Property auction
Parc y Scarlets
Llanelli

Wednesday 4th March 2020
3.00pm
Important information

For new registrations

On the day of auction prior to bidding you MUST...

• Register to bid and receive a bidding number
• Provide 2 forms of acceptable proof of ID (one photographic and one proof of address per person)
• Provide proof of deposit

PERSONAL IDENTIFICATION
(FULL LIST AVAILABLE IF REQUIRED)

- Current signed passport
- UK full driving licence
- Inland revenue tax notification
- Firearms certificate

EVIDENCE OF ADDRESS

- Utility bill (within last 6 months)
- Local Authority council tax bill
- Bank/building society statement (with current address)
- Most recent mortgage statement
- UK full driving licence (if not already provided)

(Please be aware you will not be able to bid without this documentation, this is a legal requirement under Money Laundering Regulations)

If you have already registered and provided ID and proof of deposit you will be required to check-in at the registration desk with your registration number to receive a bidding number

Money Laundering Regulations

In order to bid you must have a bidding number.

ALL buyers MUST provide TWO forms of identity (one from each list)

Personal Identification

- Current Signed Passport
- UK Full Driving Licence
- Inland Revenue Tax Notification
- Fire Arms Certificate

Evidence of Address

- Utility Bill (within last 6 months)
- Local Authority Council Tax Bill
- Bank/Building Society Statement (with Current Address)
- Most Recent Mortgage Statement
- UK Full Driving Licence (if not already provided)
Auction venue & calendar

Auction programme 2020

AUCTION DATES
Wednesday 13th May
Wednesday 22nd July
Wednesday 23rd September
Wednesday 9th December

Parc y Scarlets, Llanelli SA14 9UZ

DIRECTIONS BY CAR
From the West: Leave the M4 at Junction 48. Turn right at the junction on to the A4138 signposted Llanelli. Stay on the A4138 for approximately 3 miles until you reach the traffic lights with a Premier Inn on your left, turn left immediately after the hotel following the Stadium parking signs.

From the East: Leave M4 at junction 48. Turn left at the junction on to the A4138 signposted Llanelli. Stay on the A4138 for approximately 3 miles until you reach the traffic lights with a Premier Inn on your left, turn left immediately after the hotel following the Stadium parking signs.

24 auctions a year at 4 locations
Properties offered across the UK from our partner auction houses.

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Properties offered across the UK from our partner auction houses.

Our coverage is our strength

www.johnfrancis.co.uk
WELCOME TO OUR SWANSEA & SOUTH WEST WALES AUCTION...

A very warm welcome to our first auction of 2020 at Parc Y Scarlets. A great deal has happened since our last auction of 2019 with mainly politics again taking centre stage. For over three years Brexit has dominated the news but with the result of the last election we feel that there is now an element of certainty that will inspire more confidence moving forward.

Worldwide the news has been devastating with flooding, earthquakes and the bush fires in Australia having a catastrophic impact on both people and wildlife. Our thoughts are with all those affected.

To add to our marketing tools on February 3rd we put all of our properties on Rightmove, this gives us increased marketing firepower reaching local, national and international buyers. Combine Rightmove, Zoopla, On The Market and our connection with John D Wood our advertising has never been so comprehensive.

This is our first catalogue of auction properties in Swansea, Carmarthenshire, Ceredigion and Pembrokeshire. In this auction we have a selection of properties suitable for families, investors and first time buyers. There are development opportunities, projects and properties that are ready to move into - the choice is here!

2019 again proved to be a brilliant year for us in selling properties by auction. We dominated the market for volume, percentage sold and amount raised in the Swansea and South West area. Twelve million pounds worth of property sold, average success rate being 80% and 140 properties offered for sale by auction. Results are the best way of judging who to trust when deciding which agent you should choose!

The success of our auctions is due to a number of factors. Firstly, it is down to you as sellers having the confidence to instruct us to sell your properties, secondly, it’s down to the hard work of our staff who are well versed and trained in dealing with auction enquiries. The background work done by our administration and accounts team goes unseen but they do put in a terrific amount of effort. Thirdly, it is due to the buyers who attend our auctions and may we thank each and every one of you for your support.

We are now working on entries for our second auction in 2020 which is in May. Entries are already being taken and should you wish to discuss selling by auction please contact any of our offices for further information. Genuine local expertise is essential in obtaining the best price for the property.

If you are thinking of purchasing a property by auction then you need to be aware that you are responsible for insureing the property on the exchange date so please make sure that you have made arrangements for this. Our team of financial advisors are at the auction and can arrange this for you there and then.

Selling by auction is not for everyone, but what makes a good auction property can depend on a number of factors, but usually falls into the categories of location, condition and price. Properties that need modernisation are often sold under the hammer along with properties that are difficult to value. Selling by auction gives total transparency, an opportunity for everyone to bid. Once the hammer falls there is an exchange of contracts so if you are bidding, please make sure that you have funds available to complete the sale normally 28 days after exchange of contracts.

We would like to take this opportunity to thank all of our sellers for their kind instructions and the support that we have received from local solicitors in putting forward entries and preparing the legal packs.

Please be advised that our legal packs are available online and on the day of the auction they will be available for inspection approximately an hour prior to the start of the auction at 3pm. It is important that you do check the legal packs before the auction as there could be changes, additions, and updates right up to the start of the auction.

Best Wishes and Good Luck,
Richard Emanuel & Bethan Edmund-Harper
Directors

The buyer’s premium is £720 including VAT on each lot purchased (unless stated otherwise in the property description). *Guide/reserve price definitions and buyer’s fees can be found on page 6.

www.johnfrancis.co.uk
Auction tips

Whether you are a seasoned Auction purchaser or thinking of buying for the first time, different Agents have varying ways of organising their Auctions so here are some tips to making the John Francis experience as easy as possible.

Registration
This should be done at any of our Offices before the Auction takes place. To receive a registration number we would ask you to provide 2 forms of acceptable proof of ID (one photographic and one proof of address per person) at one of our Offices along with proof of funds. Please remember your registration number is not your bidding number, please collect that on the day.

Proof of funds
• copy of your bank statement or
• copy of building society statement or
• mortgage offer or
• bank reference letter or
• banker’s draft

Telephone/Proxy Bidding
If you are unable to attend the Auction in person then that does not mean that you cannot buy the property on the day. You can either bid by telephone or arrange for somebody else including a John Francis representative to bid on your behalf. Proxy and telephone bidding forms are available on the Auction section of our website www.johnfrancis.co.uk and should be downloaded, filled out and taken to one of our Offices when you register as above. Please note that additional information is also required including a deposit cheque so please ensure you make these arrangements well in advance of the Auction date as the day of the Auction may be too late!

ATTENTION ALL PROPERTY SELLERS
If you have a property for sale or you are thinking of selling and think that an Auction may be the way forward for you then please contact any of our Offices who will be more than happy to give you some advice as to the best way to sell your property and what is involved by selling by Auction.

Entries now being taken for our 13th May 2020 auction

Please contact our nearest office.

PLEASE REMEMBER...
Buying at auction is a contractual commitment. It is advisable to consult a solicitor prior to auction regarding legal documentation.
The Catalogue Details of the property and land to be sold are set out in our catalogue. All lots are sold subject to Special Conditions of Sale. It is important that prospective purchasers satisfy themselves as to the location, boundaries, condition and state of the lots before the auction.

Plays, Maps and Photographs The plans, maps and photographs published on our website and in the catalogue are to aid identification of the property only. The plans are not to scale.

