

**Tenure** We are advised the property is Freehold.

**A-Z Reference** Page 100 2C

**Viewing** Refer to viewing schedule.

**GUIDE PRICE**      **£65,000 - £70,000**



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## LOT 10

### 95A LONG LANE, HALESOWEN B62 9LS

#### Vacant Residential

##### Description

A modern three storey, three bedroom detached house, finished to a high standard, benefiting from central heating, double glazing, en suite facilities and off road parking.

##### Accommodation Comprises

Entrance hallway, w.c, cloaks cupboard, lounge and breakfast kitchen on the ground floor. To the first floor there are two bedrooms and a house bathroom whilst to the second floor there is a master bedroom with ensuite shower room.

##### Outside

Rear garden, paved with gated access and lawned area, with block paved driveway.

##### Tenure

We are advised that the property is Freehold.

##### A-Z Reference

Page 112 2D

##### Viewing

Refer to Viewing Schedule.

##### GUIDE PRICE

**£125,000 - £130,000**



## LOT 11

### WARWICK HOUSE, 38 OXFORD ST, WOLVERHAMPTON WV1 3QG

#### Vacant Commercial with development potential

##### Location

Situated to the east of Wolverhampton Town Centre the property is located at the junction of Bath Street and Oxford Street.

##### Description

The property occupies a corner site and return along Bath Street and has previously been used for warehouse accommodation, offices and retail unit with accommodation over. The corner shop unit comprises of a two storey derelict building which adjoins the warehouse accommodation with entrance yard, reception, toilets and kitchen number of offices and L shaped rear warehouse, to the ground floor with open plan offices and two small additional offices to the first floor.

##### Planning

The property occupying the corner site was previously utilized as offices, warehouse accommodation and a retail unit and is now in dilapidated condition ripe for redevelopment. The site offers enormous development potential for either residential, commercial or a mix of both, subject to obtaining the necessary planning permission. All planning enquires should be taken up with Wolverhampton City Council planning department on 01902 556 556

##### Site Area

Total site area of 0.2 acres

##### Outside

Entrance yard and parking area.

##### Tenure

We are advised that the property is Freehold.

##### A-Z Reference

Page 44 2A

##### Viewing

Refer to viewing schedule



##### GUIDE PRICE

**£275,000 - £300,000**



**LOT 12**      **76-84 GLEBE STREET, WALSALL WS1 3BNX**

**Development Opportunity**

Description	The property is situated in a predominantly residential area in the heart of Walsall Town Centre. Glebe Street itself links Wednesbury Road and Caldmore Road and is easily accessed via the A4148 Broadway West ring road.
Accommodation Comprises	A substantial former commercial premises providing excellent scope for development. The property currently incorporates a number of offices and open plan rooms/units laid out over two floors. Double glazed windows have been installed to the majority of the premises. The property lies amongst a variety of traditional terraced houses and modern purpose built apartments. A number of development schemes may be deemed suitable, subject to obtaining the necessary planning consents.
Planning	All planning enquires should be taken up with Walsall Metropolitan Borough Council on 01922 652452
Tenure	We are advised that the property is Freehold.
A-Z Reference	Page 48 3C
Viewing	Refer to viewing schedule



GUIDE PRICE      **£350,000 - £400,000**

**LOT 13**      **44 SHOWELL ROAD, WOLVERHAMPTON WV10 9LT**

**Vacant Residential**


Description	A two bedroom end terraced in need of full refurbishment.
Accommodation Comprises	Entrance hall, lounge, dining room and kitchen on the ground floor with two bedrooms and bathroom to the first floor.
Tenure	We are advised the property is Freehold.
A-Z Reference	Page 27 2H
Auctioneers Note	The Auctioneers were not able to inspect the property at the time the catalogue went to print and therefore the accommodation details should not be relied upon.
Viewing	Refer to viewing schedule



GUIDE PRICE      **£48,000 - £53,000**

**LOT 100**      **LAND TO THE REAR OF NO 2 TURNER STREET, WEST BROMWICH B70 9HX**

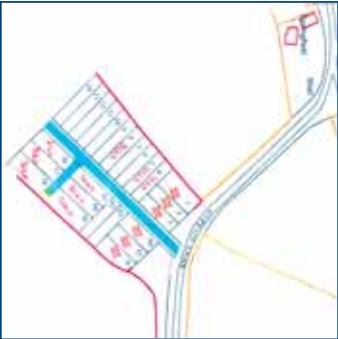
**Residential Development opportunity with planning permission**

Location	The plot of land is situated at the rear of number 2 Turner Street and runs parallel with Harwood Street. The land can be found along Harwood Street adjacent to No. 40.	
Description	A freehold parcel of land situated approximately 1 mile from West Bromwich Town Centre, with the benefit of planning permission for the erection of two flats.	
Planning	Conditional planning approval has been given for the development of two flats. All enquires should be made to Sandwell Metropolitan Borough Council planning department on 0121 569 4269. Reference 05/01165/DOM/A.	
Tenure	We are advised the land is Freehold	
A-Z Reference	Page 79 4H	
Further Details	Via Bond Wolfe Auctioneers Tel : (0121) 525 0600	

GUIDE PRICE      **£75,000 - £100,000**

**LOT 101**      **PLOT 6 OFF COPPICE LANE, HAMMERWICH, LICHFIELD WS14**

**Land Opportunity**

Location	The land is located near Muckley Corner in the village of Hammerwich two miles south of Lichfield. The land has easy access to the A641, A5 and Junction 6 of the M6 toll.	
Description	The Plot is rectangular in shape which could form part of a proposed self build development should planning permission be granted.	
Site Area	Approximately 300 square meters.	
Local Authority	Lichfield District Council.	
Planning	The Plot is being offered as a potential building plot for possible future development if planning consent is granted at some future date. All enquires should be taken up with Lichfield District Council planning department on (01543) 308 174.	
Tenure	We are advised the land is Freehold.	

GUIDE PRICE      **£4,000**

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**LOT 97**      **GARAGES AT GREAT WYRLEY, NEAR WALSALL WS6**

**Commercial Investment**

**Location** There are 22 garages situated in three separate locations, all within close proximity. They are located at Anson Road, Leander Close and Ramillies Crescent near to Ladywood Train Station, Ladywood, Great Wyrley. Great Wyrley lies approximately 1 mile east of junction 11 of the M6 motorway.

**Description** There are 22 brick built garages with painted black up and over doors. 10 of them are at Court G, Anson Road comprises numbers, 1, 3, 4, 6, 7, 27, 30, 31, 33 and 35. 7 of them are at Court K, Leander Close comprises numbers, 3, 5, 7, 8, 12, 13 and 14, and 5 of them are at Court M, Ramillies Crescent comprises numbers, 13, 15, 16, 23 and 24.

**Tenure** We are advised the property is Freehold

**Auctioneers Note** The Auctioneers were informed after the catalogue went to print that some of the garages are let out on short term leases. For further information please contact the auctioneers on 0121 525 0600.

**A-Z Reference** Page 7 4F

**GUIDE PRICE**      **£48,000 - £53,000**



**LOT 98**      **GARAGES AT HARVEY ROAD, HANDSACRE, RUGELEY**

**Part let Commercial Investment producing £5,148 per annum with potential to produce £8,320 per annum**

**Description** A total of 20 brick built garages situated at two separate locations along Harvey Road in Handsacre. Ten are located adjacent to number 2 Harvey Road, with a further ten located adjacent to number 42 Harvey Road.

**Tenure** We are advised the garages are Freehold.

**Tenancy** Thirteen of the garages are rented out at £6 per week and three are rented at £7 per week. We are advised that there is scope for the garages to produce £8 per week income, providing a potential total income of £8,320 per annum once fully let.

**Further Information** Via Bond Wolfe auctioneers on Tel : 0121 525 0600

**GUIDE PRICE**      **£50,000 - £55,000**



**LOT 99**      **UNIT 5 MILLARDS INDUSTRIAL ESTATE, CORNWALLIS ROAD, WEST BROMWICH B70 7JF**

**Vacant Commercial**

**Description** An industrial unit and offices in the region of 4000 sq feet with secure yards front and rear.

**Accommodation Comprises** Entrance lobby offering access to offices, toilets (both male and female), kitchen, office and stores. There are additional first floor offices and a workshop unit with roller shuttered front access, rear access and steam cleaning plant.

**Outside** Secured yards to both front and rear of the unit

**Tenure** We are advised that the property is Freehold

**Auctioneers Note** The property has the benefit of an alarm system and until recently was let at £1,500 per month.

**A-Z Reference** Page 79 6G

**Viewing** Refer to viewing schedule

**GUIDE PRICE**      **£110,000 - £120,000**



**LOT 14**      **3 CRANFORD WAY, SMETHWICK B66 2RN**

**Commercial Investment producing £7,800 per annum**

**Description** A small commercial workshop, yard and stores.

**Accommodation Comprises** Entrance yard partially covered, with male and female toilets, store room/office and workshop.

**Tenancy** The property is currently let on a monthly license for car repairs at a rental of £650 per month.

**Tenure** We are advised that the property is Freehold.

**A-Z Reference** Page 99 4G

**Viewing** Via bond Wolfe Auctioneers on 0121 525 0600.

**GUIDE PRICE**      **£50,000-£75,000**



**LOT 15**      **133 WOLVERHAMPTON STREET, DARLASTON WS10 8UE**

**Vacant Residential**

**Description** A three bedroom semi detached house in need of modernisation.

**Accommodation Comprises** Entrance hall, two reception room, kitchen and bathroom on the ground floor with three bedrooms on the first floor.


**Outside** Small slabbed forecourt with rear garden.

**Tenure** We advise the property is Freehold.

**A-Z Reference** Page 46 5C

**Viewing** Via Bond Wolfe Auctioneers on Tel : 0121 525 0600

**GUIDE PRICE**      **£68,000 - £73,000**



**LOT 16**      **70 GEORGE STREET, WOLVERHAMPTON WV2 2LZ**

**Vacant Residential**

**Description** A freehold semi detached three bedroom house with central heating, double glazing and garage potential.

**Accommodation Comprises** Entrance hall, lounge, kitchen and bathroom on the ground floor with three bedrooms to the first floor.

