South Wales No 1

Property auction
Parc y Scarlets
Llanelli

Wednesday 27th November 2019
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 programme 2020

AUCTION DATES
Wednesday 4th March
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.

EXETER
Sandy Park Conference Centre
Sandy Park Way,
Exeter EX2 7NN
Exeter Office
Tel: 01395 275691

<table>
<thead>
<tr>
<th>Auction</th>
<th>Closing Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>13th February</td>
<td>16th January</td>
</tr>
<tr>
<td>2nd April</td>
<td>5th March</td>
</tr>
<tr>
<td>28th May</td>
<td>30th April</td>
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<tr>
<td>23rd July</td>
<td>25th June</td>
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<td>15th October</td>
<td>23rd September</td>
</tr>
<tr>
<td>17th December</td>
<td>19th November</td>
</tr>
</tbody>
</table>

SHEFFIELD
DoubleTree by Hilton
Sheffield Park, Chesterfield Road South,
Sheffield S8 8BW
Sheffield Office
Tel: 0114 254 1185

<table>
<thead>
<tr>
<th>Auction</th>
<th>Closing Date</th>
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<tr>
<td>5th March</td>
<td>30th January</td>
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<td>14th May</td>
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<td>8th July</td>
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<td>17th September</td>
<td>13th August</td>
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<tr>
<td>29th October</td>
<td>24th September</td>
</tr>
<tr>
<td>10th December</td>
<td>5th November</td>
</tr>
</tbody>
</table>

LIVERPOOL
Marriott Hotel, City Centre,
One Queen Square,
Liverpool L1 1RH
Liverpool Office
Tel: 0151 207 6315

<table>
<thead>
<tr>
<th>Auction</th>
<th>Closing Date</th>
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</thead>
<tbody>
<tr>
<td>13th February</td>
<td>17th January</td>
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<tr>
<td>2nd April</td>
<td>6th March</td>
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<tr>
<td>21st May</td>
<td>24th April</td>
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<td>16th July</td>
<td>19th June</td>
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<td>10th September</td>
<td>14th August</td>
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<tr>
<td>22nd October</td>
<td>25th September</td>
</tr>
<tr>
<td>10th December</td>
<td>13th November</td>
</tr>
</tbody>
</table>

Our coverage is our strength

www.johnfrancis.co.uk

The buyer’s premium is £600 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.
Welcome…

A warm welcome to Parc Y Scarlets and our fifth and final auction of 2019. Once again we offer a wide variety of properties and exciting opportunities ranging from commercial opportunities, investments, family homes, smallholdings, properties for first time buyers and land.

If you are interested in any of the lots then full sales details of each lot can be found on our website www.johnfrancis.co.uk – there is an auction tab on the homepage of the website and from there you can navigate and register to view the legal pack, receive updates on any changes and additions to the legal pack of the lot that you are interested in. We take this opportunity to remind potential buyers you must register with the correct documentation so that we do not fall foul of Money Laundering Legislation. If you can’t attend the auction for whatever reason you can bid by proxy or telephone – full details of how to bid if you cannot be there are available on our website but you are welcome to speak to one of the team if you need any help or advice in organising this.

We held our fourth auction of 2019 in September and whilst the percentage sold was slightly down, over £2.6 million pounds worth of property was sold on the day. There were some stand out lots with a 5 acre smallholding in Pembrey selling for £321,000, a cottage in the picturesque coastal village of Llangrannog with a guide at £150,000 selling for £271,000 and a semi-detached house in Pontarddulais guided at £50,000 achieving £86,000.

As this auction closes we immediately start work on our first auction of 2020 which will be on March 4th. If you do have a property that you would like sell then please feel free to contact your local office or one of our staff at the auction.

We were delighted to receive the 2018 auction figures from Essential Information Group (EIG) who collect auction data nationally and our results for 2018 are ones that we are proud of. We sold more properties by auction in the SA post code than any other agent in the UK and were 2nd in the whole of the UK for percentage sold where more than a 100 lots were put up for sale.

If you are thinking of purchasing a property by auction then you need to be aware that you are responsible for insuring the property on the exchange date so please make sure that you have made arrangements for this or one of our consultants will be at the auction to arrange this for you.

Selling by auction is not for everyone, but what makes a good auction property can depend on a number of factors, this 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 1pm. 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
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 4th March 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.