Energy Performance Certificates (EPCs) Where required we include EPC ratings with full details and on the lot page within our catalogue. When available EPC graphs can be viewed online at www.johnfrancis.co.uk

Guide Prices The guide price is given to assist buyers in deciding whether or not to pursue a purchase. It is usually, but not always, the provisional reserve range agreed between the seller and the auctioneer at the start of marketing. As reserves are not fixed until up to the day of auction, guide prices may be adjusted. Any changes in price guides, for whatever reason, will be posted on our website and in our auction room as an “addendum of sale”. Guide prices can be shown in the form of a minimum and maximum price range within which the reserve will fall or as a single price figure. Where a single price is quoted, the reserve will fall within 10% of the guide. The guide price is not the reserve price and both guide price and reserve price can be subject to change up to and including the day of auction.

Reserve Price The reserve price is the seller’s minimum sale price at auction. It is the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and auctioneer. Both the guide price and reserve price can be subject to change up to and including the day of auction.

The Legal Aspect Buying at auction is a contractual commitment. Before bidding on a lot at the auction it is advisable to consult a solicitor regarding the General and Special Conditions of Sale, the local authority search and other legal documentation.

Pre-Auction Sales Offers made on property included in this auction may be accepted by the vendor prior to the auction. If you are intending to bid at auction for a specific lot, we recommend that you keep in contact with the Auctioneer’s office.

Attending the Auction It is always wise to allow sufficient time to get to the auction. Legal packs for most of the properties will be available for inspection. It is important you read these and the final addendum/alteration list which will also be available as any purchase with be subject to these.

Bidding by Proxy or Telephone If you are unable to attend the auction you are invited to contact us to discuss special arrangements for bidding by proxy or telephone. A pre-auction bidding form and conditions can be downloaded from the ‘Proxy/Telephone Bidding’ page located within the auction section of our website or from our catalogue. This can be used if you want a member of our auction team to bid for you but equally should be used if you intend using someone else as this protects you and that person’s position!

Bidding Each property will be offered individually by the Auctioneer. Ensure that your bids are clear and noticed by the Auctioneer. If you are successful in bidding for the property you will be approached by a member of John Francis staff who will guide you to the legal desk for the signing of the contract and payment of deposit and buyer’s premium.

Proof of Identification In order to abide by Money Laundering Regulations all buyers will be required to provide proof of identity prior to signing of the contract. If purchasing on behalf of a company you will also need to provide proof of your position within the company on a company letterhead and a copy of the company’s Certificate of Incorporation.

Solicitor’s Details If you are a successful purchaser at auction you will need to provide us with the name, address and contact details of the solicitor who will be acting for you in your purchase.

Deposit If you are successful in purchasing at auction you will be taken to the legal desk to sign the Memorandum of Sale and asked to pay a deposit of whichever is the greater of either 10% of the purchase price or £2,000. Payments can be made by cheque or card. Cash payments will not be accepted. Please note that should your deposit cheque need to be represented the processing charge of £50 incl VAT will be charged by deduction from the deposit.

The Contract The Memorandum of Sale will be signed in duplicate. One copy will be signed by you and the other by the seller or the seller’s representative. We will send a copy of the signed contract and legal pack to your solicitor following the auction. Completion usually takes place 28 days after the auction day with the actual completion date for each lot disclosed at the auction.

Insurance Please remember that buyers are legally responsible for insuring a property from the date of exchange of contracts.

Viewing It is usual for auction properties to be viewed as block viewings with other properties. Please note that due to the nature and condition of auction properties we highlight potential risk with viewing such properties and advise all to proceed with caution and take necessary requirements to ensure their own safety whilst viewing any lot. Viewings are conducted entirely at your own risk, these properties are not owned or controlled by John Francis and we cannot be held liable for loss of injury caused while viewing or accessing any lot. It is prudent for you to bring ladders if you wish to inspect lots and torches as often electricity will be cut off at the property.

Disclaimer Particulars on the website and within our catalogue are believed to be correct but their accuracy is not guaranteed. Prospective purchasers are advised to make their own enquiries from the appropriate authority for any aspect relating to the property. All measurements, areas and distances provided are approximate and interested parties are advised to check them.

Buyer’s Premium The buyer’s premium is £720 including VAT on each lot purchased (unless stated otherwise in the property description). A VAT receipt will be issued after the auction. We strongly recommend all purchasers check the special conditions of sale as other fees may also apply to individual properties.

All properties are sold under the Common Auction Conditions and can be viewed on our website or in our catalogue.

The buyer’s premium is £720 including VAT on each lot purchased (unless stated otherwise in the property description). The guide/reserve price definitions and buyer’s fees can be found on page 6.
# Auction results 27th November 2019

<table>
<thead>
<tr>
<th>LOT</th>
<th>Property Details</th>
<th>Status</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Gorwydd Villa, 13 Woodlands, Gowerton, Swansea SA4 3DP</td>
<td>SOLD</td>
<td>£244,000</td>
</tr>
<tr>
<td>2</td>
<td>15 Heol Derwen, Merlins Bridge, Haverfordwest SA61 1LJ</td>
<td>SOLD</td>
<td>£40,000</td>
</tr>
<tr>
<td>3</td>
<td>8 Station Road, Pontyberem, Llanelli SA15 5LF</td>
<td>SOLD POST AUCTION</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>26 Plas Road, Rhos, Neath Port Talbot SA8 3HD</td>
<td>DEFERRED TO FUTURE AUCTION</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>20 Abernant Road, Cwmgorion, Ammanford SA18 1RB</td>
<td>SOLD</td>
<td>£70,000</td>
</tr>
<tr>
<td>6</td>
<td>2 Voylart Road, Dunvant, Swansea SA2 7UA</td>
<td>SOLD</td>
<td>£205,000</td>
</tr>
<tr>
<td>7</td>
<td>Land adj Dan Y Quarry Farm, Five Roads, Llanelli SA15 5JA</td>
<td>NOT SOLD</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>2 Napier Street, Cardigan SA43 1ED</td>
<td>NOT SOLD</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>51 Maesquarre Road, Ammanford SA18 2LF</td>
<td>SOLD</td>
<td>£73,000</td>
</tr>
<tr>
<td>10</td>
<td>The Lamb Inn, Rhos, Llandysul SA44 5EE</td>
<td>SOLD</td>
<td>£190,000</td>
</tr>
<tr>
<td>11</td>
<td>Plot Adj To 258 Graig Road, Geddergraig, Neath Port Talbot SA9 2NZ</td>
<td>SOLD</td>
<td>£22,000</td>
</tr>
<tr>
<td>12</td>
<td>59 Station Road, Llangennech, Llanelli SA14 8UD</td>
<td>NOT SOLD</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Sam Isel &amp; Gwylfa, Bronwydd Arms, Carmarthen SA33 6HT</td>
<td>WITHDRAWN PRIOR TO AUCTION</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Blue Parcel of Land, Little Hill Farm, Lliethyd, Swansea SA2 7LL</td>
<td>SOLD</td>
<td>£55,000</td>
</tr>
<tr>
<td>15</td>
<td>Green Parcel of Land, Little Hill Farm, Lliethyd, Swansea SA2 7LL</td>
<td>SOLD</td>
<td>£75,000</td>
</tr>
<tr>
<td>16</td>
<td>Black Parcel of Land, Little Hill Farm, Lliethyd, Swansea SA2 7LL</td>
<td>NOT SOLD</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Shop Premises, 21 Hill Street, Haverfordwest SA61 1QQ</td>
<td>SOLD</td>
<td>£20,000</td>
</tr>
<tr>
<td>18</td>
<td>Hafan Dawel, Pen Waless, Fishguard SA65 9HR</td>
<td>NOT SOLD</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Blaen Biodau Hall, New Inn, Pencader SA39 9BA</td>
<td>SOLD PRIOR TO AUCTION</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>48 Cecil Road, Gowerton, Swansea SA4 3DE</td>
<td>SOLD</td>
<td>£133,000</td>
</tr>
<tr>
<td>21</td>
<td>Plot 1, Land Lying To South Of Herberdeg Road, Pontyates SA15 5UR</td>
<td>SOLD</td>
<td>£20,000</td>
</tr>
<tr>
<td>22</td>
<td>Plot 2, Land Lying To South Of Herberdeg Road, Pontyates SA15 5UR</td>
<td>NOT SOLD</td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>Nantyweirglodd Uchaf Farm, Tegryn, Llanyrhnach SA35 0BG</td>
<td>SOLD</td>
<td>£320,000</td>
</tr>
<tr>
<td>24</td>
<td>199 Penybanc Road, Ammanford SA18 3QP</td>
<td>WITHDRAWN PRIOR TO AUCTION</td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>150 Broadmead, Dunvant, Swansea SA2 7RB</td>
<td>SOLD PRIOR TO AUCTION</td>
<td></td>
</tr>
<tr>
<td>26</td>
<td>Restaurant &amp; Residential Premises 41/43 Murray Street, Llanelli SA15 1BQ</td>
<td>SOLD PRIOR TO AUCTION</td>
<td></td>
</tr>
<tr>
<td>27</td>
<td>711 Carmarthen Road, Gendros, Swansea SA5 8JN</td>
<td>SOLD</td>
<td>£60,000</td>
</tr>
<tr>
<td>28</td>
<td>1 Felin Ban Estate, Cardigan SA43 1BB</td>
<td>SOLD</td>
<td>£77,500</td>
</tr>
<tr>
<td>29</td>
<td>11 Coleshill Terrace, Llanelli SA15 3BT</td>
<td>SOLD</td>
<td>£106,000</td>
</tr>
<tr>
<td>30</td>
<td>9 Kilvey Terrace, St Thomas, Swansea SA1 8BA</td>
<td>SOLD</td>
<td>£138,000</td>
</tr>
</tbody>
</table>