**Outside** Front and rear gardens with garage potential to rear subject to planning permission.

**Tenure** We are advised that the property is Freehold.

**A-Z Reference** Page 43 2H

**Viewing** Refer to Viewing Schedule.

**GUIDE PRICE**      **£80,000 - £85,000**



**LOT 17****12 JOININGS BANK, LANGLEY B68 8QJ****Residential & Commercial Investment Producing £25,316 per annum**

**Description** A substantial detached property set back from the road incorporating six bedsits with communal facilities throughout. Additionally, there is land situated adjacent to the property and two workshops located to the rear which, along with the bedsits, are all currently let out.

**Tenancy** We are advised that each of the bedsits are let out at £58 per week, producing an income of £18,096 per annum. The two workshops to the rear of the property are currently let out at £450 per calendar month and £161.66 per calendar month respectively, thus producing an overall total income of £25,316 per annum. Further tenancy information is available at Bond Wolfe's offices on 0121 525 0600.

**Tenure** We are advised that the properties and land are Freehold.

**Viewing** Via Bond Wolfe Auctioneers on Tel: 0121 5250600

**A-Z Reference** Page 97 5H

**GUIDE PRICE** **£300,000 - £320,000**

**LOT 18****LAND AT QUALCAST ROAD, WOLVERHAMPTON****Development Opportunity**

**Location** The land is situated towards the end of Qualcast Road on the right hand side immediately after crossing the Wyrley and Essington canal bridge.

**Description** The site is considered suitable for commercial development (usage classes B1, B2 and B8)

**Site Area** The site extends to approximately 3.6 acres

**Planning** There is no specific planning other than the land is being sold for commercial development. There is, however, a development brief available, a copy of which can be obtained from the Auctioneers on 0121 525 0600.

**Tenure** We are advised that the land is Freehold.

**A-Z Reference** Page 44 1B

**Further Information** Contact Bond Wolfe Auctioneers on Tel : 0121 525 0600

**GUIDE PRICE** **£500,000**



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**LOT 94****157 HALES LANE, SMETHWICK B67 6AP****Vacant Residential**

**Description** A modern three bedroom detached house, situated in a popular location, with the benefit of gas central heating, double glazing, en suite facilities and side garage.

**Accommodation Comprises** To the ground floor there is a hall, cloakroom, lounge, dining room and fitted kitchen. To the first floor there are three bedrooms (with en suite shower room to master bedroom) and house bathroom.

**Outside** Driveway and side garage to the front and lawned garden with patio area to the rear.

**Tenure** We are advised that the property is Freehold.

**A-Z Reference** Page 98 5C

**Viewing** Refer to Viewing Schedule.

**GUIDE PRICE** **£150,000 - £160,000**

**LOT 95****11 QUEENSHEAD ROAD, HANDSWORTH****Vacant residential**

**Description** A terraced property converted into two, one bedroom flats and bedsit with central heating and double glazing.

**Accommodation Comprises** On the ground floor : Flat A comprising – Lounge, bedroom, kitchen, shower room and utility area.

Flat C comprising – Bed/sitting room, shower room and kitchen

First Floor :

Flat B comprising – Lounge, bedroom, kitchen and shower room.

**Outside** Rear Yard

**Tenure** We are advised the property is Freehold.

**A-Z Reference** Page 100 1A

**Viewing** Refer to viewing schedule

**GUIDE PRICE** **£100,000 - £110,000**

*In conjunction with City Estates*

**LOT 96****GARAGES AT COLINWOOD CLOSE, GREAT WYRLEY, NEAR WALSALL WS6****Commercial Investment**

**Location** Colinwood Close is near to Ladywood Train Station in Ladywood, Great Wyrley, approximately 1 mile east of junction 11 of the M6 motorway.

**Description** There are 17 brick built garages with painted black up and over doors situated at Court N, Colinwood Close, Ladywood, Great Wyrley and comprise numbers 12, 16, 18, 21, 29, 30, 31, 32, 33, 34, 35, 36, 39, 41, 42, 44 and 45.

**Tenure** We are advised the property is Freehold

**Auctioneers Note** Some of the garages are let out on short term leases. For further information please contact the auctioneers on 0121 525 0600.

**A-Z Reference** Page 7 4F

**GUIDE PRICE** **£36,000 - £40,000**



**LOT 91****137 GREEN PARK ROAD, DUDLEY DY2 7LZ****Vacant Residential**

Description	A three bedroom semi detached house with the benefit of central heating and double glazing.
Accommodation Comprises	L shaped lounge, utility area, kitchen and shower room on the ground floor with three bedrooms and bathroom to the first floor.
Outside	Front and rear gardens.
Tenure	We are advised that the property is Freehold.
A-Z Reference	Page 95 1H
Viewing	Refer to Viewing Schedule.
Auctioneers Note	The central heating system has not been tested by the Auctioneers.
GUIDE PRICE	<b>£75,000 - £80,000</b>

**LOT 92****9 NELSON ROAD, BLACKPOOL FY1****Superb Development Opportunity**

Location	The property is situated in South Shore just a short distance from the beach.
Description	A substantial 15 bedroom detached house with central heating and off road parking with the benefit of planning consent for use as a Hotel.
Accommodation Comprises	Ground floor: Entrance hall, lounge, dining room and kitchen First floor: Six bedrooms Second floor: Six bedrooms, shower room and W.C. Cellar: Three bedrooms, shower room, bathroom and W.C.
Outside	Small fore garden and off road parking to the rear.
Tenure	We are advised that the property is Freehold.
Auctioneers Note	The central heating system has not been tested by the Auctioneers.
Viewing	Via Bond Wolfe Auctioneers on Tel: 0121 525 0600
GUIDE PRICE	<b>£95,000 - £115,000</b>

**LOT 93****40 DOVEDALE ROAD, WILLENHALL WV12 4NR****Vacant Residential**

Description	A much improved three bedroom semi detached house with central heating, double glazing and side garage.
Accommodation Comprises	Entrance hall, through lounge and kitchen on the ground floor with three bedrooms and bathroom on the first floor.
Outside	Front and rear gardens with side garages
Tenure	We advise the property is Freehold.
A-Z Reference	Page 30 5B
Viewing	Refer to viewing schedule
GUIDE PRICE	<b>£125,000 - £135,000</b>

**LOT 19****LAND BETWEEN 30 & 40 COVENTRY STREET, WOLVERHAMPTON WV1 2LQ****Residential Development site with the benefit of outline planning consent**

Description	A cleared site considered suitable for residential development with the benefit of outline planning consent.
Site Area	The site extends to approximately 0.34 acres
Planning	Outline planning permission for residential development has been granted, all enquires should be taken up with Wolverhampton City Council planning department on 01902 551155 planning reference number 05/1797/DW/R
Tenure	We are advised that the land is Freehold.
A-Z Reference	Page 44 1C
Further Information	Contact Bond Wolfe Auctioneers on Tel : 0121 525 0600



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GUIDE PRICE **£80,000 - £100,000**

**LOT 20****LAND BETWEEN 60 - 74 BARNARD ROAD, WOLVERHAMPTON**

Description	A cleared site formally occupied by three pairs of semi detached properties and will have the benefit of outline planning consent for residential development.
Site Area	The site extends to approximately 0.36 acres
Planning	Outline planning permission for residential development has been granted all enquires should be taken up with Wolverhampton City Council planning department on 01902 551155.
Tenure	We are advised that the land is Freehold.
A-Z Reference	Page 45 5G
Further Information	Contact Bond Wolfe Auctioneers on Tel : 0121 525 0600



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GUIDE PRICE **£180,000 - £200,000**

**LOT 21**

**LAND ADJACENT TO 129 ASHLEY STREET, BILSTON**

**Description** A cleared site formerly comprising of a pair of terraced properties which has the benefit of outline planning consent for residential development of a single dwelling.

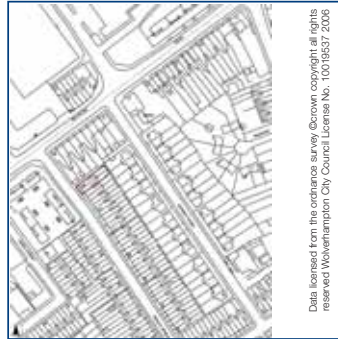
**Site Area** The site extends to approximately 0.05 acres

**Planning** Outline planning permission for residential development has been granted all enquires should be taken up with Wolverhampton City Council planning department on 01902 551155 planning reference number 06/006/DW/R

**Tenure** We are advised that the land is Freehold.

**A-Z Reference** Page 45 5G

**Further Information** Contact Bond Wolfe Auctioneers on Tel : 0121 525 0600



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**GUIDE PRICE** **£35,000 - £40,000**

**LOT 22**

**LAND AT FIFTH AVENUE, LOW HILL WOLVERHAMPTON WV10 9S**

**Description** *Residential development site with the benefit of outline planning consent*  
A former Council depot with a number of storage and office buildings having the benefit of outline planning consent for residential use or residential care home (uses classes C2 and C3).

**Site Area** The site extends to approximately 0.72 hectares (1.79 acres)

**Tenure** We are advised the land is Freehold.

**Planning** Outline planning permission for residential use or residential care home has been granted. All enquires should be taken up with Wolverhampton City Council planning department on 01902 551155 planning reference number 05/2068/DW/M.

**A-Z Reference** Page 28 2B

**Auctioneers Note** The site is subject to a lease for the erection of a telephone communication mast which can be terminated on 12 months notice currently providing an income of £3,950, together with a servicing way leave.

**Further Information** Contact Bond Wolfe Auctioneers on Tel : 0121 525 0600

**Viewing** Via Bond Wolfe Auctioneers  
Tel:(0121) 525 0600



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**GUIDE PRICE** **£550,000 - £650,000**

**LOT 88**

**42B KINGSTON ROAD, BORDESLEY GREEN, BIRMINGHAM B9 4JB**

**Description** *Residential Investment producing £5,400 per annum*  
A three bedroom first floor maisonette with the benefit of part gas central heating and secondary glazing.

**Accommodation Comprises** Entrance hall to the ground floor with stairs rising to first floor leading to hallway, lounge with balcony, kitchen, three bedrooms and bathroom.

**Outside** The property is approached via a path leading to an entrance door.

**Tenure** We are advised the property is Leasehold and has approximately 113 years left on the lease with an annual ground rent of £10.