Plans, 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 parties. 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 lofts 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 £600 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 £600 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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<table>
<thead>
<tr>
<th>LOT</th>
<th>Description</th>
<th>Status</th>
<th>Price</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>26 Plas Road, Rhos, Neath Port Talbot SA8 3HD</td>
<td>Deferred to Future Auction</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>3 Amman Bungalows, Lower Brynamman, Ammanford SA18 1SN</td>
<td>Sold</td>
<td>£75,000</td>
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<tr>
<td>3</td>
<td>751 Llangyfelach Road, Treboeth, Swansea SA5 9EH</td>
<td>Sold Post Auction</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Plot adj to 52 Pennard Drive, Southgate, Swansea SA3 2DN</td>
<td>Not Sold</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Bonlwyn Farm, 120 Llandybie Road, Ammanford SA18 2EE</td>
<td>Sold</td>
<td>£180,000</td>
</tr>
<tr>
<td>6</td>
<td>Bantwen, Carmel SA14 7SG</td>
<td>Sold Prior to Auction</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>1 Chestnut Tree Drive, Johnston, Haverfordwest SA62 3QF</td>
<td>Not Sold</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Plas Bach, Llanarth, Ceredigion SA47 0NG</td>
<td>Not Sold</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Land adj Dan Y Quarry Farm, Five Roads, Llanelli SA15 5JA</td>
<td>Deferred to Future Auction</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Tan Y Bryn, Bronwydd Arms, Carmarthen SA33 6UF</td>
<td>Sold</td>
<td>£65,000</td>
</tr>
<tr>
<td>11</td>
<td>11 Railway Terrace, Henllan, Llandysul SA44 5TH</td>
<td>Sold</td>
<td>£83,000</td>
</tr>
<tr>
<td>12</td>
<td>4 Llwyncefn Road, Taigwatha, Ammanford SA18 1UU</td>
<td>Sold</td>
<td>£74,000</td>
</tr>
<tr>
<td>13</td>
<td>Former Hairdressing Salon, 18a Heol Waunyclun, Trimsaran SA17 4BL</td>
<td>Sold</td>
<td>£16,000</td>
</tr>
<tr>
<td>14</td>
<td>Troedybryn, Flat 3, Monument Hill, Carmarthen SA31 3LU</td>
<td>Sold</td>
<td>£48,000</td>
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<tr>
<td>15</td>
<td>23 Dantwyn Road, Pontardulais, Swansea SA4 8NB</td>
<td>Sold</td>
<td>£86,000</td>
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<tr>
<td>16</td>
<td>Land Lying To South of Herberdeg Road, Pontyates SA15 5UR</td>
<td>Deferred to Future Auction</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Y Ffynnon (Former The Mole Inn), 43 Heol Twrch, Lower Cwmtwrch, Swansea SA9 2TD</td>
<td>Not Sold</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Building Plot/Land Adj Rhos Uchaf, Llanllwni, Pencader SA39 9DZ</td>
<td>Deferred to Future Auction</td>
<td></td>
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<tr>
<td>19</td>
<td>10 Hendremawr Close, Sketty, Swansea SA2 9ND</td>
<td>Not Sold</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>2 Acres of Land Lying To The East Of The Grange, Pwll Road, Burry Port SA16 0TB</td>
<td>Not Sold</td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>6.5 Acres of Land Lying To The East Of The Grange, Pwll Road, Burry Port SA16 0TB</td>
<td>Not Sold</td>
<td></td>
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<tr>
<td>22</td>
<td>17 Wern Road, Ystalyfera, Swansea SA9 2LX</td>
<td>Sold</td>
<td>£28,000</td>
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<tr>
<td>23</td>
<td>Siloh Chapel, 36a Old Road, Neath SA11 2BU</td>
<td>Not Sold</td>
<td></td>
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<tr>
<td>24</td>
<td>1012 Tower Hill, Haverfordwest SA61 1SR</td>
<td>Sold</td>
<td>£110,000</td>
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<tr>
<td>25</td>
<td>Tyllandre, Llanegwad, Nantgaredig SA32 7NJ</td>
<td>Sold</td>
<td>£70,000</td>
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<tr>
<td>26</td>
<td>The Cottage, 1 Church Street, Gowerton, Swansea SA4 3EA</td>
<td>Not Sold</td>
<td></td>
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<tr>
<td>27</td>
<td>30 Terrace Road, Swansea SA1 6HW</td>
<td>Not Sold</td>
<td></td>
</tr>
<tr>
<td>28</td>
<td>1 High Street, Llandybie, Ammanford SA18 3HX</td>
<td>Not Sold</td>
<td></td>
</tr>
<tr>
<td>29</td>
<td>Ground Floor Shop Unit, 51 Charles Street, Milford Haven SA73 2AA</td>
<td>Not Sold</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>36 Towy Terrace, Fairfach, Llandilo SA19 6ST</td>
<td>Sold</td>
<td>£61,000</td>
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<tr>
<td>31</td>
<td>Land at Tanyrhiw, Tanyrhiw, St Dogmaels SA43 3HB</td>
<td>Sold</td>
<td>£23,000</td>
</tr>
<tr>
<td>32</td>
<td>Crescent House, 31 Stone Street, Llandowyr SA20 0BZ</td>
<td>Sold Post Auction</td>
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<tr>
<td>33</td>
<td>Shop Premises, 21 Hill Street, Haverfordwest SA61 1QQ</td>
<td>Not Sold</td>
<td></td>
</tr>
<tr>
<td>34</td>
<td>Former Post Office &amp; 1 Llandilo Road, Upper Brynamman, Ammanford SA18 1AT</td>
<td>Not Sold</td>
<td></td>
</tr>
<tr>
<td>35</td>
<td>41 Hall Street, Upper Brynamman, Ammanford SA18 1SG</td>
<td>Sold</td>
<td>£102,000</td>
</tr>
<tr>
<td>36</td>
<td>175 Broadmead, Dunvant, Swansea SA2 7RB</td>
<td>Sold Prior to Auction</td>
<td></td>
</tr>
<tr>
<td>37</td>