*The buyer’s premium is £720 including VAT on each lot purchased (unless stated otherwise in the property description).*

*Guide/reserve price definitions and buyer's fees can be found on page 6.*
Order of sale 4th March 2020

1 2, Tott Place, Llanelli, SA15 3SB  £40,000–£45,000
2 Caerhelyg, Boncath, SA37 0JW  £100,000–£120,000
3 65, Llewellyn Street, Llanelli, SA15 1BD  £45,000–£50,000
4 27 Ger Yr Afon, Gwaun Cae Gurwen, Ammanford, SA18 1HN  CIRCA £35,000
5 59 Station Road, Llangennech, Llanelli, SA14 8UD  £65,000–£70,000
6 Palmerston, New Road, Goodwick, SA64 0AD  CIRCA £150,000
7 22 Bridge Street, Penygroes, Carmarthenshire, SA14 7RP  CIRCA £60,000
8 75 Giants Grave Road, Neath, SA11 2LN  £15,000–£20,000
9 Ground Floor Shop/Salon, 1a New Street, Llanelli, SA15 2BS  £30,000–£35,000
10 115 Tycoes Road, Tycoes, Ammanford, SA18 3NS  £90,000–£100,000
11 Plot 14, Heol Y Dderwen, Pontwelly, Llandysul, SA44 4RW  £20,000–£30,000
12 14 Rock Terrace, Morriston, Swansea, SA6 7AE  £35,000–£40,000
13 6 Napier Street, Cardigan, SA43 1ED  CIRCA £55,000
14 26 Plas Road, Rhos, Neath Port Talbot, SA8 3HD  CIRCA £150,000
15 104, Llandybie Road, Ammanford, SA18 2EE  CIRCA £60,000
16 7 The Nurseries, Llanelli, SA15 4BN  £30,000–£35,000
17 20 Heol Gollen, North Park Estate, Cardigan, SA43 1NF  £100,000–£120,000
18 1 Quarr Road, Pontardawe, Swansea, SA8 4JD  £60,000–£70,000
19 Trecadwgan Farm, Solva, Haverfordwest, SA62 6XJ  CIRCA £650,000

Thinking of selling by Private Treaty?

Call us for a free market appraisal now.

Private treaty terms are usually “no sale/no fee”.

Contact your local John Francis Office
Contact details on the back page.

www.johnfrancis.co.uk
Lot 1

2 Toft Place, Llanelli SA15 3SB
GUIDE PRICE £40,000-£45,000

DESCRIPTION
In need of renovation, this end of terrace property is, in our opinion, an ideal investment opportunity. Benefiting from a modern combination boiler and an updated shower room. The gardens are laid to lawn and offer storage sheds to the rear.

SITUATED
Toft Place is located on the edge of Llanelli Town and Felinfoel, with good road links in to the town centre and to Trostre.

ACCOMMODATION
Hall, dining room, lounge, kitchen, 2 bedrooms, shower room.

VIEWING
Apply Llanelli 01554 773051

VENDORS SOLICITORS
Jennings Solicitors, 17 Goring Road, Llanelli SA15 3HF
Contact: Ms Sarah Bannister

Lot 2

Caerhelyg, Boncath SA37 0JW
GUIDE PRICE £100,000-£120,000

DESCRIPTION
A detached bungalow offering spacious accommodation that is nicely kept and maintained, benefitting from double glazing and oil fired central heating. There are front, side and rear gardens with countryside views beyond, ample off road parking and a single garage. The property is ready for immediate occupation. EER: 37/78

SITUATED
The village of Boncath has a small shop for basic everyday goods. The village of Crymych is a few miles distant with shops and amenities including primary and secondary schooling and leisure centre.

ACCOMMODATION
Entrance hall, lounge, dining room, inner hall, kitchen, lobby, boiler room, 3 bedrooms, bathroom, cloakroom, en-suite, walk-in wardrobe.

VIEWING
Apply Cardigan 01239 612080

VENDORS SOLICITORS
George Davies & Evans, Castle Chambers, Grosvenor Hill, Cardigan SA43 1HX
Contact: Mr Dafydd Rees

STARTING BID | FINAL BID | NOTES
---|---|---

SOLD | UNSOLD | SOLD PRIOR | WITHDRAWN

Lot 2 | Caerhelyg, Boncath SA37 0JW | GUIDE PRICE £100,000-£120,000

This buyer’s premium is £720 including VAT on each lot purchased (unless stated otherwise in the property description). Guide/reserve price definitions and buyer’s fees can be found on page 6.
### Lot 3

**65 Llewellyn Street, Llanelli SA15 1BD**

**GUIDE PRICE £45,000-£50,000**

**DESCRIPTION**
In need of updating is this traditional detached house on the outskirts of Llanelli Town. Offering potential to convert the shower room in to a third bedroom, the property could be an ideal investment or family home. The rear garden is enclosed with side gate access and offers a storage shed. EER: 55/80

**SITUATED**
Llewellyn Street is ideally located for access in to the town, Trostre retail parks and is less than half a mile from the train station. The area is popular with investors and landlords alike.