**Tenancy** The property is currently let on an Assured Shorthold Tenancy agreement of 6 months at £450 per calendar month.

**A-Z Reference** Page 118 2B

**Viewing** Via Bond Wolfe on 0121 525 0600

**GUIDE PRICE** **£75,000 - £80,000**



**LOT 89**

**476 WITTON ROAD, BIRMINGHAM B6 6SN**

**Description** *Vacant Commercial*  
A two storey mid terraced commercial property in need of some modernisation.

**Accommodation Comprises** Ground Floor : Shop and rear store.  
First Floor : Three rooms

**Tenure** We are advised the property is Freehold.

**A-Z Reference** Page 83 5H

**Viewing** Refer to viewing schedule

**GUIDE PRICE** **£90,000 - £100,000**



**LOT 90**

**150 ALBERT ROAD, STECHFORD, BIRMINGHAM B33 8UE**

**Description** *Vacant Residential*  
A large semi detached house converted into five flats with central heating and fire alarm.

**Accommodation Comprises** Common entrance giving access to ground floor  
Flat 1 – Lounge, two bedrooms, kitchen and shower room.  
Flat rear – Lounge, bedroom, kitchen and shower room  
First Floor  
Flat 2 – Bed/sitting room, kitchen and shower room.  
Flat 3 – Lounge, bedroom, kitchen and shower room.  
Flat 4 – Lounge, bedroom, kitchen and shower room.

**Outside** Front garden with concrete off road parking and large rear garden.

**Tenure** We are advised that the property is Freehold.

**A-Z Reference** Page 120 1B

**Viewing** Refer to viewing schedule.

**GUIDE PRICE** **£225,000 - £250,000**



**LOT 81**      **183 WELLINGTON ROAD, BILSTON WV14 6EZ**

**Freehold Residential Investment providing an income of £10,400 per annum**

**Description**      A substantial mid terraced property currently converted into two self contained flats.

**Accommodation Comprises**      Common entrance hall leading to ground floor flat:-  
Flat 1 : Lounge, bedroom, kitchen, bathroom and access to rear of garden.  
Flat 2 : Lounge, bedroom, kitchen, bathroom and box room which is situated to the first floor.

**Tenure**      We are advised the property is Freehold.

**Tenancy**      Flat 1 - The property is currently let on an assured shorthold tenancy agreement which was effected on 15th May 2006 for a period of 12 months at a rental income of £100.00 per week exclusive.  
Flat 2 - The property is currently let on an assured shorthold tenancy agreement which was effected on 15th May 2006 for a period of 12 months at a rental income of £100.00 per week exclusive.

**A-Z Reference**      Page 44 4D

**Viewing**      Via Bond Wolfe Auctioneers on Tel: (0121) 525 0600

**Auctioneers Note**      The Auctioneers were not able to inspect the property at the time the catalogue went to print and therefore the accommodation details should not be relied upon.

**GUIDE PRICE**      **£110,000 - £115,000**



**LOTS 82-87**      **PLOTS 1,3,5,8,9,10 LAND AT WINDMILL LANE, WIGHTWICK, WOLVERHAMPTON WV3**

**Land**



**Location**      The land is situated in the much sought after location of Wightwick, which lies approximately three miles west of Wolverhampton City Centre. The land can be approached via the main A454 Bridgnorth Road, from Wolverhampton, turning left into Windmill Lane and will be found on the right hand side.

**Description**      An extensive plot of freehold land for possible future development if planning consent is granted at some future date. The land is currently greenbelt and is offered for sale without planning consent.

**Tenure**      We are advised that the land is Freehold

**A-Z Reference**      Page 41 2G

**Further Information**      Via Bond Wolfe Auctioneers on Tel : 0121 525 0600

**GUIDE PRICE**      **£15,000 - £20,000 per plot**

**LOT 23**      **27 CHURCH ROAD, DUDLEY, WEST MIDLANDS DY2 0LY**

**Vacant Residential**

**Description**      A large three story end terrace house with the benefit of part central heating.

**Accommodation Comprises**      Ground floor - entrance hall offering stairs down to the kitchen and bathroom complete with separate shower.  
First floor - two bedrooms.  
Second Floor - Two bedrooms.  
Third floor - One bedroom.

**Outside**      Small fore garden and rear garden


**Tenure**      We are advised the property is Freehold.

**A-Z Reference**      Page 94 4D

**Viewing**      Refer to viewing schedule

**Auctioneers Note**      The central heating system has not been tested by the Auctioneers.

**GUIDE PRICE**      **£75,000 - £80,000**



**LOT 24**      **2B FOURTH AVENUE, KETLEY BANK, TELFORD, TF2 0AR**

**Vacant Commercial**

**Description**      A fully equipped lock up Fish and Chip Shop in a small parade of shops situated in the middle of a residential estate.

**Accommodation Comprises**      Chip shop with electric roller shutter, three pan range and counter in stainless steel, two kebab machines, a bain marie, chiller and electric oven/microwave. A rear preparation room including two freezers, fridge, stainless steel sink and preparation table, peeler and chipper. Toilet with W.C. and wash hand basin all on the ground floor.


**Outside**      Tarmac forecourt and rear access.

**Tenure**      We are advised the property is Freehold.

**A-Z Reference**      Local Red Book for Telford page 14 6A

**Viewing**      Via bond Wolfe Auctioneers on 0121 525 0600.

**GUIDE PRICE**      **£100,000-£110,000**



**LOT 25**      **1 EDDISH ROAD, KITTS GREEN, BIRMINGHAM**

**Freehold Residential Investment producing an income of £5,400 per annum**

**Description**      A corner positioned three bedroom semi detached house with central heating and double glazing.

**Accommodation Comprises**      Canopy porch to hall, cloakroom with w.c, lounge/dinning room and kitchen on the ground floor with landing, three bedroom and a bathroom to the first floor.

**Outside**      Small fore garden, side tarmac parking area and rear garden.

**Tenure**      We are advised the property is Freehold.

**Tenancy**      The property is currently let on an assured shorthold tenancy agreement which was effected on 27th January 2006 for a period of 12 months at a rental income of £450.00 per calendar month.

**A-Z Reference**      Page 105 6F

**Viewing**      Via Bond Wolfe on 0121 525 0600

**GUIDE PRICE**      **£120,000 - £130,000**

*In conjunction with City Estates*



**LOT 26**

**58 CROSSFIELD ROAD, KITTS GREEN, BIRMINGHAM**

**Freehold Residential Investment producing an income of £5,400 per annum**

**Description** A three bedroom semi detached house with double glazing and central heating.

**Accommodation Comprises** Canopy porch to hall, with cloakroom with w.c, lounge/dining room and kitchen on the ground floor with landing, three bedrooms and bathroom to the first floor.

**Outside** Small fore garden with side tarmac drive and rear garden.

**Tenure** We are advised the property is Freehold.

**Tenancy** The property is currently let on an assured shorthold tenancy agreement which was effected on 21st June 2005 for a period of 12 months at a rental income of £450 per calendar month.

**A-Z Reference** Page 105 5F

**Viewing** Via Bond Wolfe Auctioneers on Tel: (0121) 525 0600

**In conjunction with City Estates**



**GUIDE PRICE** **£120,000 - £130,000**

**LOT 27**

**62 CROSSFIELD ROAD, KITTS GREEN, BIRMINGHAM**

**Freehold Residential Investment producing an income of £5,400 per annum**

**Description** A two bedroom semi detached property with double glazing and central heating.

**Accommodation Comprises** Entrance porch, hall, lounge and kitchen on the ground floor with landing two bedrooms and bathroom to the first floor.

**Outside** Tarmac forecourt and rear garden.

**Tenure** We are advised the property is Freehold.

**Tenancy** The property is currently let on an assured shorthold tenancy agreement which was effected on 4th April 2006 for a period of 12 months at a rental income of £450 per calendar month.

**A-Z Reference** Page 105 5F

**Viewing** Via Bond Wolfe Auctioneers on Tel: (0121) 525 0600

**Auctioneers Note** The auctioneers were not able to inspect the property at the time the catalogue went to print and therefore the accommodation details should not be relied upon.

**In conjunction with City Estates**



**GUIDE PRICE** **£110,000 - £120,000**

**LOT 28**

**64 CROSSFIELD ROAD, KITTS GREEN, BIRMINGHAM**

**Vacant residential**

**Description** A two bedroom semi detached house with double glazing, central heating and is in need of redecoration.

**Accommodation Comprises** Canopy porch to hall hall, lounge and kitchen/dining room on the ground floor with landing, two bedrooms and bathroom to the first floor.

**Outside** Tarmac forecourt and rear garden.

**Tenure** We are advised the property is Freehold.

**A-Z Reference** Page 105 5F

**Viewing** Refer to viewing schedule

**In conjunction with City Estates**



**GUIDE PRICE** **£110,000 - £120,000**

**LOT 79**

**44A TIPTON ROAD, TIPTON DY4 7XY**

**Vacant Residential**

**Location** The property is set back off Tipton Road (A457) alongside the Netherton Tunnel Branch of the Birmingham Canal and adjacent to the aqueduct carrying the Dudley/Wolverhampton Canal. From the Oldbury direction travel along the A457 towards Dudley Port and Tipton. After passing Hallbridge Way on the left there is hump back bridge over the canal and immediately on the downside of the bridge is a track which leads to the left with a blue sign at the entrance denoting canal Cycle Way. Turn Left through the yellow access barrier down the track which leads to a large tow path area to the side of the property.

**Description** A newly converted two bedroom end terrace canal side cottage with allocated parking space.

**Accommodation Comprises** Lounge / Kitchen, bathroom and storage cupboard to the ground floor with two bedrooms to the first floor.

**Outside** Small rear yard and allocated parking space situated at the side of No. 44a Tipton Road.

**Tenure** We are advised the property is Freehold.

**A-Z Reference** Page 78 4B

**Viewing** Refer to viewing schedule.



**GUIDE PRICE** **£75,000 - £80,000**

**LOT 80**

**LAND AT BEECHES ROAD, GREAT BARR, BIRMINGHAM**

**Residential Development Opportunity**

**Location** The land is located on the corner of Beeches Road and Trehurst Avenue, accessed via the main A34 Birmingham to Walsall Road in Great Barr. The land will be found directly behind the Texaco Petrol Station along Beeches Road.