<td>Ty Wrth Y Morfa Isaf Farm, Pinged, Burry Port SA16 0JF</td>
<td>Sold</td>
<td>£321,000</td>
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<tr>
<td>38</td>
<td>3 Glen Road, Norton, Swansea SA3 5PR</td>
<td>Sold</td>
<td>£163,000</td>
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<tr>
<td>39</td>
<td>Hafan Deg, Broadway, Ferryside SA17 5YL</td>
<td>Sold</td>
<td>£117,000</td>
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<tr>
<td>40</td>
<td>Maelfa Crannog Uchaf, Llanyrannog, Llandysul SA44 6SH</td>
<td>Sold</td>
<td>£271,000</td>
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<tr>
<td>41</td>
<td>The Grove, Milo, Llandybie SA18 3NZ</td>
<td>Sold</td>
<td>£136,000</td>
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<tr>
<td>42</td>
<td>Glantawe, Esgardawe, Llandilo SA19 7RT</td>
<td>Sold</td>
<td>£271,000</td>
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<tr>
<td></td>
<td>Address</td>
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<td></td>
</tr>
<tr>
<td>1</td>
<td>Gorwydd Villa, 13 Woodlands, Gowerton, Swansea, SA4 3DP</td>
<td>£175,000–£185,000</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>15 Heol Derwen, Merlins Bridge, Haverfordwest, SA61 1LJ</td>
<td>£40,000–£45,000</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>8 Station Road, Pontyberem, Llanelli, SA15 5LF</td>
<td>£90,000–£100,000</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>26 Plas Road, Rhos, Neath Port Talbot, SA8 3HD</td>
<td>CIRCA £150,000</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>20 Abernant Road, Cwmgors, Ammanford, SA18 1RB</td>
<td>CIRCA £50,000</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>2 Voylart Road, Dunvant, Swansea, SA2 7UA</td>
<td>£175,000–£185,000</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Land Adj Dan Y Quarry Farm, Five Roads, Llanelli, SA15 5JA</td>
<td>£25,000–£30,000</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>2 Napier Street, Cardigan, SA43 1ED</td>
<td>CIRCA £100,000</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>51, Maesquarre Road, Ammanford, SA18 2LF</td>
<td>£50,000–£60,000</td>
<td></td>
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<tr>
<td>10</td>
<td>The Lamb Inn, Rhos, Llandysul, SA44 5EE</td>
<td>£140,000–£150,000</td>
<td></td>
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<tr>
<td>11</td>
<td>Plot Adj To 258 Graig Road, Godrergrag, Neath Port Talbot, SA9 2NZ</td>
<td>CIRCA £15,000</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>59 Station Road, Llangennech, Llanelli, SA14 8UD</td>
<td>£110,000–£120,000</td>
<td></td>
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<tr>
<td>13</td>
<td>Sarn Isel &amp; Gwylfa, Bronwydd Arms, Carmarthen, SA33 6HT</td>
<td>£70,000–£80,000</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Blue Parcel of Land, Little Hill Farm, Lliethryd, Swansea, SA2 7LL</td>
<td>£35,000–£45,000</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Green Parcel of Land, Little Hill Farm, Lliethryd, Swansea, SA2 7LL</td>
<td>£65,000–£75,000</td>
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<td>16</td>
<td>Black Parcel of Land, Little Hill Farm, Lliethryd, Swansea, SA2 7LL</td>
<td>£280,000–£300,000</td>
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<tr>
<td>17</td>
<td>Shop Premises, 21 Hill Street, Haverfordwest, SA61 1QQ</td>
<td>£20,000–£25,000</td>
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<tr>
<td>18</td>
<td>Hafan Dawel, Pen Waless, Fishguard, SA65 9HR</td>
<td>£150,000–£160,000</td>
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<td>19</td>
<td>Blaen Blodau Hall, New Inn, Pencader, SA39 9BA</td>
<td>£40,000–£50,000</td>
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<td>20</td>
<td>48 Cecil Road, Gowerton, Swansea, SA4 3DE</td>
<td>£125,000–£130,000</td>
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<td>21</td>
<td>Plot 1, Land Lying To South Of, Herberdeg Road, Pontyates, SA15 5UR</td>
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<td>22</td>
<td>Plot 2, Land Lying To South Of, Herberdeg Road, Pontyates, SA15 5UR</td>
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<td>23</td>
<td>Nantyweirglod Uchaf Farm, Tegryn, Llanfrynach, SA35 0BG</td>
<td>CIRCA £300,000</td>
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<tr>
<td>24</td>
<td>199 Penybanc Road, Ammanford, SA18 3QP</td>
<td>CIRCA £80,000</td>
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<tr>
<td>25</td>
<td>150 Broadmead, Dunvant, Swansea, SA2 7RB</td>
<td>SOLD PRIOR TO AUCTION</td>
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<td>26</td>
<td>Restaurant &amp; Residential Premises, 41/43 Murray Street, Llanelli, SA15 1BQ</td>
<td>£55,000–£60,000</td>
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<td>27</td>
<td>711 Carmarthen Road, Gendros, Swansea, SA5 8JN</td>
<td>CIRCA £50,000</td>
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<tr>
<td>28</td>
<td>1, Felin Ban Estate, Cardigan, SA43 1BB</td>
<td>CIRCA £60,000</td>
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</tr>
<tr>
<td>29</td>
<td>11 Coleshill Terrace, Llanelli, SA15 3BT</td>
<td>£55,000–£60,000</td>
<td></td>
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<tr>
<td>30</td>
<td>9 Kilvey Terrace, St. Thomas, Swansea, SA1 8BA</td>
<td>CIRCA £100,000</td>
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</tr>
</tbody>
</table>