**ACCOMMODATION**
- Hallway
- Lounge
- Kitchen
- Bathroom
- Shower room, 2 bedrooms

**VIEWING**
Apply Llanelli 01554 773051

**VENDORS SOLICITORS**
Graham Evans & Partners, Moorgate House, 6 Christina Street, Swansea SA1 4EW

**Contact:** Ms Mandy Thomas

### Lot 4

**27 Ger Yr Afon, Gwaun Cae Gurwen, Ammanford SA18 1HN**

**GUIDE PRICE CIRCA £35,000**

**DESCRIPTION**
A detached bungalow which is of sub standard construction. A driveway provides off road parking and leads to the rear garden. EER: TBC

**SITUATED**
The village of Gwaun Cae Gurwen offers good basic amenities with the main shopping and leisure facilities located at Ammanford town centre or Pontardawe.

**ACCOMMODATION**
- Entrance hallway
- Lounge
- Kitchen
- Rear porch, 2 bedrooms, bathroom

**VIEWING**
Apply Ammanford 01269 592401

**VENDORS SOLICITORS**
D R James & Son, 3-4 Dynevor Terrace, Pontardawe, Swansea SA8 4HY

**Contact:** Ms Ceri Ritchie
59 Station Road, Llangennech, Llanelli SA14 8UD
GUIDE PRICE £65,000-£70,000

DESCRIPTION
A semi detached traditional house in need of renovation. The property has been taken back to its original brick walls, extended to the rear and the floors have recently been re-laid. This house is, in our opinion, an ideal project for someone looking to create their own vision of a family home. There are currently no partitions in the upstairs space, allowing the new owner to decide on making the property a 2 or 3 bedroom home. EER: 49/97

SITUATED
In the heart of the popular village of Llangennech, this property is ideally located for access to the M4. The village is liked for its sense of community with a thriving community centre, well-established public houses and restaurants and a useful Cooperative store. The reputable Welsh medium primary school is sought after by parents.

ACCOMMODATION
Two reception rooms, kitchen, potential for 3 bedrooms, bathroom.

VIEWING
Apply Llanelli 01554 773051

VENDORS SOLICITORS
Morgan Elis, 14 Mansel Street, Carmarthen, SA31 1QX
Contact: Mr Stuart Thomas

Buyers please note...

Anyone wishing to bid on any property will be required to register prior to auction.

Please remember that buyers are legally responsible for insuring a property from the date of exchange of contracts i.e. The moment each lot is sold. If you require assistance over these arrangements please speak to a member of John Francis staff.

www.johnfrancis.co.uk
Lot 6

Palmerston, New Road, Goodwick SA64 0AD

GUIDE PRICE CIRCA £150,000

DESCRIPTION
A detached bungalow set in a small cul de sac. The property is double glazed and has a gas central heating system, gardens to the front and rear and ample off road parking to the fore. There is some remedial work required. This is a lovely bungalow in a great location ideal for a family or retirement.
EER: 61/80

SITUATED
Set in a small cul-de-sac by the coastal village of Goodwick. The property enjoys countryside views, some sea views and is a short distance from the beach, the ferry harbour and the train station. Goodwick has shops, post office, cafés and restaurants and there is an hourly bus service to the town of Fishguard which is approximately 1.5 miles distant.

ACCOMMODATION
Hall, kitchen/dining room, lounge, 3 bedrooms, bathroom.

VIEWING
Apply Fishguard 01348 873070

VENDORS SOLICITORS
JCP Solicitors, Sycamore Lodge, Hamilton Street, Fishguard SA65 9AL
Contact: Mrs Geraldine Davies

Lot 7

22 Bridge Street, Penygroes, Carmarthenshire SA14 7RP

GUIDE PRICE CIRCA £60,000

DESCRIPTION
A detached property in need of extensive renovation offering good sized accommodation with potential to extend (stpp) with oil fired central heating. The rear benefits from a large garden which can provide ample parking, potential to build a garage or a potential building plot (stpp). Please note there is Japanese Knotweed within the boundary and no treatment plan is in place. EER: 26/75

SITUATED
The village of Penygroes offers basic amenities with out of town retailers located at Cross Hands business park. Access to the M4 motorway would be via the A48 dual carriageway connection leading to junction 49 at Pont Abraham.

ACCOMMODATION
Entrance hallway, kitchen, utility room, cloakroom, lounge, dining room, 3 bedrooms, bathroom

VIEWING
Apply Ammanford 01269 592401

VENDORS SOLICITORS
Gary Jones Solicitors, 42 College Street, Ammanford SA18 3AF
Contact: Mr Gary Jones

The buyer's premium is £720 including VAT on each lot purchased (unless stated otherwise in the property description).
"Guide/reserve price definitions and buyer's fees can be found on page 6."
This property is being sold through Section 103 of the Law of Property Act 1925 and therefore no internal viewing is permitted. Please contact the Selling Agent on 01792 864900 for further details. A mid-terrace property that requires total refurbishment. The property is being sold as seen and no chattels will be cleared.

Neath town centre is a short distance away offering a full range of amenities with good links to the M4 motorway.

Apply Pontardawe 01792 864900

Legal Service, Neath Port Talbot County Borough Council, Civic Centre, Port Talbot, SA13 1PJ
Contact: Rebecca MacGregor

Lot 8
75 Giants Grave Road, Neath SA11 2LN
GUIDE PRICE £15,000-£20,000

Please remember that buyers are legally responsible for insuring a property from the date of exchange of contracts i.e. the moment each lot is sold.

If you require assistance over these arrangements please speak to a member of John Francis staff.

www.johnfrancis.co.uk

The buyer’s premium is £720 including VAT on each lot purchased (unless stated otherwise in the property description). Guide/reserve price definitions and buyer’s fees can be found on page 6.
**IDEAL SELF BUILD PROJECT - PEACEFUL SPOT**

An ideal opportunity of acquiring an individual building plot. The plot has good roadside frontage with lovely country views having approximately dimensions of 25m frontage by 255m depth with full planning consent granted for a detached bungalow - application no W/36715 Carmarthenshire Planning Department.

**SITUATED**
Pleasantly located within the hamlet of Pontwelly being on the outskirts of the small town of Llandysul which offers all the usual amenities. The larger town of Carmarthen and the carriageway is approximately 14 miles distance.

**VIEWING**
Apply Lampeter 01570 422846

**VENDORS SOLICITORS**
Redkite Law, 18-20 Old Bridge, Haverfordwest SA61 2ET
Contact: Ms Patricia Johnson

**LOT 11**
Plot 14, Heol Y Dderwen, Pontwelly, Llandysul SA44 4RW
**GUIDE PRICE** £20,000-£30,000

**DESCRIPTION**
Ground floor lock-up shop unit most recently used as a hairdressing salon but suitable for most retail uses. Currently laid out with a main retail area of approximately 224 sq ft (20.08 sq m) along with an adjacent store/rest room of 89 sq ft (8.27 sq m). In addition there are WC facilities. Subject to any planning consent necessary, the premises could also easily be used as offices or possibly converted for residential use. EPAR: TBC

We are informed that the premises can be sold Freehold but the interested parties should note that the first floor which flies above the retail unit is in a different title and therefore does not form part of the sale. We understand that the first floor is used for residential purposes in conjunction with the adjacent terraced house.

**SITUATED**
Llanelli is the largest settlement in south Carmarthenshire and is close to the coast, approximately 5 miles south of Junction 48 (Hendy) of the M4 motorway. It is a densely populated residential area.