**Description** A cleared site, being rectangular shaped, benefiting from planning permission for the development of six apartments with allocated car parking.

**Planning** The site currently has planning permission for the erection of six apartments with car parking. Other schemes may be deemed suitable, subject to obtaining the necessary planning consent. All planning enquires should be taken up with Birmingham City Council planning department on 0121 303 1115.

**Tenure** We are advised that the land is Freehold

**A-Z Reference** Page 67 6E

**Further Information** Via Bond Wolfe Auctioneers on Tel : 0121 525 0600

Plan for general guidance purposes only



**GUIDE PRICE** **£250,000 PLUS**



**LOT 76**      **43 TIPTON ROAD, TIPTON DY4 7XY**

**Vacant Residential**

**Location** The property is set back off Tipton Road (A457) alongside the Netherton Tunnel Branch of the Birmingham Canal and adjacent to the aqueduct carrying the Dudley/Wolverhampton Canal. From the Oldbury direction travel along the A457 towards Dudley Port and Tipton. After passing Hallbridge Way on the left there is a hump back bridge over the canal and immediately on the downside of the bridge is a track which leads to the left with a blue sign at the entrance denoting canal Cycle Way. Turn Left through the yellow access barrier down the track which leads to a large tow path area to the side of the property.

**Description** A newly converted two bedroom end terrace canal side cottage with allocated parking space.

**Accommodation Comprises** Lounge / Kitchen, bathroom and storage cupboard to the ground floor with two bedrooms to the first floor.


**Outside** Rear garden, outhouse and allocated parking space situated at the side of No. 44a Tipton Road.

**Tenure** We are advised the property is Freehold.

**A-Z Reference** Page 78 4B

**Viewing** Refer to viewing schedule.

**GUIDE PRICE**      **£75,000 - £80,000**



**LOT 77**      **43A TIPTON ROAD, TIPTON DY4 7XY**

**Vacant Residential**

**Location** The property is set back off Tipton Road (A457) alongside the Netherton Tunnel Branch of the Birmingham Canal and adjacent to the aqueduct carrying the Dudley/Wolverhampton Canal. From the Oldbury direction travel along the A457 towards Dudley Port and Tipton. After passing Hallbridge Way on the left there is a hump back bridge over the canal and immediately on the downside of the bridge is a track which leads to the left with a blue sign at the entrance denoting canal Cycle Way. Turn Left through the yellow access barrier down the track which leads to a large tow path area to the side of the property.

**Description** A newly converted two bedroom mid terrace canal side cottage with allocated parking space.

**Accommodation Comprises** Lounge / Kitchen and cloakroom to the ground floor with two bedrooms and a bathroom to the first floor.


**Outside** Rear garden, outhouse and allocated parking space situated at the side of No. 44a Tipton Road.

**Tenure** We are advised the property is Freehold.

**A-Z Reference** Page 78 4B

**Viewing** Refer to viewing schedule.

**GUIDE PRICE**      **£75,000 - £80,000**



**LOT 78**      **44 TIPTON ROAD, TIPTON DY4 7XY**

**Vacant Residential**

**Location** The property is set back off Tipton Road (A457) alongside the Netherton Tunnel Branch of the Birmingham Canal and adjacent to the aqueduct carrying the Dudley/Wolverhampton Canal. From the Oldbury direction travel along the A457 towards Dudley Port and Tipton. After passing Hallbridge Way on the left there is a hump back bridge over the canal and immediately on the downside of the bridge is a track which leads to the left with a blue sign at the entrance denoting canal Cycle Way. Turn Left through the yellow access barrier down the track which leads to a large tow path area to the side of the property.

**Description** A newly converted two bedroom mid terrace canal side cottage with allocated parking space.

**Accommodation Comprises** Lounge / Kitchen and cloakroom to the ground floor with two bedrooms and a bathroom to the first floor.


**Outside** Small rear yard, outhouse and allocated parking space situated at the side of No. 44a Tipton Road.

**Tenure** We are advised the property is Freehold.

**A-Z Reference** Page 78 4B

**Viewing** Refer to viewing schedule.

**GUIDE PRICE**      **£75,000 - £80,000**



**LOT 29**      **84 OAKWOOD ROAD, SPARKHILL B11 4HD**

**Vacant Residential**

**Description** A six bedroom detached house reached via a private driveway next to 84a Oakwood Road, in need of modernisation but benefiting from central heating and double glazing.

**Accommodation Comprises** Entrance hall, four bedrooms, two shower rooms and a utility room to the ground floor with lounge / large hallway, kitchen / dinner and two bedrooms to the first floor.

**Outside** A private driveway next to 84a Oakwood Road leading to an off road parking area to the front of the property with a small paved garden to the rear.

**Auctioneers Note** We are advised that the property is currently let out at £87 per room, (six rooms) per week, producing a total income of £27,144 per annum. However, the vendor is prepared to serve the appropriate notices to provide vacant possession, upon completion.

**Tenure** We are advised that the property is Freehold.

**A-Z Reference** Page 134 2C

**Viewing** Refer to viewing to viewing schedule

**GUIDE PRICE**      **£200,000 - £225,000**



**LOT 30**      **7 FAWDRY ROAD, WOLVERHAMPTON, WV1 4PA**

**Vacant Residential**

**Description** A three bedroom detached property with the benefit of central heating and double glazing but in need of refurbishment.

**Accommodation Comprises** Entrance hall, lounge, dining room, kitchen, rear lobby and bathroom to the ground floor with three double bedrooms and a W.C. to the first floor.

**Outside** Small fore garden and rear yard.

**Tenure** We advise the property is Freehold.

**A-Z Reference** Page 27 3H

**Viewing** Refer to Viewing Schedule

**GUIDE PRICE**      **£90,000 - £100,000**



**LOT 31**      **ARMOURY TRADING ESTATE, ARMOURY ROAD, SMALL HEATH B11 2RG**

**A reversionary Freehold commercial Investment**

**Description** A small industrial estate currently let on lease to Merclean Holdings Limited.

**Tenure** We are advised that the properties and premises are Freehold subject to a lease for 99 years from 13th December 1988 at annual rental of one peppercorn.

**Auctioneers Note** The Freehold will only be sold on the understanding that the 10% deposit is paid by bankers draft or building society cheque failure to do so will result in the property being reoffered for sale.

**Further Information** From Bond Wolfe Auctioneers 0121 525 0600

**Viewing** Via Bond Wolfe Auctioneers on Tel: 0121 5250600

**A-Z Reference** Page 118 5D

**GUIDE PRICE**      **£50,000**



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**LOT 32** 1-3 LADYPOOL ROAD, SPARKBROOK, BIRMINGHAM B11 1XF

**Vacant Commercial**

**Description** A freehold car sales/repair work shop with small office and yard in poor condition. It is understood that the premises were at sometime used as a petrol filling station. The current vendor has carried out no surveys or investigations and is unable to confirm if fuel storage tanks still remain on site.

**Accommodation Comprises** Forecourt/yard with railing to boundary with two repair bays and offices to ground and first floor.

**Site Area** Approximately 391 sq meters ( 468sq yards )  
Workshop 162 sq meters and office 4.6 sq meters approximately.

**Outside** Vehicular access though the entrance gate is shared with adjoining premises on Stratford Road.

**Planning** Planning is currently approved, for a car sales area for eight vehicles, and preparation of such vehicles for sale. The premises are suitable for a number alternative uses subject to obtaining the necessary planning consent.

**Auctioneers Note** The property will sold on the understanding that the 10% deposit is paid by bankers draft or building society cheque failure to do so will result in the property being reoffered for sale.

**Further Information** From Bond Wolfe Auctioneers on Tel : 0121 525 0600

**Tenure** We are advised the property is Freehold.

**A-Z Reference** Page 118 5B

**Viewing** Refer to viewing schedule

**GUIDE PRICE** **£150,000**




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**LOT 33** LAND AT REGENT PARK ROAD, SMALL HEATH B10 0QP

**Development opportunity**

**Description** A cleared site situated, just off the Coventry Road last used as car parking and may be suitable for alternative commercial use or development subject to obtaining the necessary planning consent.

**Site Area** A total cleared site of approximately 530 sq meters (634 sq yards)

**Planning** The site was last used as car parking and may be suitable for a number of other commercial uses or development subject to planning permission.

**Tenure** We are advised the land is Freehold

**A-Z Reference** Page 118 2C

**Further Details** Via Bond Wolfe Auctioneers Tel: (0121) 525 0600

**Auctioneers Note** The land will sold on the understanding that the 10% deposit is paid by bankers draft or building society cheque failure to do so will result in the property being reoffered for sale.

**GUIDE PRICE** **£40,000 plus**



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**LOT 73** 22 SUNDIAL LANE, GREAT BARR B43 6PD

**Vacant Residential**

**Description** A three bedroom semi detached house with the benefit of gas central heating and double glazing, situated in a popular residential location.

**Accommodation Comprises** Through lounge and fitted kitchen on the ground floor, whilst to the first floor there are three bedrooms and a bathroom.


**Outside** Large driveway to the front and garden to the rear.

**Tenure** We are advised that the property is Freehold.

**A-Z Reference** Page 66 4B

**Viewing** Refer to viewing schedule.

**GUIDE PRICE** **£150,000 - £160,000**



**LOT 74** 21 BROWNING STREET, STAFFORD ST16 3AX

**Vacant Residential**

**Description** A large six bedroom end terraced property benefiting from central heating, UPVC glazing and off road parking to the rear.

**Accommodation Comprises** Reception hall, cellarage, lounge, dining room, kitchen, reception room, cloakroom, retail area to the ground floor, four bedrooms (three ensuite) and a shower room to the first floor, two bedroom and a shower room to the second floor.

**Outside** Large enclosed rear garden with off road parking.

**Tenure** We are advised that the property is Freehold.

**A-Z Reference** Page 155 E2 (ordnance survey Staffs Street atlas)

**Viewing** Refer to viewing schedule.

**GUIDE PRICE** **£360,000 - £380,000**



**LOT 75** 43 LEAMORE LANE, WALSALL WS3 2BJ

**Vacant Commercial**

**Description** A vacant premises incorporating a ground floor retail unit benefiting from A1 & A3 use, previously utilised as a fast food take away and hair salon. The property includes a self contained flat above, providing excellent rental potential.