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**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.
DESCRIPTION
An imposing detached period property built in 1888 that sits in a good size mature garden with ample off road parking, single garage and to the rear a detached stone built dwelling that in its day would have been used as servants quarters but now has the potential to use as storage/office/study or develop further (STP).

The property boasts many original features such as sash windows, mouldings, ceiling roses and cornices, picture rails, architraves and doors and a solid oak spindled staircase. The property was extended in the later years.

The property is in need of complete refurbishment and modernisation and would ideally suit an investor or make a fantastic family home. The front garden has an array of mature shrubs and flagstone area. To the rear is a larger than average enclosed garden with an abundance of matures shrubs, flower borders, evergreens, conifers, mature trees and flagstone area. There are large lawned areas.

In our opinion as agents a must see property to appreciate its over all potential and character. EER: 22/72

ACCOMMODATION
Entrance vestibule, grand entrance reception, 2 parlour rooms, dining room, library, kitchen, lean-to conservatory, 4 bedrooms, bathroom, cloakroom.

VIEWING
Apply Killay 01792 297800

VENDORS SOLICITORS
Mr A Perratt, 16 Judges Close, Herefordshire, HR1 2TW
Contact: Mr Andrew Perratt

STARTING BID
FINAL BID
NOTES
Lot 2

15 Heol Derwen, Merlins Bridge, Haverfordwest SA61 1LJ
GUIDE PRICE £40,000-£45,000

DESCRIPTION
An end of terrace house of non-standard construction requires some modernisation but would be ideal for a first time buyer, family or even the investor. There is a front and rear garden. There is a gated rear access with steps down through the garden from the communal parking area. EER: 60/84

SITUATED
In a residential area in Merlins Bridge, close to the primary school, Pembrokeshire College and a convenience store is just a short walk away. Merlins Bridge is approx one mile from the town centre of Haverfordwest where all amenities can be found.

ACCOMMODATION
Entrance hall, lounge, kitchen/diner, cloakroom, shower room, 3 bedrooms.

VIEWING
Apply Haverfordwest 01437 768281

VENDORS SOLICITORS
Hains & Lewis, Penyffynnon, Hawthorn Rise, Haverfordwest SA61 2BQ
Contact: Mrs Nicola Gwynn

Lot 3

8 Station Road, Pontyberem, Llanelli SA15 5LF
GUIDE PRICE £90,000-£100,000

DESCRIPTION
Of interest to builders, investors and speculators, a detached house with large garden, driveway, good parking area, 2 summerhouses and workshop. The property itself is in need of modernisation and renovation works offering good sized accommodation. The property has double glazing and electric night storage heaters. EER: 32/85

SITUATED
Located in a popular area on the edge of Pontyberem village which offers excellent day-to-day facilities including doctor, chemist, shop, junior school, eateries and public houses.

ACCOMMODATION
Hallway, sitting room, kitchen, living room, 3 bedrooms, box room, bathroom.

VIEWING
Apply Carmarthen 01267 233111

VENDORS SOLICITORS
Ungoed Thomas & King, The Quay, Carmarthen SA31 3LN
Contact: Mr Christian Kirby
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
Entrance hallway, 2 receptions, kitchen, 4 bedrooms, bathroom.

VIEWING
Apply Pontardawe 01792 864900

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

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.
Lot 5

20 Abernant Road, Cwmgors, Ammanford SA18 1RB
GUIDE PRICE CIRCA £50,000

DESCRIPTION
A semi detached property in need of modernising. There is a good sized mature garden to the rear. EER: 29/77

SITUATED
Situated on a side road in the village of Cwmgors. The village itself offers good basic amenities with the main shopping and leisure facilities located at Ammanford town centre or Pontardawe.

ACCOMMODATION
Entrance hallway, kitchen, lounge, dining room, breakfast room, bathroom, 3 bedrooms, box room.

VIEWING
Apply Ammanford 01269 592401

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

Lot 6

2 Voylart Road, Dunvant, Swansea SA2 7UA
GUIDE PRICE £175,000-£185,000

DESCRIPTION
A detached property built Circa 1900 that sits in a very generous size plot, offering potential to develop further (subject to the necessary planning conditions). Of interest to builders, investors and speculators the property is in need of further upgrading and modernisation throughout and would make a beautiful family home. The property benefits from gas central heating, driveway parking with garage and two storage potting sheds. EER: 50/77

SITUATED
The property is situated in the popular and sought after residential area of Dunvant, approximately 5 miles from the City Centre of Swansea and is a short distance away from all the shops and amenities of the Killay precinct.

ACCOMMODATION
Entrance porch, hallway, lounge/sitting room, dining room, kitchen, 3 bedrooms, bathroom.

VIEWING
Apply Killay 01792 297800

VENDORS SOLICITORS
Goldstones, 10 Walter Road, Swansea SA1 5NF
Contact: Mr Julian Hoskins
DESCRIPTION
A parcel of agricultural land of approximately 5.63 acres ideally suited for grazing and adjoining Dan Y Quarry Farmhouse. The land is fenced, with a natural pond and is in one enclosure. A new gate entrance will need to be created, by the new owner, off the private track.

SITUATED
The quiet, rural setting is located between the villages of Five Roads and Pontyates, with good main road access to both Llanelli and Carmarthen.

VIEWING
Apply Llanelli 01554 773051

VENDORS SOLICITORS
Redkite Law, 25 Pontarddulais Road, Gorseinon, Swansea SA4 4FE
Contact: Mr Phillip Evans

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.

Lot 8

2 Napier Street, Cardigan SA43 1ED
GUIDE PRICE CIRCA £100,000

DESCRIPTION
The property offers good overall size accommodation which would benefit from some refurbishment/improvement works, gas central heating and period features. A good project for those seeking a more manageable refurbishment opportunity that could be let as an investment, re-sold or kept as a family/first time buyers home. Ideal for builders/tradesmen or handy men. EER: 61/81

SITUATED
In an excellent convenient position within Cardigan town.

ACCOMMODATION
Entrance hall, living room, dining room, kitchen, inner kitchen area, 3 bedrooms.

VIEWING
Apply Cardigan 01239 612080

VENDORS SOLICITORS
George Davies & Evans, Bank Chambers, Sycamore Street, Newcastle Emlyn SA38 9AJ
Contact: Mrs Helen Cole

Lot 9

51 Maesquarre Road, Ammanford SA18 2LF
GUIDE PRICE £50,000-£60,000

DESCRIPTION
A traditional mid terrace property in need of modernisation. The property offers great potential to make a lovely family home. There is rear lane access to a garage and a good size garden which is mainly laid to lawn. EER: TBC

SITUATED
Situated in a popular area on the outskirts of Ammanford.

ACCOMMODATION
Entrance porch, hallway, 3 reception rooms, kitchen, bathroom, 4 bedrooms,

VIEWING
Apply Ammanford 01269 592401

VENDORS SOLICITORS
Anthony Devonald Richards, 2-4 Station Road, Llanelli, Carmarthenshire SA15 1AB
Contact: Ms Christina Anthony
DESCRIPTION

** A PRIME OPPORTUNITY OF ACQUIRING A COUNTRY PUBLIC HOUSE/HOTEL (NOW CLOSED) WITH HUGE POTENTIAL HAVING A GOOD TRADING LOCATION ADJOINING THE MAIN A484 CARMARTHEN - NEWCASTLE EMLYN ROAD **

The property which comprises a character semi rural public house/hotel (currently not trading) having excellent potential to reopen and expand further. The premises affords spacious accommodation retaining many character features comprising main public bar area with restaurant, fully equipped catering kitchen, large function room with approx for 50 covers being ideal for weddings and various functions. Outside there is a large car parking area to the side and beer garden areas. 