**VIEWING**
Apply Commercial Dept 01834 861810

**VENDORS SOLICITORS**
Sam Hawking & Co, 65a Station Road, Port Talbot SA13 1NW
Contact: Ms Charlene Jenkins

**LOT 9**
Ground Floor Shop/Salon, 1a New Street, Llanelli SA15 2BS
**GUIDE PRICE** £30,000-£35,000

**DESCRIPTION**
A detached property set on larger than average plot and offering enormous potential to improve and extend, subject to the necessary planning consent. The property benefits from gas fired central heating (with exception of store room), ample off road parking and a single garage. The garden backs onto open farmland with a stream boundary. EER: TBC

**SITUATED**
Located in the village of Tycroes which offers good basic amenities with ease of access to the M4 motorway via junction 49 at Pont Abraham.

**ACCOMMODATION**
Enterance vestibule, lounge, dining room, kitchen, sun room, rear lobby, shower room, store room, 3 bedrooms, bathroom.

**VIEWING**
Apply Ammanford 01269 592401

**VENDORS SOLICITORS**
Steadman Jones & Bell, 12 College Street, Ammanford SA18 3AF
Contact: Mr Elfan Bell

**LOT 10**
115 Tycroes Road, Tycroes, Ammanford SA18 3NS
**GUIDE PRICE** £90,000-£100,000

**DESCRIPTION**
A detached property set on larger than average plot and offering enormous potential to improve and extend, subject to the necessary planning consent. The property benefits from gas fired central heating (with exception of store room), ample off road parking and a single garage. The garden backs onto open farmland with a stream boundary. EER: TBC

**SITUATED**
Located in the village of Tycroes which offers good basic amenities with ease of access to the M4 motorway via junction 49 at Pont Abraham.

**ACCOMMODATION**
Enterance vestibule, lounge, dining room, kitchen, sun room, rear lobby, shower room, store room, 3 bedrooms, bathroom.

**VIEWING**
Apply Ammanford 01269 592401

**VENDORS SOLICITORS**
Steadman Jones & Bell, 12 College Street, Ammanford SA18 3AF
Contact: Mr Elfan Bell
Lot 11
Plot 14, Heol Y Dderwen, Pontwelly, Llandysul SA44 4RW
GUIDE PRICE £20,000-£30,000

DESCRIPTION
**IDEAL SELF BUILD PROJECT - PEACEFUL SPOT **
An ideal opportunity of acquiring an individual building plot. The plot has good roadside frontage with lovely country views having approximately dimensions of 25m frontage by 255m depth with full planning consent granted for a detached bungalow - application no W/36715 Carmarthenshire Planning Department.

SITUATED
Pleasantly located within the hamlet of Pontwelly being on the outskirts of the small town of Llandysul which offers all the usual amenities. The larger town of Carmarthen and the carriageway is approximately 14 miles distance.

VIEWING
Apply Lampeter 01570 422846

VENDORS SOLICITORS
Redkite Law, 18-20 Old Bridge, Haverfordwest SA61 2ET
Contact: Ms Patricia Johnson

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Money Laundering Regulations
In order to bid you must have a bidding number.

ALL buyers MUST provide TWO forms of identity (one from each list)

Personal Identification
• Current Signed Passport
• UK Full Driving Licence
• Inland Revenue Tax Notification
• Fire Arms Certificate

Evidence of Address
• Utility Bill (within last 6 months)
• Local Authority Council Tax Bill
• Bank/Building Society Statement (with Current Address)
• Most Recent Mortgage Statement
• UK Full Driving Licence (if not already provided)

www.johnfrancis.co.uk  *This buyer’s premium is £720 including VAT on each lot purchased (unless stated otherwise in the property description).  Guide/reserve price definitions and buyer’s fees can be found on page 6.*
**Lot 12**

**14 Rock Terrace Morriston, Swansea SA6 7AE**

**GUIDE PRICE £35,000-£40,000**

**DESCRIPTION**
A traditional end terrace house in need of complete refurbishment. There is also a good size garden to the side and rear of the property. Ideal investment opportunity. EER: TBC

**SITUATED**
Located in the residential area of Morriston. The property enjoys access to the M4 Motorway, Morriston Hospital and Swansea City Centre.

**ACCOMMODATION**
Porch, lounge, kitchen, 2 bedrooms, bathroom.

**VIEWING**
Apply Morriston 01792 311910

**VENDORS SOLICITORS**
Peter Lynn & Partners, 109 Clase Road, Morriston, Swansea SA6 8DY

**Contact:** Mr Caesar Adere

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**Lot 13**

**6 Napier Street, Cardigan SA43 1ED**

**GUIDE PRICE CIRCA £55,000**

**DESCRIPTION**
A freehold terraced house in need of total refurbishment, providing accommodation that is of a good size with excellent potential. There is a rear garden. The property is being sold as seen, all contents will remain. EER: 39/83

**SITUATED**
Situated conveniently in the popular market town of Cardigan, within close proximity to local amenities facilities and services.

**ACCOMMODATION**
Porch, hall, lounge, dining room, kitchen, bathroom, 2 bedrooms, loft room.

**VIEWING**
Apply Cardigan 01239 612080

**VENDORS SOLICITORS**
TLT (Barclays), PO Box 2623, 101 Victoria Street, Avon, Bristol BS1 9AZ

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The buyer’s premium is £720 including VAT on each lot purchased (unless stated otherwise in the property description). Guide/reserve price definitions and buyer’s fees can be found on page 6.
**Lot 14**

26 Plas Road, Rhos, Neath Port Talbot SA8 3HD

**GUIDE PRICE CIRCA £150,000**

**DESCRIPTION**
The property is in need of modernisation and offers enormous potential to extend further. The side driveway provides off road parking and a large rear garden. EER: 32/75

**SITUATED**
Situated in the highly sought after village of Rhos, you will be close to daily amenities and the public transport routes. Neath town and Pontardawe town are within driving distance and both boasts a wide range of both daily and social facilities with excellent road links to the M4 corridor at hand.

**ACCOMMODATION**
Enterance hallway, 3 receptions, rear hallway, kitchen, bathroom, 4 bedrooms.

**VIEWING**
Apply Pontardawe 01792 864900

**VENDORS SOLICITORS**
Peter Lynn & Partners, 41 Heol Eglwys, Ystradgynlais, Swansea SA9 1EY
Contact: Mr Gregory George

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*Satisfied customer said…*

Firstly well done to you and your team at John Francis for doing such a great job in selling our house. The price it reached at auction was beyond all expectation and we are very grateful for that.

www.johnfrancis.co.uk

The buyer’s premium is £720 including VAT on each lot purchased (unless stated otherwise in the property description).

*Guide/reserve price definitions and buyer’s fees can be found on page 6.*
Lot 15

104 Llandybie Road, Ammanford SA18 2EE

GUIDE PRICE CIRCA £60,000

DESCRIPTION
A semi detached property situated opposite Bonllwyn green on the outskirts of Ammanford. The property is in need of completion works and further modernisation. This is an ideal investment opportunity. EER: 41/82

SITUATED
Ammanford town centre offers good shopping and leisure facilities. The historic market town of Llandeilo is approximately 8 miles and approximately 15 miles to Carmarthen. Access to the M4 motorway would be via junction 49 at Pont Abraham.

ACCOMMODATION
Hall, 2 reception rooms, kitchen, lean-to, 2 bedrooms, bathroom (no fittings).