**Accommodation Comprises** Ground floor shop with open plan accommodation benefiting from A1 & A3 usage classes. To the first floor there is a self contained flat with two bedrooms, living room, bathroom, hallway and kitchen.


**Local Authority** Walsall Metropolitan Borough Council

**Tenure** We are advised that the property is Freehold.

**A-Z Reference** Page 31 2G

**Viewing** Refer to viewing schedule.

**GUIDE PRICE** **£95,000 - £105,000**



**LOT 70**      **62 DURHAM ROAD, SPARKHILL, BIRMINGHAM B11 4LQ**

**Vacant Residential**

**Description** A four bedroom inner terrace property in need of modernization.

**Accommodation Comprises** Entrance hall, two reception rooms, kitchen, bathroom and second toilet on the ground floor with two bedrooms on the first floor and a further two bedrooms to the second floor.

**Outside** Small fore garden and rear garden.

**Tenure** We are advised that the property is Freehold.

**A-Z Reference** Page 134 1B

**Viewing** Refer to viewing schedule

**GUIDE PRICE**      **£135,000 - £140,000**



**LOT 71**      **67 CHURCH VALE, WEST BROMWICH B71 4DJ**

**Vacant Residential**

**Description** A well presented three bedroom detached family home, with central heating, off road parking and a delightful rear garden.

**Accommodation Comprises** Spacious accommodation to include :- Porch, entrance hall, two reception rooms, refitted kitchen, utility room and shower room to the ground floor. To the first floor there are three bedrooms and a family bathroom.

**Outside** Ample off road parking to the front with a spacious lawned garden and patio to the rear.

**Tenure** We are advised that the property is Freehold

**A-Z Reference** Page 80 1B

**Viewing** Refer to viewing schedule.

**GUIDE PRICE**      **£225,000 - £250,000**



**LOT 72**      **16 MADIN ROAD, TIPTON DY4 8JT**

**Vacant Residential**

**Description** A three bedroomed semi detached house with the benefit of double glazing and central heating.

**Accommodation Comprises** Entrance hall, lounge, dining room, kitchen breakfast area and utility area all on the ground floor with three bedrooms and bathroom to the first floor.

**Outside** Block paved fore garden offering off road parking and shared side entry and rear garden.

**Tenure** We are advised that the property is Freehold.

**A-Z Reference** Page 77 3G

**Viewing** Refer to Viewing Schedule

**GUIDE PRICE**      **£80,000 - £90,000**



**LOT 34**      **COTTAGE OF CONTENT, 147 KYRWICKS LANE, SPARKBROOK B11 1SS**

**Vacant Commercial with development potential**

**Description** A two storey nineteenth century premises with large single storey extension to the rear all of need of some modernisation and repairs.

**Accommodation Comprises** Entrance hall, office, large room with access to cellar, male and female toilets on the ground floor with large open plan room, kitchen, office with store room off, male and female toilets and further small office on the first floor. Single storey extension, with entrance hall, two offices, kitchen, play room and stores. Additional store room, disabled toilet, male and female toilets and central heating.

**Outside** Car park and rear garden.

**Site Area** Total site area 0.33 acres (The buildings have net letable area of approximately 290 sq meters/3,120 sq feet)

**Planning** Last use of the premises was as a community centre/nursery, however it may be suitable for a number of alternative uses subject to planning consent.

**Tenure** We are advised the property is Freehold

**Auctioneers Note** i) The property will be sold on the understanding that the 10% deposit is paid by bankers draft or building society cheque failure to do so will result in the property being reoffered for sale.  
ii) A torch will be required for viewing the premises

**A-Z Reference** Page 118 5A  
Refer to viewing schedule

**GUIDE PRICE**      **£170,000 Plus**



**LOT 35**      **PLOT 31 LITTLE HAY LANE, LITTLE HAY, SHENSTONE, LICHFIELD**

**Land**

**Location** Situated in the village of Little Hay in a rural location but within easy access to Birmingham and Lichfield.

**Description** The plot is predominately rectangular in shape and would form part of an extensive proposed self build development should planning permission be granted.

**Site Area** 1/10 Acre plot

**Local Authority** Lichfield District Council.

**Planning** The plot is being offered as a potential single building plot for the possible future development of one detached property if planning consent is granted at some future date. All planning enquiries should be taken up with Lichfield Planning Department on (01543) 308 182.

**Tenure** We are advised the land is Freehold.

**A-Z Reference** Page 37 2H

**Further Details** Via Bond Wolfe Auctioneers Tel : (0121) 525 0600

**Auctioneers Note** The existing owners will be responsible for the maintenance and upkeep of the site until the necessary planning approvals have been obtained.

**GUIDE PRICE**      **£5,000 - £6,000**



**LOT 36** **PLOT 31A LITTLE HAY LANE, LITTLE HAY, SHENSTONE, LICHFIELD**

**Land**

**Location** Situated in the village of Little Hay in a rural location but within easy access to Birmingham and Lichfield.

**Description** The plot is predominately rectangular in shape and would form part of an extensive proposed self build development should planning permission be granted.

**Site Area** 1/10 Acre plot

**Local Authority Planning** Lichfield District Council.

The plot is being offered as a potential single building plot for the possible future development of one detached property if planning consent is granted at some future date. All planning enquires should be taken up with Lichfield Planning Department on (01543) 308 182.

**Tenure** We are advised the land is Freehold.

**A-Z Reference** Page 37 2H

**Further Details** Via Bond Wolfe Auctioneers Tel : (0121) 525 0600

**Auctioneers Note** The existing owners will be responsible for the maintenance and upkeep of the site until the necessary planning approvals have been obtained.

**GUIDE PRICE** **£5,000 - £6,000**



**LOT 37** **21 TUDOR ROAD, NUNEATON CV10 9EE**

**Residential Investment**

**Description** A purpose build ground floor maisonette providing well laid out accommodation. Tudor road is located off Ramsden Avenue and the property benefits from UPVC double glazed windows.

**Accommodation Comprises** Living room, kitchen, bathroom with two bedrooms.

**Outside** Front and rear gardens.

**Tenure** We are advised the property is held on a 99 year lease from the 25/12/1979, subject to a ground rent of £25 per annum.

**Tenancy** The property is currently let on a regulated tenancy at a registered rental of £80 per week from the 9/1/2006.

**Viewing** External viewing only

**Auctioneers Note** The auctioneers were not able to inspect the property at the time the catalogue went to print and therefore the accommodation details should not be relied upon.

**GUIDE PRICE** **£40,000 - £45,000**



**LOT 38** **23 TUDOR ROAD, NUNEATON CV10 9EE**

**Residential Investment**

**Description** A purpose build ground floor maisonette providing well laid out accommodation. Tudor road is located off Ramsden Avenue and the property benefits from UPVC double glazed windows.

**Accommodation Comprises** Living room, kitchen, bathroom with two bedrooms.

**Outside** Front and rear gardens.

**Tenure** We are advised the property is held on a 99 year lease from the 25/12/1979, subject to a ground rent of £25 per annum.

**Tenancy** The property is currently let on a regulated tenancy at a registered rental of £80 per week from the 9/1/2006.

**Viewing** External viewing only

**Auctioneers Note** The auctioneers were not able to inspect the property at the time the catalogue went to print and therefore the accommodation details should not be relied upon.

**GUIDE PRICE** **£40,000 - £45,000**



**LOT 68** **GARAGE COURT OFF BRINDLEY ROAD, WEST BROMWICH B71**

**A Parcel of Part Let and Part Vacant Residential Garages Currently Providing an Income of £3,385 per annum with potential to increase to £4,009 per annum**

**Location** These blocks of garages are situated off Brindley Road in the Hill Top district of West Bromwich and are within a 2 mile radius of West Bromwich and Wednesbury town centres.

**Description** A parcel of 13 purpose built residential garages arranged in two separate blocks.

**Site Area** The site extends to approximately 0.083 Acres

**Tenancy** We understand 11 of the garages are currently let and are providing an income of £3,385 per annum and once the remaining two vacant garages are let the rental income should rise to in the region of £4,009 per annum.

**A-Z Reference** Page 63 5G

**Further Information** A brief tenancy schedule, provided by Sandwell Council Property Services, is available for inspection, please contact Bond Wolfe's Offices on Tel: (0121) 525 0600 for further details.

**GUIDE PRICE** **£25,000 - £30,000**



**LOT 69** **109-113 GEORGE ROAD, ERDINGTON B23 7SH**

**Residential Investment currently producing £73,216 per annum**

**Description** Three substantial terraced properties, behind off road parking, currently laid out as 17 bedsits, 5 chalet units (with potential for two more) and a basement flat.

**Accommodation Comprises** No 109 – On the ground floor – Two bedsits, kitchen and bathroom  
On the first floor – Three bedsits and attic room  
Outside – 1 Chalet room and garage to the rear  
No 111 – On the ground floor – Two bedsits, kitchen, shower room  
On the first floor – Four bedsits and bathroom  
Outside – Two chalet rooms and garage to the rear  
No 113 – On the ground floor – Two bedsits, kitchen  
On the first floor – Four bedsits and attic room  
Outside – Two chalet rooms

**Outside** There are two garage buildings to the rear of the property providing scope for development, subject to obtaining the necessary planning consent.

**Tenancy** The bedsits and chalets are currently let at £60 per week each, whilst the basement flat produces an income of £88 per week, therefore producing an annual income of £73,216.

**Tenure** We are advised that the property is Freehold

**A-Z Reference** Page 84 3B

**Viewing** Via Bond Wolfe Auctioneers on Tel : 0121 525 0600

**GUIDE PRICE** **£500,000 - £550,000**



**LOT 67**

**5 OAKLAND ROAD, HANDSWORTH B21 0NA**

**Freehold Residential Investment part let producing an income of £20,100 per annum with scope for improvement.**

**Description**

A double fronted semi detached house converted into seven self contained flats.

**Accommodation Comprises**

Common entrance hall on the ground floor offering access to:  
 Flat 1 – bed/sitting room, kitchen and shower room.  
 Flat 2 – Bedroom, lounge with kitchenette and shower room  
 Flat 3 – Bed/sitting room, large kitchen, shower room and separate w.c  
 Flat 4 – Lounge, bedroom, kitchen and shower room  
 Common staircase leading to first floor offering access to:  
 Flat 5 – Lounge, kitchen, bedroom, shower room with separate w.c.  
 Flat 6 – Lounge, kitchen, bedroom and shower room.  
 Common staircase leading to second floor offering access to:  
 Flat 7 with Lounge, Kitchen, bedroom and shower room.