EPAR: C75

SITUATED

The property occupies a fantastic and highly visible trading position in the picturesque village of Rhos, which lies on the busy main A484 to Llandysul and Carmarthen, in a delightful rural area of Carmarthenshire with a high volume of year-round tourist activity. The Teifi valley market town of Newcastle Emlyn is only 7 miles away, with the larger town of Carmarthen some 13 miles distance.

ACCOMMODATION

Public bar/lounge/snug, beer cellar store, restaurant area, function room, catering kitchen/preparation area, reception hall/cloaks area, games room, rear utility/store.

Owners Accommodation: Living room, kitchen, 2 bedrooms.

Guest Letting Bedrooms: 3 bedrooms, 2 en-suite shower rooms, 1 en-suite bathroom.

Further 3 unused rooms.

VIEWING

Apply Lampeter 01570 422846

VENDORS SOLICITORS

Wason Male & Wagland, Lantern House, 39-41 High Street, Potters Bar, Hertfordshire EN6 5AJ

Contact: Mr Shamit Wason

STARTING BID

FINAL BID

SOLD | UNSOLD | SOLD PRIOR | WITHDRAWN

www.johnfrancis.co.uk

The buyer’s premium is £600 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 11
Plot Adj To 258 Graig Road, Godrergraig, Neath Port Talbot SA9 2NZ

DESCRIPTION
A building plot with outline planning permission for a beautiful detached four bedroom split level home with a double garage (planning reference no: P2014/0963). Please be advised there is knotweed within 8 meters and also within the boundary.

SITUATED
Located in the village of Godrergraig which is on the outskirts of Pontardawe with views across to the Darren Mountain. Godrergraig is surrounded by picturesque walks and beautiful scenery and also offers local amenities and schools.

VIEWING
Apply Pontardawe 01792 864900

VENDORS SOLICITORS
D R James & Son, 3/4 Dynevor Terrace, Pontardawe, Swansea SA8 4HY
Contact: Mr Wynford Arthur

Lot 12
59 Station Road, Llangennech, Llanelli SA14 8UD

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. The garden to the side of the property has lapsed Outline Planning Permission for a single dwelling. 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

The buyer’s premium is £600 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
Lot 13

Sarn Isel & Gwylfa, Bronwydd Arms, Carmarthen SA33 6HT

GUIDE PRICE £70,000-£80,000

DESCRIPTION
A detached cottage recently used as one dwelling but was previously two cottages, with large grounds surrounding the property. In need of complete refurbishment and renovation but offers excellent potential. EER: 21/63

SITUATED
Situated in the heart of Bronwydd village, close to the Gwili Railway, an ideal site for the railway enthusiasts with steam trains starting from the station.

ACCOMMODATION
Hallway, living room, sitting room, kitchen/breakfast room, 4 bedrooms, bathroom.

VIEWING
Apply Carmarthen 01267 233111

VENDORS SOLICITORS
Llys Cennen, 9 Barn Road, Carmarthen, SA31 1DE
Contact: Mr Hywel Davies

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)
### Lot 14
**Blue Parcel of Land, Little Hill Farm, Llethryd, Swansea SA2 7LL**

**GUIDE PRICE £35,000-£45,000**

**DESCRIPTION**
Blue Parcel of land on Map. Approximately 6.15 acres of grade A arable pasture and grazing land that is pig and barbed wire fenced with mature hedgerow. The land is level to gently sloping and is suitable for livestock, animals and horses as well as growing cereal and cash crops capable of good cropping levels and is highly productive. The land is currently split into 4 paddocks conveniently sized with a good quality of grass land and is road fronted.

**SITUATED**
The land can be found along the B4271 and is 2.5 miles from the village of Ilston and is approximately 7 miles from the City centre of Swansea.

**VIEWING**
Apply Killay 01792 297800

**VENDORS SOLICITORS**
John Morse Solicitors, 156 St Helen's Road, Swansea SA1 4DG

**Contact:** Mr Andrew Sivertsen

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### Lot 15
**Green Parcel of Land, Little Hill Farm, Llethryd, Swansea SA2 7LL**

**GUIDE PRICE £65,000-£75,000**

**DESCRIPTION**
Green Parcel Of Land Indicated on Plan. Approximately 9.61 acres of grade A arable pasture and grazing land that is pig and barbed wire fenced with mature hedgerow. The land is level to gently sloping and is suitable for livestock, animals and horses as well as growing cereal and cash crops capable of good cropping levels and is highly productive. The land is currently split into 4 paddocks/fields conveniently sized with a good quality of grass land and is road fronted.

**SITUATED**
The land can be found along the B4271 and is 2.5 miles from the village of Ilston and is approximately 7 miles from the City centre of Swansea.

**VIEWING**
Apply Killay 01792 297800

**VENDORS SOLICITORS**
John Morse Solicitors, 156 St Helen's Road, Swansea SA1 4DG

**Contact:** Mr Andrew Sivertsen

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**NOTES**
The buyer’s premium is £600 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.*
Black Parcel of Land, Little Hill Farm, Llethryd, Swansea SA2 7LL

GUIDE PRICE £280,000-£300,000

DESCRIPTION
Black Parcel of land on Map.
Approximately 50.63 acres of predominately level to gently sloping land, currently split into 13 conveniently sized paddocks that range in quality and made up of grass land, wild marsh and broad leaf woodland, pasture and grazing land. The fields have pig and barbed wire fence with mature head rows and is ideal for cereal and cash crops capable of good cropping levels. Also suitable for the grazing of animals, livestock, horses etc. The land has road frontage and is situated in the idyllic village location of Llethryd approximately 7 miles from the City centre of Swansea.