VIEWING
Apply Ammanford 01269 592401

VENDORS SOLICITORS
Peter Lynn & Partners, 2nd Floor, Langdon House, Langdon Road, Swansea SA1 8QY
Contact: Mrs Charlotte Hewins

Lot 16

7 The Nurseries, Llanelli SA15 4BN

GUIDE PRICE £30,000-£35,000

DESCRIPTION
An end of terrace house with a garage and shared turning area to rear. The Nurseries consists of ten properties that rarely come on the market and prove popular. There is a small garden. EER: 58/85

SITUATED
Located in the Pwll area between Llanelli and Burry Port. The property is situated near the Pavilion café and playground and benefits from easy access to the coastal path that gives scenic walks from Burry Port, through to Pwll and Llanelli.

ACCOMMODATION
Hallway, lounge, kitchen/dining room, 3 bedrooms, bathroom, cloakroom.

VIEWING
Apply Llanelli 01554 773051

VENDORS SOLICITORS
Peter Lynn & Partners, 109 Clase Road, Morriston, Swansea SA6 8DY
Contact: Ms Rebecca Jackson
20 Heol Gollen, North Park Estate, Cardigan SA43 1NF

GUIDE PRICE £100,000-£120,000

DESCRIPTION
A detached house with a ground floor bedroom with wet room making it ideal for someone elderly whilst the rest of the property would be ideal for a typical family. There is mains gas central heating and double glazing, ample off road parking, a single garage and good size gardens. Some improvement and modernising work would further benefit the property, viewing strongly advised to see the potential. EER: 61/82

SITUATED
Situated in Cardigan town on a corner plot within a popular residential estate.

ACCOMMODATION
Hallway, cloakroom, lounge/diner, kitchen, 4 bedrooms, wet room, conservatory, bathroom.

VIEWING
Apply Cardigan 01239 612080

VENDORS SOLICITORS
George Davies & Evans, Castle Chambers, Grosvenor Hill, Cardigan SA43 1HX
Contact: Mr Dafydd Rees

STARTING BID

FINAL BID

SOLD | UNSOLD | SOLD PRIOR | WITHDRAWN

Please remember...

Buying at Auction is a contractual commitment. It is advisable to consult a solicitor prior to Auction regarding the Legal Documentation.

www.johnfrancis.co.uk

*The buyer's premium is £720 including VAT on each lot purchased (unless stated otherwise in the property description).
*Guide/reserve price definitions and buyer's fees can be found on page 6.
Lot 18

1 Quarr Road, Pontardawe, Swansea SA8 4JD

GUIDE PRICE £60,000-£70,000

DESCRIPTION
An ideal investment opportunity with HMO approval granted (waiting confirmation). When fully let the vendor was achieving approximately £50-£60 per room per week.

EER: TBC

SITUATED
Conveniently located for Pontardawe Town Centre which offers a range of amenities. Easy access to the M4 motorway and Swansea and Neath town centres.

ACCOMMODATION
Shared lounge, shared kitchen, 3 bedrooms, bathroom.

VIEWING
Apply Pontardawe 01792 864900

VENDORS SOLICITORS
Trevor Thomas Scott & Jenkins, Central Chambers, 1-2 Heol Y Nant, Clydach, Swansea SA6 5EX

Contact: Ms Emma Feathers

Lot 19

Trecadwgan Farm, Solva, Haverfordwest, SA62 6XJ

GUIDE PRICE CIRCA £650,000

DESCRIPTION
A 14th century smallholding requiring complete refurbishment work and remains original in style and layout whilst outside there is a tremendous range of old stone outbuildings ripe for renovation into holiday cottages in a courtyard style setting. Further more modern multi purpose buildings, paddocks, and a large garden with views. This is a property that genuinely has huge potential. EER: 27/65

SITUATED
Situated in a beautiful location with distant views of the popular Solva Harbour. The property and land sits close to the Pembrokeshire coast located on the outskirts of Solva off a minor country road.

ACCOMMODATION
Lounge, reception/sitting room, sitting room, kitchen, utility, 5 bedrooms, cold room.

VIEWING
Apply Haverfordwest 01437 768281

VENDORS SOLICITORS
Pembrokeshire County Council, Legal Department, County Hall, Haverfordwest SA61 1TP

Contact: Mr Nick Haggar
An ideal investment opportunity with HMO approval granted (waiting confirmation). When fully let the vendor was achieving approximately £50-£60 per room per week.

EER: TBC

SITUATED

Conveniently located for Pontardawe Town Centre which offers a range of amenities. Easy access to the M4 motorway and Swansea and Neath town centres.

ACCOMMODATION

Shared lounge, shared kitchen, 3 bedrooms, bathroom.

VIEWING

Apply Pontardawe 01792 864900

VENDORS SOLICITORS

Trevor Thomas Scott & Jenkins, Central Chambers, 1-2 Heol Y Nant, Clydach, Swansea SA6 5EX

Contact:
Ms Emma Feathers

Lot 18

18 Quarr Road, Pontardawe, Swansea SA8 4JD

GUIDE PRICE £60,000-£70,000

NOTES

UNSOLD

18 Lammas Street
Carmarthen
SA31 3AJ

This is a Genuine enquiry...

We have good quality tenants registered, who are specifically looking to rent in CARMARTHEN

If you would like to let your property contact:

01267 611 000
carmarthen@lettings.johnfrancis.co.uk

18 Lammas Street, Carmarthen, SA31 3AJ

20% OFF MANAGED FEES
with discount code: CARMS20
Telephone & proxy bidding registration form

Method I/we hereby instruct John Francis to bid on my/our behalf in accordance with the opposite terms and conditions and I/we acknowledge that should my/our bid be successful then that bid and offer will be binding upon me/us. I/we confirm that John Francis may take my proxy or telephone bid when the relevant property is being offered at the auction and I/we acknowledge that such bidding may be recorded in order to avoid any disputes or uncertainties.

Please fill in Sections 1 to 11

1 Bidding: ☐ Telephone ☐ Proxy Delete as appropriate

2 Lot No & Address: .....................................................................................................................................................................................................................................
   (Single lot or various lots)

3 Maximum Bid Price: ............................................................................................................................................................................................................
   (Proxy bids only)

4 Bidder’s Name: ............................................................................................................................................................................................................

5 Bidding Number: ............................................................................................................................................................................................................

6 Bidder’s Address:

   Bidder’s Telephone No: ............................................................................................................................................................................................................

   Bidder’s Email Address: ............................................................................................................................................................................................................

7 Buyer’s Name: ............................................................................................................................................................................................................
   (If different from above)

   Buyer’s Address: ............................................................................................................................................................................................................

   Telephone Number: ............................................................................................................................................................................................................

   Email Address: ............................................................................................................................................................................................................

8 Buyer’s Solicitor:
   (Full Address, Contact Name & Telephone No)

9 Deposit (Cheque Enc):

10 Legal Pack:
   Bidder MUST have read and understood the legal pack and signed the Memorandum of Agreement

11 Signature:

12 Return to JF: See below
   (a) Completed Bidding Form
   (b) Completed Memorandum of Agreement
   (c) Deposit cheque
   (d) Copy proof of funds
   (e) Buyers premium fee £720
   (f) Two forms of verified identification for both Bidder and Buyer
   (g) Admin cheque £30

Please return to The Auction Department, John Francis, 18 Lammas Street, Carmarthen SA31 3AJ
Tel: 01267 221554 Fax: 0870 121 0484 Email: admin@johnfrancis.co.uk
Anyone not able to attend the auction to make their own bids may utilise the facilities available on the following terms and conditions:

1. The bidder must complete this Bidding Form (Sections 1 to 10) together with a separate Memorandum of Agreement (available on the auction catalogue) for each lot involved. The Bidding Form must be signed on behalf of the bidder and (if different) the Buyer.