**Tenure**

We are advised the property is Freehold.

Flat	Lease	Rent	Annual Income
1	6 months AST with effect from 27th January 2006.	£350.00 per calendar month	£4,200.00
2	6 months AST with effect from 1st May 2006.	£350.00 per calendar month	£4,200.00
3 & 4	Vacant	£0	£0
5	6 months AST with effect from 21st November 2006.	£325.00 per calendar month	£3,900.00
6	6 months AST with effect from 19th September 2006.	£325.00 per calendar month	£3,900.00
7	6 months AST with effect from 5th December 2005.	£325.00 per calendar month	£3,900.00
		<b>Total Income</b>	<b>£20,100.00</b>

**A-Z Reference**

Page 99.3G

**Viewing**

Via Bond Wolfe on 0121 525 0600

**In conjunction with  
City Estates**



**GUIDE PRICE £320,000 - £350,000**

**LOT 39**

**CENTRAL HOUSE, 312 – 314 HIGH STREET, WEST BROMWICH B70 8EN**

**Commercial Investment Currently Producing £91,151 per annum**

Central House is situated in a prominent High Street position in the heart of West Bromwich. The property can be easily accessed from the Black Country New Road and lies approximately 1.5 miles west of junction 1 of the M5 motorway.

A substantial three storey purpose built office building with communal facilities and offices to three floors.

We are advised that the property is Freehold

**Location**

**Description**

**Tenure**

Address	Tenant	Term	Review	Rent	ERV	Repairing Liability
Unit 1 Ground Floor	The Phone World (1)	29.09.2005 3 years	N/A	£25,000.00	£25,000.00	Inclusive of S/C and Insurance
Unit 2 Ground Floor	Alsomic News (2)	01.02.1991 15 years	3 yearly rent reviews Next review 01.02.2006	£18,000.00	£20,000.00	Internal repairing & Insuring Licence. Service charge recovers external repairs and common part maintenance.
Unit 3 Ground Floor	The Lunch Box (3)	29.09.1989 15 years	3 yearly rent reviews Next review 29.09.2007	£15,000.00	£15,000.00	Internal repairing & Insuring Licence. Service charge recovers external repairs and common part maintenance
Unit 4 Ground Floor	Vacant Rental Guarantee	N/A	N/A	£1,500.00	£1,500.00	Vendor 12 month rental guarantee
Unit 5 1st Floor	Vacant Rental Guarantee	N/A	N/A	£6,961.50	£6,961.50	Vendor 12 month rental guarantee
Unit 6 1st Floor	Alliance Personnel	18.07.2005 5 years	Option to break 3 years	£7,199.50	£1,199.50	Internal repairing & insuring Licence.
Unit 7	Vacant Rental Guarantee	31.07.2005	N/A	£4,680.00	£4,680.00	Vendor 12 month rental guarantee
Units 8 & 9 3rd Floor	Vacant Rental Guarantee	N/A	N/A	£12,810.00	£12,810.00	Vendor 12 month rental guarantee
				<b>TOTAL</b>	<b>£91,151.00</b>	<b>£98,151.00</b>

**Further Information**

Contact James Mattin at Bond Wolfe Auctioneers on Tel: (0121) 524 1172

**Auctioneers Note**

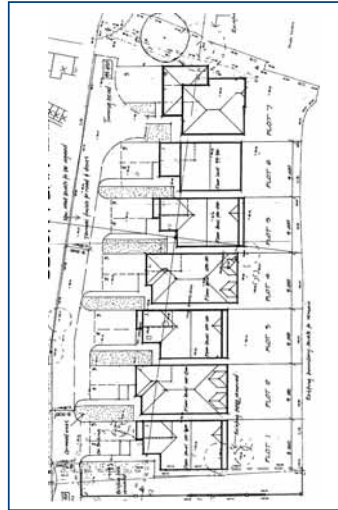
- (i) One of the partners of Bond Wolfe has a vested interest in this lot.
- (ii) We are advised that VAT is not applicable on this lot.



**GUIDE PRICE £950,000 plus**

**LOT 40****LAND AT DRAWELL LANE, WERRINGTON, STAFFORDSHIRE MOORLANDS****Residential development opportunity with planning permission**

<b>Location</b>	Situated in the popular residential district of Werrington approximately half way along Drawell Lane. Access is gained via Oakland Road and Irvine Road which is only a short distance from the main A52 Ashbank Road linking Werrington with Stoke on Trent City Centre, some three miles to the west. Other towns within the potteries are also within easy reach together with the M6 motorway junction 15 being some five miles distant.
<b>Description</b>	A good sized rectangular cleared plot situated in predominantly residential area and ideally suited for residential development. The current outline planning is for seven four bedroom detached homes but would be suitable for other residential development subject to obtaining the necessary planning consents.
<b>Site Area</b>	Approximately 2,733 square metres (29,405 square feet)
<b>Local Authority</b>	Staffordshire Moorlands district Council
<b>Planning</b>	Outline planning permission for the residential development of seven four bedroom detached houses has been granted on the 15th March 2005 under application number 05/00095/OUT with approval of reserved matters being on the 21st November 2005 under application 05/01108/REM. All enquires should be taken up with Staffordshire Moorlands district council planning department, telephone number 01538 483 550
<b>Tenure</b>	We are advised that the land is Freehold
<b>Auctioneers Note</b>	Copies of the current approved outline planning permission and plans are available for inspection at the auctioneers offices.
<b>A-Z Reference</b>	Page 36 1D (Stoke on Trent A-Z)

**GUIDE PRICE** £800,000**LOT 41****10 BLOOMFIELD COURT, HARRIS DRIVE, GREAT BARR B42 1ET****Vacant Residential**

<b>Description</b>	A spacious second floor two bedroom flat with double glazing and garage.
<b>Accommodation Comprises</b>	One of twelve apartments having a common entrance hall and staircase to second floor landing offering access to entrance hall, kitchen, lounge, two bedrooms and bathroom.
<b>Outside</b>	Attractive, well maintained communal gardens and garage blocks.
<b>Tenure</b>	We are advised that the property is Leasehold (please note that the purchaser will receive a twelfth share in the freehold ownership company)
<b>A-Z Reference</b>	Page 66 5C
<b>Viewing</b>	Refer to Viewing Schedule

**GUIDE PRICE** £90,000 - £95,000**LOT 65****LAND OFF DENBIGH ROAD, TIPTON****Development Site Considered Suitable for Development of a Single Dormer Bungalow**

<b>Location</b>	Located within close proximity of Tipton and Great Bridge district centres.
<b>Description</b>	The site, which is of an irregular shape, was formally occupied by a row of garages.
<b>Site Area</b>	The extends to approximately 0.083 Acres
<b>Tenure</b>	We are advised the Land is Freehold.
<b>Planning</b>	The site is considered to be suitable for residential development and is also considered to be most suited to the development of a single dormer bungalow. All planning enquires should be taken up with Sandwell Council Planning Department on (0121) 569 4128 ask for Ceri Philips.
<b>A-Z Reference</b>	Page 78 2C
<b>Further Information</b>	Contact Bond Wolfe's Offices on Tel: (0121) 525 0600

**GUIDE PRICE** £35,000 - £40,000**LOT 66****13 GARAGE COURT OFF WITTON LANE, WEST BROMWICH****A Parcel of Part Let Part Vacant Parcel of Residential Garages Currently Providing an Income of £6,000 per annum with Potential to Increase to £7,880 per annum.**

<b>Location</b>	These blocks of garages are situated off Witton Lane, in the Hill Top district of West Bromwich and are within a 2 mile radius of West Bromwich and Wednesbury town centres.
<b>Description</b>	A parcel of 26 purpose built residential garages arranged in four separate blocks.
<b>Site Area</b>	The site extends to approximately 0.26 Acres
<b>Tenancies</b>	We understand that 20 of the garages are currently let and producing an income of £6,000 per annum and once the remaining vacant six garages have been let this income could increase to in the region of £7,880 per annum.
<b>A-Z Reference</b>	Page 63 5G
<b>Further Information</b>	A brief tenancy schedule, provided by Sandwell Council Property Services, is available for inspection, please contact Bond Wolfe's Offices on Tel: (0121) 525 0600 for further details.

**GUIDE PRICE** £60,000 - £70,000

**LOT 63****LAND OFF PEMBERTON CRESCENT / CORONATION ROAD, WEDNESBURY****Development Site Considered Suitable For Residential Development**

<b>Location</b>	The site is located in a mixed used area within Wednesbury and backs on to an area of public open space.
<b>Description</b>	The site, which is of a very regular shape formally comprised two blocks of low rise maisonettes, with associated gardens and garages. The maisonettes have now being demolished and the site is currently cleared and vacant.
<b>Site Area</b>	The site extends to approximately 0.31 Acres
<b>Tenure</b>	We are advised the Land is Freehold.
<b>Planning</b>	The site is considered suitable for a small residential development and could be ideally suited to the development of up to five three bedroom houses. Other development configurations may be possible and all planning enquires should be taken up with Sandwell Council Planning Department on (0121) 569 4128 ask for Ceri Philips.
<b>A-Z Reference</b>	Page 48 6A
<b>Further Information</b>	A planning and development brief, provided by Sandwell Council Planning and Development Services, is available for inspection, please contact Bond Wolfe's Offices on Tel: (0121) 525 0600 to make the necessary arrangements.



**GUIDE PRICE** **£175,000 - £200,000**

**LOT 64****LAND OFF SUFFRAGE STREET, SMETHWICK****Development Site Considered Suitable For Residential Development**

<b>Location</b>	The site is situated in the middle of a mixed used area within close proximity of Smethwick District Centre, Victoria Park and Cape Hill.
<b>Description</b>	A regularly shaped site that was formally occupied by a row of terraced houses, which were compulsory purchased by the Council because they were considered unfit for occupation. These properties have subsequently been demolished and the site is now vacant and secured with a chain linked fence.
<b>Site Area</b>	The extends to approximately 0.26 Acres
<b>Tenure</b>	We are advised the Land is Freehold.
<b>Planning</b>	The site is considered to be suitable for residential development and may be best suited to comparatively high density development. The site could be ideally suitable for the development of a 2 -3 storey flatted development or terraced housing in a mews court arrangement with communal parking. Other development considerations may be possible and all planning enquires should be taken up with Sandwell Council Planning Department on (0121) 569 4076 ask for Andy Hastings.
<b>A-Z Reference</b>	Page 99 5F
<b>Further Information</b>	A planning and development brief, provided by Sandwell Council Planning and Development Services, is available for inspection, please contact Bond Wolfe's Offices on Tel: (0121) 525 0600 to make the necessary arrangements.