SITUATED
The land can be found along the B4271 and is 2.5 miles from the village of Ilston and is approximately 7 miles from the City centre of Swansea.

VIEWING
Apply Killay 01792 297800

VENDORS SOLICITORS
John Morse Solicitors, 156 St Helen's Road, Swansea
SA1 4DG
Contact: Mr Andrew Sivertsen

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.
Lot 17

**Shop Premises, 21 Hill Street, Haverfordwest SA61 1QQ**

**GUIDE PRICE £20,000-£25,000**

**DESCRIPTION**
Ground floor retail premises, most recently used as a ladies hair salon but which would suit many retail uses. To the front, with display windows, is the main retail area and behind this is a large staff kitchen/restroom, WC facilities as well as a number of storage areas. The sale will be subject to the long leasehold interest of 4 flats on the upper floors from which the freeholder will receive the benefit of the ground rents.

**SIUATED**
Haverfordwest is the county town of Pembrokeshire with most of the regions road network radiating out from the town. It is the focal point for retailing and administration for the area including the main county council offices. Hill Street is close to the town centre as well as the leisure centre which was newly built a few years ago. It has a large amount of time restricted parking spaces nearby with further parking in the large St Thomas Green parking area nearby.

**ACCOMMODATION**
Retail area approx 379 sq ft (35.22 sq metres), 3 main storage areas totalling 376 sq ft (34.94 sq metres), kitchen/staffroom, broom cupboard, WC.

**VIEWING**
Apply Commercial Dept 01834 861810

**VENDORS SOLICITORS**
Price & Son Solicitors, 33 Hill Lane, Haverfordwest SA61 1PS
Contact: Mr David Hill

<table>
<thead>
<tr>
<th>Lot</th>
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<td><strong>GUIDE PRICE £150,000-£160,000</strong></td>
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**DESCRIPTION**
The property offers good sized accommodation, double glazing and a gas fired central heating system. There is a garage and off road parking, a garden to the front and for the avid gardener there is a large garden to the rear divided into two sections, one with a lawn and one for growing vegetables. To the rear of the garden is a badger sett. This is ideal for a family, retirement or for investment purposes.

**SIUATED**
Conveniently located in Fishguard Town.

**ACCOMMODATION**
Hall, dining room, lounge, breakfast kitchen, utility room, 2 bedrooms, loft room, bathroom.

**VIEWING**
Apply Fishguard 01348 873070

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

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The buyer’s premium is £600 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.*
DESCRIPTION

** A DETACHED REDUNDANT PERIOD LISTED COUNTRY RESIDENCE OFFERING HUGE POTENTIAL REQUIRING COMPLETE RENOVATION WORKS SET IN APPROX 2.5 ACRES (TBC) OF GARDENS AND WOODLAND **

** VIEWINGS STRICTLY BY APPOINTMENT ONLY **

** INTERNAL VIEWINGS ARE STRICTLY RESTRICTED DUE TO ITS POOR STATE OF REPAIR AND SAFETY REASONS, WITH ACCESS ONLY AVAILABLE TO THE BASEMENT AREA AND INSPECTION ONLY THROUGH FRONT DOOR TOWARDS HALLWAY **.

Superb opportunity of acquiring an imposing redundant Grade II listed Georgian style country house dating from the mid 1800’s being nicely positioned within approx 2.5 acres of extensive grounds and woodland. The property is set off a quiet council roadway approached via iron gates with a long tree lined driveway leading over to the house. The residence which requires complete renovation works is of stone construction with high ceilings and large sash windows.

Outside there are approx 2.5 acres (TBC) of extensive grounds (requiring landscaping works) and mature woodland creating privacy. Ideal for those seeking a large family home and the country lifestyle.

SITUATED

The property is approximately a quarter of a mile from the small community of New Inn and approximately 2 miles from the village of Llanllwni which provides shop, junior school and public houses. The towns of Lampeter and Carmarthen are approx 10 and 11 miles respectively.

ACCOMMODATION

Three reception rooms, kitchen area, 4 bedrooms, bathroom.

VIEWING

Apply Lampeter 01570 422846

VENDORS SOLICITORS

Angel Law, 12 Chapel Market, London NE1 9EZ

Contact: Mr Chirag Thakrar
Lot 20

48 Cecil Road, Gowerton, Swansea SA4 3DE

GUIDE PRICE £125,000-£130,000

DESCRIPTION
The property, which is in need of further upgrading and modernisation, would be of interest to an investor or builder. The property also benefits from gas central heating, driveway parking leading to a single garage and a good size level enclosed rear garden. EER: 58/80

SITUATED
Situated in a popular and convenient residential area of Gowerton within easy reach of all local amenities, good schooling and is approximately 5 miles from Swansea city centre.

ACCOMMODATION
Entrance hallway, sitting room, dining room, kitchen, 3 bedrooms, bathroom.

VIEWING
Apply Killay 01792 297800

VENDORS SOLICITORS
Goldstones, 10 Walter Road, Swansea SA1 5NF
Contact: Mr Julian Hoskins

Lot 21

Plot 1, Land Lying To South Of Herberdeg Road, Pontyates SA15 5UR

GUIDE PRICE £25,000-£30,000

DESCRIPTION
A parcel of level to gently sloping agricultural land in one enclosure, measuring approximately 4.5 acres. The land has a natural water supply and natural pond. Accessed via right of way over a private hard core track off the country lane.

SITUATED
The quiet, rural setting is located between the villages of Five Roads and Pontyates, with good main road access to both Llanelli and Carmarthen.