The bidder must provide a deposit cheque made out to John Francis or an instruction to its bank to transfer the deposit to the bank account of the Auctioneers using the Clearing House Automated Payment System, to the Auctioneer’s bank for the greater of 10% of the maximum amount you intend to bid for the lot or £2,000.

2. The completed Bidding Form, signed Memorandum of Agreement, Deposit cheque, Copy proof of funds, Buyers registration fee of £720 including VAT and two forms of verified identification for both Bidder and Buyer and the £30 Administration Charge must be sent to, or delivered to, THE AUCTION DEPARTMENT, JOHN FRANCIS, 18 LAMMAS STREET, CARMARTHEN, SA31 3AJ, to arrive before 5pm two days prior to the auction. It is the bidder’s responsibility to check that these documents have been received by John Francis which should be done by telephoning the office on the number below.

3. If any changes are required to the Bidding Form, the Auctioneer should be notified of this in writing (but not by email). Changes to the Bidding Form can only be made prior to the Auction if the Auctioneer agrees to them.

4. If there is any error or confusion in either the Bidding Form or the accompanying documentation, the Auctioneer reserves the right not to accept the bid. The Auctioneer’s decision as to what constitutes error or confusion is final.

5. The bidder shall be deemed to have read the particulars of the relevant lot in the auction catalogue; the Common, Extra and Special Conditions of Sale, the legal dossier and any addendum to any of these which are available on-line or via the Auctioneer’s offices. The bidder shall be deemed to have taken all necessary professional and legal advice and to have made appropriate enquiries, searches, surveys and inspections in respect of any relevant lot and have knowledge of any announcements to be made from the rostrum of any amendment or addendum relating to the relevant lot.

6. PROXY BIDDING:
   (a) The Auctioneers will bid on behalf of the bidder up to the amount stated by the bidder on the Bidding Form which must be an exact figure only.
   (b) The bidder may, in writing only, withdraw its proxy bid at any time up to the commencement of the Auction. It is the bidder’s responsibility to ensure the Auctioneer receives such instructions.
   (c) In the event that another bidder makes a bid equal to the maximum bid the prospective buyer is prepared to make, the auctioneer reserves the right to accept the bid of any bidder attending the auction in person or through an agent.

7. TELEPHONE BIDDING:
   (a) When the lot comes up for Auction, John Francis will attempt to telephone the bidder using the telephone number provided by the bidder on the Bidding Form.
   (b) If a successful telephone connection is made between the bidder and John Francis, the bidder may then compete in the bidding and John Francis will relay the bidder’s bid to the Auctioneer on behalf of the bidder.
   (c) If a successful telephone connection is not made between the bidder and John Francis before or during the sale of the relevant lot, or if a successful telephone connection is made, but it is subsequently cut or interrupted, John Francis will not bid on behalf of the bidder.

8. John Francis reserve the right not to bid on behalf of proxy and telephone bidders in the event of any error, doubt, omission, uncertainty as to any bid, or for any reason whatsoever, and in the case of telephone and proxy bidding, give no warranty or agreement that any bid will be made on behalf of the bidder and accept no liability if no bid is made on behalf of the bidder for any lot.

9. In the event that the bidder is successful the Auctioneer will sign the Memorandum of Agreement on behalf of the seller (a binding contract between the bidder and the seller is formed on the fall of the hammer) and forward the vendor’s signed part of the contract to the purchaser’s solicitor. The bidder will be bound by the Extra Conditions of Sale, the Special Conditions of Sale and the Common Auction Conditions (as set out in the Auction catalogue). The details appearing on the bidding form will be entered into the Memorandum of Agreement. Changes to these details may not be made without the Seller’s prior consent for which the Seller might make a charge.

10. In the event that any lot is knocked down to the bidder details of the amount of the deposit monies will be inserted in the Memorandum of Agreement. Where any cheque presented by a bidder in payment of the deposit exceeds the required 10%, any excess will not be returned and will form an increased deposit and will be held in accordance with the Extra Conditions of Sale or any variations of them contained in the Special Conditions of Sale. Where the cheque does not meet the required 10%, a further cheque may be required from the successful bidder after the auction and before completion.

11. The deposit shall be paid to the Auctioneers either by cheque or banker’s draft drawn on an account of the bidder at a UK clearing bank or as specified in the Extra Conditions of Sale. All cheques are subject to a buyer’s premium of £720 including VAT to be provided by a separate cheque made payable to John Francis and sent with the other bidding documentation.

12. In the event that the bidder is unsuccessful at the auction, the deposit cheque or banker’s draft shall be destroyed by the auctioneers or returned if specifically requested by the bidder. John Francis shall not be obliged to account to the bidder for any interest accruing on any deposit.

13. Whilst there is a £30 Administration Charge to cover telephone/proxy bids, all buyers are subject to a buyer’s premium of £720 including VAT to be provided by a separate cheque made payable to John Francis and sent with the other bidding documentation.
Memorandum of agreement

Date: ..............................................................................................................................................................................................................

Seller: ..............................................................................................................................................................................................................

Buyer: ..............................................................................................................................................................................................................

Property freehold: ..............................................................................................................................................................................................................

Title Number: ..............................................................................................................................................................................................................

Specified Incumbrances: ..............................................................................................................................................................................................................

Title guarantee (full/limited): ..............................................................................................................................................................................................................

Completion date: ..............................................................................................................................................................................................................

Contract rate: ..............................................................................................................................................................................................................

Purchase price: £ ........................................................................................................................................................................................................

Deposit: £ ........................................................................................................................................................................................................

Contents price (if separate): £ ........................................................................................................................................................................................................

Balance: £ ........................................................................................................................................................................................................

The Seller will sell and the Buyer will buy the Property for the Purchase Price.

SIGNED by or on behalf of the BUYER ..............................................................................................................................................................................................................

SIGNED on behalf of the SELLER ..............................................................................................................................................................................................................

for and on behalf of JF (Agents for the Seller)

WARNING
This is a formal document, designed to create legal rights and legal obligations. Take advice before using it.

The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

GLOSSARY
The glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the Common Auction Conditions and must not be included without variation. But the SPECIAL CONDITIONS may include defined words that offer from the glossary so long as they are not material.

The Glossary: The definitions of words in capitals that appear in the Glossary are defined in the Glossary. The glossary may include defined words that differ from the glossary so long as they are not material.

The terms of the glossary are defined in the Glossary.

BUSINESS DAY
The date when COMPLETION takes place or is treated as taking place for the purposes of appointment and calculating interest.

ADDENDUM
An addendum or addition to the CONDITIONS or to the SPECIAL CONDITIONS, or to both whether contained in a supplement to the CATALOGUE, a written addendum to the AUCTIONEERS or an oral announcement at the AUCTION.

Auction Conduct Conditions

Auction Conduct Conditions

AUCTION CONDITIONS
The conditions so headed, including any extra AUCTION CONDUCT CONDITIONS.

AUCTIONEERS
The regular auctioneers of the AUCTION.

AUCTION
The auction as so headed or not out in the CATALOGUE in which the terms of the CONTRACT for the sale of the LOT are recorded.