**GUIDE PRICE** **£175,000 - £200,000**

**LOT 42-45****APARTMENTS AT BEETHAM TOWER, 10 HOLLOWAY CIRCUS, BIRMINGHAM****Vacant Residential**

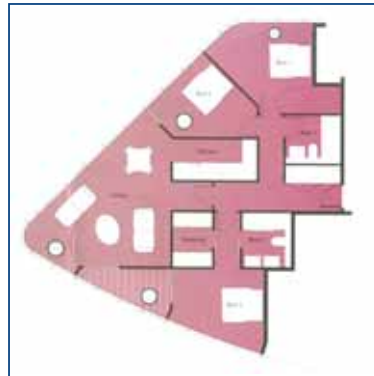
<b>Location</b>	Beetham Tower, situated at 10 Holloway Circus, is located just 300 metres from the Mailbox Complex, two minutes walk from New Street Station, and is in a prime central location in Birmingham City.
<b>Description</b>	Due for completion in August 2006, Beetham Tower, Holloway Circus will provide exclusive new apartments and luxury hotel rooms, designed over 39 floors incorporating 150 apartments and the five star Radisson SAS Hotel and health club. Once completed the tower will be the tallest hotel and apartment tower in the UK. Designed by award winning architects, Beetham tower will also benefit from secure access under ground car parking, CCTV security systems and video entry phones to all apartments.
<b>Specification</b>	The apartments will feature solid timber flooring to all living areas, fitted wardrobes to bedrooms, custom designed kitchens with integrated appliances, contemporary white bathrooms with walnut veneered counters, slate flooring and power shavers. Other features of this development include, solar powered supplemental water heating system to each apartment, independently metered electricity supply, 10 year Zurich warranty from completion, and 1 year free membership to the Radisson SAS Health Club.
<b>Tenure</b>	We are advised that the apartments are leasehold, with a 999 year lease which is to be granted upon completion. The apartments are due for completion in August 2006.
<b>Viewing</b>	External viewing only will be possible.
<b>Further Information</b>	Via Bond Wolfe Auctioneers on Tel: 0121 525 0600

General view of development for guidance only



**LOT 42-45****APARTMENTS AT BEETHAM TOWER, 10 HOLLOWAY CIRCUS, BIRMINGHAM****Vacant Residential**

- Lot 42**  
Apartment No: 3006  
A two bedroom, type D1 apartment measuring 700sq feet, situated on the 30th floor, with a living room, kitchen area, bathroom allocated car parking space.  
**GUIDE PRICE £235,000 - £245,000**
- Lot 43**  
Apartment No: 3107  
A three bedroom, type F2 apartment, measuring 1235 sq feet, situated on the 31st floor, with a living room, kitchen area, two bathrooms, terrace and an allocated car parking space.  
**GUIDE PRICE £375,000 - £400,000**
- Lot 44**  
Apartment No: 3305  
A two bedroom, Type E Apartment, measuring 828 square feet, situated on the 33rd floor, with a living room, kitchen area, two bathrooms, two terraces and an allocated parking space.  
**GUIDE PRICE £275,000 - £300,000**
- Lot 45**  
Apartment No: 3405  
A two bedroom, type E apartment, measuring 828 square feet, situated on the 34th floor, with a living room, kitchen area, two bathrooms, two terraces and an allocated parking space.  
**GUIDE PRICE £275,000 - £300,000**



Plans/Images courtesy of The Beetham Organisation

**LOT 61****LAND AT THE JUNCTION OF ASTON ROAD / PINE ROAD, TIVIDALE****Development Site Considered Suitable For Residential Development**

- Location**  
The site is situated in an established residential area and within an approximate 2 mile radius of Oldbury, Great Bridge and Tipton district Centres.
- Description**  
This corner situated site, that is of a fairly regular shape, was formally occupied by six garages, which have since been cleared and the site is currently vacant.
- Site Area**  
The site extends to approximately 0.10 Acres
- Tenure**  
We are advised the Land is Freehold.
- Planning**  
The site is considered suitable for residential development and could be ideally suited to the development of two, 3 - 4 bedroom semi detached houses. Other development configurations may be possible and all planning enquires should be taken up with Sandwell Council Planning Department on (0121) 569 4128 ask for Sue Sargent.
- A-Z Reference**  
Page 78 6A
- Further Information**  
A planning statement, provided by Sandwell Council Planning and Development Services, is available for inspection, please contact Bond Wolfe's Offices on Tel: (0121) 525 0600 for further details.
- Auctioneers Note**  
There is a sewer passing through the southern corner of the site, reducing the developable area to approximately 0.09 Acres.
- GUIDE PRICE £70,000 - £80,000**

**LOT 62****LAND OFF MELROSE AVENUE, WEST BROMWICH****Development Site Considered Suitable For Residential Development**

- Location**  
The site is situated within a predominantly residential area, approximately 1/2 mile from the district shopping centre at Stone Cross, West Bromwich.
- Description**  
The site, which is of a very regular shape, was formally occupied by up to 34 garages, many of which have since fallen into disrepair and a number have been demolished by the Council. The electricity sub station with its associated cables, which is situated in the southern half of the site, must be retained.
- Site Area**  
The site extends to approximately 0.46 Acres
- Tenure**  
We are advised the Land is Freehold.
- Planning**  
The site is considered suitable for a small residential development and could be ideally suited to the development of up to six three bedroom houses. Other development configurations may be possible and all planning enquires should be taken up with Sandwell Council Planning Department on (0121) 569 4128 ask for Ceri Philips.
- A-Z Reference**  
Page 64 5B
- Further Information**  
A planning and development brief, provided by Sandwell Council Planning and Development Services, is available for inspection, please contact Bond Wolfe's Offices on Tel: (0121) 525 0600 to make the necessary arrangements.
- GUIDE PRICE £175,000 - £200,000**





**LOT 59**      **LAND ADJACENT TO 31-33 COMMON LANE, CANNOCK WS11 2LU**

**Residential development opportunity with planning permission**

**Location** The land is situated along Common Lane, which leads from the A4601 Old Hednesfield Road, approximately two miles north east of Cannock Town Centre. The land is situated approximately half way along Common Lane adjacent to number 33.

**Description** A rectangular shaped site measuring approximately 445 square meters with the benefit of outline planning permission for residential development.


**Site Area** Approximately 445 square meters / 4790 square yards

**Local Authority** Cannock Chase Council

**Planning** Outline planning permission has been granted for residential development. All planning enquires should be taken up with Cannock Chase Council on 01543 462 621 quoting application number CH/06/0298.

**Tenure** We are advised that the land is Freehold

**Further Information** Via Bond Wolfe Auctioneers on Tel : 0121 525 0600



**GUIDE PRICE**      **£55,000 - £60,000**

**LOT 60**      **LAND OFF CORPORATION STREET, WEDNESBURY**

**Development Site Considered Suitable For Residential Development**


**Location** The site is situated within a predominantly residential area approximately 0.5 miles from Wednesbury Town Centre.

**Description** A regularly shaped and relatively flat site that formally comprised six terraced houses which were compulsory purchased by the Council because they were considered unfit for occupation. These properties have subsequently been demolished and the site is now vacant and secured with a chain linked fence.

**Site Area** The site extends to approximately 0.33 Acres

**Tenure** We are advised the Land is Freehold.

**Planning** The site is considered suitable for a small residential development and could be ideally suited to the development of up to four semi detached houses or five terraced properties. Other development layouts may be possible and all planning enquires should be taken up with Sandwell Council Planning Department on (0121) 569 4128 ask for Ceri Philips.



**A-Z Reference** Page 63 3G

**Further Information** A planning and development brief provided by Sandwell Council Planning and Development Services, is available for inspection, please contact Bond Wolfe's Offices on Tel: (0121) 525 0600 to make the necessary arrangements.



**GUIDE PRICE**      **Refer to Auctioneers (0121) 525 0600**

**LOT 46**      **22 NORTH STREET, DUDLEY DY2 7DU**

**Vacant Residential**

**Description** A four bedroom mid terrace house benefiting from central heating, part double glazing, in need of modernisation.


**Accommodation Comprises** Entrance hall, two reception rooms, breakfast room, kitchen and access to the cellar on the ground floor. To the first floor there are three bedrooms and a bathroom, with an additional fourth bedroom to the second floor.

**Outside** Small fore garden and rear garden.

**Tenure** We are advised the property is Freehold.

**A-Z Reference** Page 77 6F

**Viewing** Refer to viewing schedule.



**GUIDE PRICE**      **£65,000 - £70,000**

**LOT 47**      **18 LANCASTER ROAD, STAFFORD ST17 4PF**

**Vacant Residential**

**Description** A traditional two bedroom semi detached bungalow with central heating, double glazing and garage to rear.


**Accommodation Comprises** Porch, entrance hall with access to boarded roof space, lounge, two bedrooms, breakfast kitchen, bathroom with separate shower cubicle and a verandah with side access and access to garden.

**Outside** Gardens to front and rear with ample rear parking and garage with up and over door.

**Tenure** We are advised that the property is Freehold.

**A-Z Reference** Page 175 4d Ordnance survey Staff's street atlas

**Viewing** Refer to Viewing Schedule



**GUIDE PRICE**      **£94,000 - £98,000**

**LOT 48**      **53 SWAN STREET, DUDLEY, WEST MIDLANDS DY2 9EQ**

**Vacant Residential**

**Description** A three bedroom double fronted semi detached house in need of upgrading.


**Accommodation Comprises** Entrance hall with access to cellar, two reception rooms, dining/kitchen, Shower room and w.c on the ground floor with three bedrooms and box room to the first floor.