VIEWING
Apply Llanelli 01554 773051

VENDORS SOLICITORS
Redkite Law, 25 Pontarddulais Road, Gorseinon, Swansea SA4 4FE
Contact: Mr Phillip Evans
DESCRIPTION
A parcel of level to gently sloping agricultural land in one enclosure, measuring approximately 6.5 acres. The land has a natural pond. Accessed via right of way over a private hard core track off the country lane on which a new gateway will need to be created.

SITUATED
The quiet, rural setting is located between the villages of Five Roads and Pontyates, with good main road access to both Llanelli and Carmarthen.

VIEWING
Apply Llanelli 01554 773051

VENDORS SOLICITORS
Red kite Law, 25 Pontarddulais Road, Gorseinon, Swansea
SA4 4FE
Contact: Mr Phillip Evans

Please remember...

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

Lot 22
Plot 2, Land Lying To South Of Herberdeg Road, Pontyates SA15 5UR
GUIDE PRICE £25,000-£30,000

STARTING BID
NOTES
FINAL BID
SOLD
UN SOLD
SOLD PRIOR
WITHDRAWN

The buyer’s premium is 0% (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 23
Nantyweirgloedd Uchaf Farm, Tegryn, Llanfrynach SA35 0BG
GUIDE PRICE CIRCA £300,000

DESCRIPTION
The farmhouse provides substantial accommodation and spacious living with charm and character. Any buyer seeking an escape to the country dream lifestyle wishing to keep animals, walk their own land and enjoy peace and quiet, this is one for you! This small farm has a range of beautiful stone outbuildings which would make ideal conversions to holiday cottages (STP) plus a further number of agricultural buildings.

SITUATED
A private and secluded 28 acre farm with excellent grazing land situated down its own track in the village of Tegryn, North Pembrokeshire.

ACCOMMODATION
Sitting room, living room, cloakroom, kitchen, utility, 5 bedrooms, bathroom.

VIEWING
Apply Cardigan 01239 612080

VENDORS SOLICITORS
George Davies & Evans, Bank Chambers, Sycamore Street, Newcastle Emlyn SA38 9AJ
Contact: Mrs Helen Cole

Lot 24
199 Penybanc Road, Ammanford SA18 3QP
GUIDE PRICE CIRCA £80,000

DESCRIPTION
A detached property offering potential to become a lovely family home. The property benefits from a ground floor cloakroom, first floor bathroom, gas fired central heating and double glazing.Externally a good sized garden in need of attention and a side driveway providing off road parking.

SITUATED
in the village of Penybanc on the outskirts of Ammanford town. Ammanford town centre offers good everyday shopping facilities. Access to the M4 motorway would be via 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 £600 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.*
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.
Lot 26

Restaurant & Residential Premises 41/43 Murray Street, Llanelli SA15 1BQ

GUIDE PRICE £55,000-£60,000

DESCRIPTION
The ground floor formerly traded as a licensed Indian restaurant with approximately 66 covers. The restaurant includes the main public area as well as a kitchen, storage and staff facilities. The upper floors are in need of refurbishment and our client has obtained planning consent for conversion to three self contained flats. EPAR: 80

SITUATED
Premises located with a frontage to Murray Street on the edge of Llanelli’s main town centre.

ACCOMMODATION
Restaurant - Main seating area, kitchen, storage, WC facilities.

VIEWING
Apply Commercial Dept 01834 861810

VENDORS SOLICITORS
John Morse Solicitors, 156 St Helen’s Road, Swansea SA1 4DG
Contact: Mr Andrew Sivertsen

Lot 27

711 Carmarthen Road, Gendros, Swansea SA5 8JN

GUIDE PRICE CIRCA £50,000

DESCRIPTION
A good sized end of terrace property in need of modernisation and large garden. An excellent investment opportunity to purchase this deceptively spacious property with off road parking. This property offers ample accommodation and outside space, with reams of potential. EER: 34/79

SITUATED
Conveniently located in Gendros, offering good access to local amenities which include schools, local shops, doctors surgeries and Parc Fforestfach Retail Park.

ACCOMMODATION
Entrance hall, 2 reception rooms, kitchen, outhouse/lean-to, 2 bedrooms, bathroom.

VIEWING
Apply Swansea 01792 653508

VENDORS SOLICITORS
DPA Law, 8-12 Queen Victoria Road, Llanelli SA15 2TN
Contact: Ms Donna Grasis

The buyer’s premium is £600 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
DESCRIPTION
A semi detached bungalow requiring refurbishment but benefits from double glazing, central heating, front and side lawn areas and a small enclosed patio style garden with gated access to the rear. An ideal retirement home or starter home for a couple/small family, or equally an ideal investment to let.
EER: TBC

SITUATED
The property is situated in the popular town of Cardigan, within a convenient location, close to the town’s amenities and facilities.

ACCOMMODATION
Hall, lounge, kitchen, conservatory, 2 bedrooms, bathroom.

VIEWING
Apply Cardigan 01239 612080

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

Entries now being taken for our 4th March 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.

www.johnfrancis.co.uk
**Lot 29**

**11 Coleshill Terrace, Llanelli SA15 3BT**

**GUIDE PRICE £55,000-£60,000**

**DESCRIPTION**
A traditional mid terrace townhouse in need of modernising but benefits from gas central heating and partial double glazing. There is a front courtyard to set the home back off the street and a small rear garden. The detached garage is in need of some attention but gives handy parking and rear lane access. EER: 33/80