CONDITION
A condition (whether or not set out in the CATALOGUE) in which the terms of the CONTRACT for the sale of the LOT are recorded. A CONDITION may be one that is compulsory and may be changed by the SELLER of a LOT.

TRANSFER
To assign, to transfer of undertaking or to convey in any form.

COMPLETION
The act of completing the sale of the LOT.

SALE
The whole or any part of the AUCTION conditions.

SALE CONDITIONS
The conditions so headed that relate to the LOT.

TERMS
Terms that are expressed in letters and figures and when expressed in letters and figures, the figures shall prevail.

Conditions

Conditions

Financial Charge
A Charge that is payable by the buyer or, where not specified, by both seller and buyer.

Interest Rate
If interest is charged on the chargeable amount, the interest rate to be applied for all auctions. The interest rate may be increased or decreased by any variation in the auction conditions.

Extra General Conditions
Any conditions added or varied by the AUCTIONEERS at auction or by written addendum or by written addendum to the AUCTIONEERS.

General Conditions
The general conditions headed “GENERAL CONDITIONS OF SALE”, including any EXTRA GENERAL CONDITIONS.

Auction Conditions

Auction Conditions

AUDIT
The process and the body that provides the audit.

CONDITIONS
The CATALOGUE and any other documents that are published by the AUCTIONEERS in connection with the AUCTION.

General Conditions of Sale

General Conditions of Sale

Words in CAPITALS have special meanings, which are defined in the Glossary.

The AUCTION CONDUCT CONDITIONS (as supplemented or varied by the SPECIAL CONDITIONS, but otherwise with vacant possession and with no exclusions from it) is described in the SPECIAL CONDITIONS, or

Glossary

Words in CAPITALS have special meanings, which are defined in the Glossary.

The AUCTION CONDUCT CONDITIONS (as supplemented or varied by the SPECIAL CONDITIONS, but otherwise with vacant possession and with no exclusions from it) is described in the SPECIAL CONDITIONS, or

The AUCTION CONDUCT CONDITIONS (as supplemented or varied by the SPECIAL CONDITIONS, but otherwise with vacant possession and with no exclusions from it) is described in the SPECIAL CONDITIONS, or
matters relating to town and country planning, highways or public health; (a) the conditions relating to the use or liability for the property referred to in the PARTICULARS or on any representations made by the SELLER in connection therewith or in the SPECIAL CONDITIONS.

26 11/02/2020   12:07

4.31 Unless otherwise stated in the SPECIAL CONDITIONS, the SELLER does not have to produce, nor may the BUYER require the SELLER to produce, any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.

4.37 Unless the SELLER has the right to recover ARREARS it must not be discovered on inspection of it, whether or not the BUYER has had any knowledge of it when it was made.

4.39 Where applicable the CONTRACT remains in force following COMPLETION.

G9.4 The SELLER must (a) use all reasonable endeavours to obtain the licence at the cost of which it is to be made to the BUYER; and (b) try to collect them in the ordinary course of management but if they cannot be recovered the SELLER may sell or otherwise dispose of them in such manner as the SELLER may determine without the consent of the BUYER.

G7.1 The SELLER or the BUYER may on or after the AGREED DATE: (a) appoint the SELLER as the agent to cancel any registration of the TENANCY against which an underpart lease is recorded in registers open to public inspection; these are to be recorded in registers open to public inspection; these are to be noted on the register, of all DOCUMENTS subject to which the SELLER has a beneficial interest; and (b) recover the deposit and any interest on it from the SELLER or, if the SELLER does not agree, appoint the SELLER'S conveyancer to enforce any liability of which he has actual knowledge.

G9.5 If a notice for forfeiture has been served on any TENANCY and the SELLER has not received the deposit and interest to which it is entitled, the SELLER has a right to demand and sue for the deposit and interest.

G10.5 If a payment due from the BUYER to the SELLER on or after the AGREED DATE is not paid within four months of the date when the amount is known, the SELLER has a right to demand and sue for the amount and interest to which it is entitled.

G11.7 Part 3 of this CONDITION G11 does not apply to ARREARS due to the SELLER in respect of a TENANCY.

G11.9 Where the SELLER has the right to recover ARREARS it must not be without the BUYER'S consent bring in proceedings against a tenant or seek the removal of goods from the LOT.

G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.

G12.3 The SELLER must consult the SELLER'S conveyancer on all management issues that would affect the BUYER under the TENANCY (such as, but not limited to, an application for a licence, a rent review, a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY) or a new TENANCY or agreement to grant a new TENANCY and (a) if the SELLER is notified that the SELLER has the right to recover ARREARS it must not be without the BUYER'S consent bring in proceedings against a tenant or seek the removal of goods from the LOT.

G13.1 The SELLER must comply with the SELLER'S reasonable requirements to do so which (but for the conduct of the TENANCY) would not otherwise have been the case, in which case the SELLER may act only on the instruction of the SELLER.

ARREARS in respect of a TENANCY. In this CONDITION G13 (a) the SELLER may in its discretion deduct from the deposit paid by the BUYER and interest to the SELLER at the INTEREST RATE on that payment; (b) if the SELLER is requested by the SELLER to produce to the BUYER any papers relating to payments due to the SELLER, the SELLER must comply with the request; (c) the SELLER must in no event be liable for the adequacy of the insurance; and (d) the SELLER must use reasonable endeavours to maintain that or equivalent cover in the PARTICULARS or on any representations made by the SELLER in connection therewith or in the SPECIAL CONDITIONS.
The Buyer’s premium is £270 including VAT on each lot purchased (unless stated otherwise in the property description).

**Guide/reserve price definitions and Buyer’s fees can be found on page 6.**

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**Extra General Conditions**

Applicable for all lots where the Common Auction Conditions apply.

The Deposit

1. **General Conditions A5.a.** shall be deleted and replaced by the following:

- a) The Deposit: 
  - must be paid to the AUCTIONEERS by banker’s draft drawn on a UK clearing bank or building society (or by another cleared method of payment).
  - is to be held as stakeholder in the name of the AUCTIONEERS in favour of the SELLER for so long as the SELLER has not been paid in full.
  - no interest is to be paid to the SELLER for so long as the Deposit is held by the SELLER.

2. **Auction Extra Conditions**

3. **Extra General Conditions**

4. **Searches**

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**Registration at the Land Registry**

The CONDITION G27 applies where the LOT is a leasehold and includes the following:

- a) the property is freehold or long leasehold.
- b) the payment of the property to the SELLER is conditional on the SELLER having obtained all necessary consents and/or the requirement to comply with any conditions contained in the deeds of the SELLER.

---

**No assignment**

The CONDITION G28 applies where the LOT comprises part of a registered title. The Buyer must at its own expense and as soon as practicable:

- a) procure that it becomes registered at the Land Registry as proprietor of the LOT.
- b) comply with all the formalities and legal requirements necessary for the transfer (or subs-division of transfer) of the property to the SELLER, including the payment of all expenses and costs.
- c) provide the SELLER with a written acknowledgement of the registration.
- d) apply for registration of the TRANSFER.

---

**G27.2 Where the SPECIAL CONDITIONS so state**

- a) the buyer’s premium is £720 including VAT on each lot purchased (unless stated otherwise in the property description).
- b) the property is freehold or long leasehold.
- c) the Buyer must pay to the SELLER the VAT due; and
- d) the payment of the property to the SELLER is conditional on the SELLER having obtained all necessary consents and/or the requirement to comply with any conditions contained in the deeds of the SELLER.

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