**Outside** Small fore garden and rear garden

**Tenure** We are advised that the property is Freehold

**A-Z Reference** Page 95 3E

**Viewing** Refer to viewing schedule.



**GUIDE PRICE**      **£75,000 - £80,000**

**LOT 49****353 ST PAULS ROAD, SMETHWICK B66 1EU****Vacant residential**

**Description** A three bedroom mid terraced house with the benefit of part double glazing, but in need of total modernisation.

**Accommodation Comprises** Two reception rooms, kitchen, rear lobby and bathroom to the ground floor with three bedrooms (one bedroom accessed via another bedroom) to the first floor.

**Outside** Small fore garden, rear yard, and garden.

**Tenure** We are advised that the property is Freehold.

**A-Z Reference** Page 99 2C

**Viewing** Refer to viewing schedule.

**GUIDE PRICE** £70,000 - £75,000**LOT 50****69 COPPICE ROAD, WALSALL WOOD WS9 9BH****Vacant Residential**

**Description** A two bedroom semi detached cottage with central heating and double glazing.

**Accommodation Comprises** Accommodation Comprises: Entrance porch, a full width lounge with open tread staircase, dining kitchen, lobby and bathroom on the ground floor with two bedrooms to the first floor.

**Outside** Front garden with ample off road parking and a good sized rear garden.

**Tenure** We advise the property is Freehold.

**A-Z Reference** Page 22 6B

**Viewing** Refer to viewing schedule

**GUIDE PRICE** £95,000 - £100,000**LOT 51****LAND ADJACENT TO 88 WATSONS GREEN ROAD, DUDLEY DY2 7LG**

**Location** A well located and convenient parcel of land ideally suited for the building of a residential dwelling subject to obtaining the necessary planning permission.

**Description** A rectangular plot fronting Watsons Green Road ideally suited for the building of one detached house subject to obtaining the necessary planning consent.

**Tenure** We are advised the Land is Freehold

**A-Z Reference** Page 77 6G

**Further Information** Via Bond Wolfe Auctioneers Tel : (0121) 525 0600

**GUIDE PRICE** £15,000 - £20,000

**LOT 52-58****PLOT'S 18,21,22,23,31,32 & 33 LAND AT PEDMORE LANE, PEDMORE/HAGLEY**

**Location** Location : Situated within the much sought after district of Pedmore and 1 mile from Hagley, the land will be found along Pedmore Lane opposite an existing residential development. The proposed development lies approximately 3 miles west of junction 3 of the M5 motorway network.

**Description** A parcel of Freehold land extending to approximately 500 sq metres (1/8 Acre). The plot forms part of a proposed residential development and is available as a potential building plot for the development of one detached property, should planning consent be granted at some future date.

**Site Area** Approximately 520 square metres or thereabouts

**Local Authority** Dudley Metropolitan Borough Council

**Tenure** We are advised the land is Freehold.

**Planning** These plots of land are currently greenbelt and are being offered without planning consent and there is no guarantee that planning consent will ever be granted.

**A-Z Reference** Page 125 5G.

**Viewing** Via Bond Wolfe Auctioneers Tel: (0121) 525 0600.

**Auctioneers Note**

- (i) The existing owners will be responsible for the maintenance and upkeep of the site until the necessary planning approvals have been obtained.
- (ii) One of the partners of Bond Wolfe has a vested interest in these lots.

**GUIDE PRICE** £5,000 plus each

**LOT 80a**      **LAND ADJACENT 35 HEATH STREET, STOURBRIDGE DY8 1SF**

**Residential Development Opportunity For a Single Detached Dwelling**

**Location** Situated in one of the most sought after residential locations in the area, located a short distance from A491 Stourbridge Road.

**Description** A flat rectangular site situated on the corner of Heath Street and Beale Street being ideally suited for the erection of a single detached house.

**Site Area** Approximately 169 square metres

**Tenure** We are advised the land is Freehold

**Planning** We are advised that outline planning permission for residential development has been approved. The site is deemed most suitable for a single detached dwelling however other schemes may be suitable, subject to obtaining the necessary planning consents. All enquirers should be taken up with Dudley Metropolitan Borough Council Planning Department on (01384) 814 120.

**A-Z Reference** Page 108 6D

**Further Information** Via Bond Wolfe Auctioneers on Tel: (0121) 525 0600

**GUIDE PRICE** **£75,000 - £100,000**



**LOT 80b**      **LAND ADJACENT TO 12 BEARMORE ROAD, CRADLEY HEATH B64 6DX**

**Residential Development Opportunity with Outline Planning Consent**

**Description** A former fruit/vegetable storage yard and was also a chain works. With the benefit of outline planning consent for residential development for twelve flats, two three bedroom houses and two four bedroom houses.

**Site Area** Approximately 1970 square meters

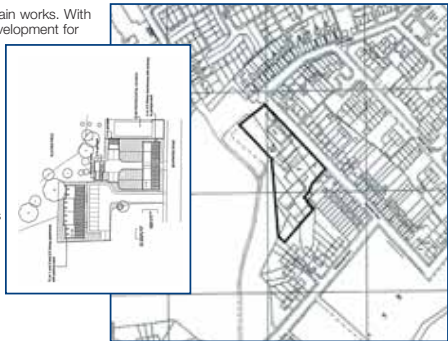
**Tenure** We are advised the land is Freehold

**Planning** Having outline planning consent for the development of a two storey block of flats comprising; four two bedroom ground floor flats, four two bedroom first floor flats and four two bedroom second floor flats. Also two three bedroom two and a half storey houses and two four bedroom two and a half storey houses. All enquires should be made to Sandwell Metropolitan Borough Council planning department on 0121 569 4055

**Viewing** Via Bond Wolfe Auctioneers on Tel: (0121) 525 0600

**A-Z Reference** Page 76 6D

**GUIDE PRICE** **£500,000 - £550,000**



**LOT 80c**      **LAND AT BILSTON ROAD, WEDNESBURY WS10**

**Residential development opportunity with full planning consent**

**Description** A freehold parcel of land being rectangular shaped and situated off the main Bilston Road in Wednesbury, adjacent to Short Street.

**Tenure** We are advised the land is Freehold.

**Planning** Planning permission has been granted for the development of a pair of four bedroom three storey semi detached houses with detached garages. Further information can be obtained by contacting Sandwell Metropolitan Borough Council planning department on 0121 569 4055.

**A-Z Reference** Page 62 2D

**Further Information** Via Bond Wolfe Auctioneers Tel:(0121) 525 0600

**GUIDE PRICE** **£125,000 - £150,000**



**BOND WOLFE**

**BOND WOLFE**

# Auction

**Wed 19th July 2006  
at 1pm**

**The Holte Suite  
Aston Villa FC • Villa Park  
Birmingham • B6 6HE**

**Additional Lots**

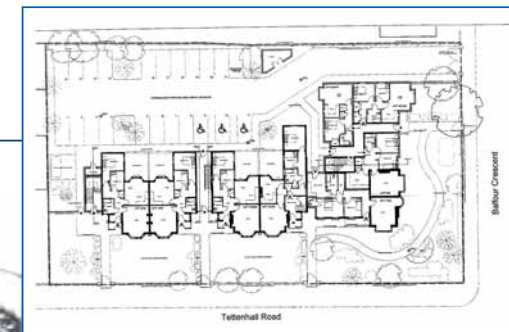
**Tel: 0121 525 0600**

**LOTS 72a,b,c****6, 3, & 7 PORTLAND COURT, 35 PORTLAND ROAD, EDGBASTON, BIRMINGHAM B16 9HS****Residential Investment**

<b>Location</b>	Situated off the main A456 Hagley Road just one mile from Birmingham City Center, with its thriving and dynamic centre, landmark Bull Ring and new Mailbox Shopping Hall.
<b>Description</b>	An elite development of nine spacious high specification 1 & 2 bedroomed apartments with 3 and 6 being ex show apartments.
<b>Accommodation Comprises</b>	<b>Lot 72a: Apartment 6</b> A first floor luxury apartment with hall, lounge / dining / kitchen , two bedrooms (en suite to master bedroom) and bathroom.
<b>GUIDE PRICE</b>	<b>£200,000 - £225,000</b>
	<b>Lot 72b: Apartment 3</b> A ground floor luxury apartment with hall, lounge / dining / kitchen, two bedrooms (en suite to master bedroom), and bathroom.
<b>GUIDE PRICE</b>	<b>£190,000 - £215,000</b>
	<b>Lot 72c: Apartment 7</b> A second floor luxury apartment with hall, lounge / dining / kitchen, two bedrooms and bathroom.
<b>GUIDE PRICE</b>	<b>£145,000 - £170,000</b>
<b>Tenure</b>	We are advised the properties are leasehold. (It is understood that on the sale of the last flat in the development all owners will be given a share in the freehold management company).
<b>A-Z Reference</b>	Page 116 2A
<b>Viewing</b>	Apartment 3 and 6 are available for viewing between 11am and 3pm Saturday and Sunday. All other times to be arranged via Bond Wolfe Auctioneers on Tel (0121) 525 0600.
<b>Auctioneers Note</b>	Further details are available from <a href="http://www.dunstantionhomes.co.uk">www.dunstantionhomes.co.uk</a> .

**BOND WOLFE****LOT 68a****SITE AT 114-122 TETTENHALL ROAD, WOLVERHAMPTON WV6 0VL****Development Opportunity**

<b>Location</b>	Situated on the corner of Tettenhall Road and Balfour Crescent in one of the most prestigious locations, within close proximity to Wolverhampton City Centre.
<b>Description</b>	The site currently consists of two pairs of derelict semi detached houses and a substantial extended detached house with grounds to the rear. The existing properties have the benefit of planning permission for conversion to 21, one and two bedroom luxury apartments.
<b>Tenure</b>	We are advised the site is Freehold
<b>Planning</b>	Planning permission has been granted for residential conversion to 21, one and two bedroom apartments under application no. 06/0148/FP/M, granted in January 2006. All enquiries should be taken up with Wolverhampton City Council Planning Department on (01902) 555 605.
<b>A-Z Reference</b>	Page 26 5D
<b>Further Information</b>	Via Bond Wolfe Auctioneers on Tel: (0121) 525 0600
<b>GUIDE PRICE</b>	<b>£1.7 million - £1.9 million</b>

**BOND WOLFE**