**SITUATED**
Located in a sought after street in Llanelli Town Centre.

**ACCOMMODATION**
Hallway, lounge, family room, cloakroom, dining room, kitchen, lean-to, 3 bedrooms, bathroom.

**VIEWING**
Apply Llanelli 01554 773051

**VENDORS SOLICITORS**
Evans Powell & Co, 17 Murray Street, Llanelli, SA15 1AQ
Contact: Robert Powell

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**Lot 30**

**9 Kilvey Terrace, St. Thomas, Swansea SA1 8BA**

**GUIDE PRICE CIRCA £100,000**

**DESCRIPTION**
A spacious detached property sitting on a large plot. Although in need of internal modernisation we believe it to offer excellent potential to investors as an ideal investment for HMO (STP) or a fabulous family home. EER: 59/83

**SITUATED**
Conveniently located to Swansea City Centre, the SA1 development and many local amenities.

**ACCOMMODATION**
Enterance hall, 3 reception rooms, utility, kitchen, 4 bedrooms, bathroom, shower room.

**VIEWING**
Apply Swansea 01792 653508

**VENDORS SOLICITORS**
Douglas Jones Mercer, 16 Axis Court, Mallard Way, Riverside Business Park, Swansea Vale, SA7 0AJ
Contact: Angharad Lloyd

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The buyer’s premium is £600 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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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
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 £600.
   (f) Two forms of verified identification for both Bidder and Buyer.
   (g) Admin cheque £10

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
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 £600 including VAT and two forms of verified identification for both Bidder and Buyer and the £10 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 unsuccessful 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 Clause 1 above. The Auctioneers may re-offer the lot for auction if the deposit is not paid or transferred in the prescribed manner.

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 £10 Administration Charge to cover telephone/proxy bids, all buyers are subject to a buyer's premium of £600 including VAT to be provided by a separate cheque made payable to John Francis and sent with the other bidding documentation.

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The buyer's premium is £600 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.
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 not exhaustive. The following terms are defined in the glossary:

• agreements and contracts
• assignments
• bid
• bid deposit
• bids ( plural of bid)
• buyers (plural of buyer)
• Clearance Certificate
• deposits
• form
• funds
• good faith
• network
• notices
• particulars
• particulars of sale
• purchasers
• register
• reserves
• sale
• sales
• secured interests
• special conditions
• special conditions of sale
• speculations
• stipulations
• terms
• transfer
• transfers
• undertaking
• undertakings
• vendors
• vendors' agents

A charge to secure a loan or other financial indebtedness (but not including a mortgage).

Old ARREARS
Old ARREARS are debt due under any of the TENANCIES that are not “new TENANCIES” as defined by the Landlord and Tenant (Covenants) Act 1995.

NEW TENANCIES
Tenancies, leases, licences to occupy and agreements for lease and any exclusions from it) is described in the SPECIAL CONDITIONS, or at OUR option, the SELLER’s conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONTRACT may be held as solicitors on OUR behalf, unless the SELLER otherwise requests to be held by the SELLER.

Ready To Complete
If exchange is not effected in person or by an irrevocable agreement to act, then

Auction Conduct Conditions
Words in CAPITALS have special meanings, which are defined in the glossary.

The AUCTION CONDITIONS are (as supplemented or varied by CONDITION A6, if applicable) a compulsory section of the Common AUCTION CONDUCT CONDITIONS. They cannot be disapplied or varied without OUR consent.

A1.2 If YOU make a bid for a LOT or otherwise participate in the AUCTION, whether or not a BUYER.

A2.1 As agents for each SELLER we have authority to accept any form of payment. In the event of any dispute, the SELLER may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.

A2.3 WE can cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS, A LOT is sold, any offer to buy or offer for sale that is made by or on behalf of a BUYER to the SELLER, or vice versa, in writing or by telephone, facsimile or electronic mail the date of exchange is the date on which both parties have been signed and posted or otherwise placed beyond normal retrieval.

A2.4 WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS, A LOT is sold, any offer to buy or offer for sale that is made by or on behalf of a BUYER to the SELLER, or vice versa, in writing or by telephone, facsimile or electronic mail the date of exchange is the date on which both parties have been signed and posted or otherwise placed beyond normal retrieval.

A2.6 Extra Auction Conduct Conditions
Despite any SPECIAL CONDITION to the contrary the minimum deposit WE accept is £5,000 (or the total PRICE, if less), A GENERAL CONDITION may, however, require a higher minimum deposit.

General Conditions of Sale
Words in CAPITALS have special meanings, which are defined in the glossary.

The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be disapplied or varied in relation to one or more LOTS by SPECIAL CONDITIONS. A template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SALE MEMORANDUM and transfer deeds, but are not compulsory and may be changed by the SELLER of a LOT.

G1.1 LOT
G1.1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or not described in the SPECS and SPECIAL CONDITIONS

G1.1.2 The LOT is sold subject to any TENANCIES disclosed by the SELLER or in the SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is compulsory but is not required to be varied by the SELLER.

G1.2.1 The LOT is sold subject to any TENANCIES disclosed by the SELLER or in the SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is compulsory but is not required to be varied by the SELLER.

G1.3.1 The LOT is not subject to any matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on OUR behalf, unless the SELLER agrees otherwise.

G1.4.1 The LOT is sold subject to such of the following as may affect it:

• any Deposits
• any covenants, conditions or restrictions
• any Environmental matters
• any exclusions from it) is described in the SPECIAL CONDITIONS, or at OUR option, the SELLER’s conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONTRACT may be held as solicitors on OUR behalf, unless the SELLER otherwise requests to be held by the SELLER.

A4.1.1 WE have taken reasonable care to prepare SPECIAL CONDITIONS that comply with the Act, and that are in line with the SPECIAL CONDITIONS and other information supplied by or on behalf of the SELLER, YOU need to check that the information in the SPECIAL CONDITIONS is correct.

A4.2.2 If any information is incorrect or a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the SPECIAL CONDITIONS is incorrect, or incomplete, or inaccurate, and the SPECIAL CONDITIONS have not been intended to form part of a legal CONTRACT.

A4.3.1 THE PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and is YOUR responsibility to check that YOU have the correct version.

A5.1.1 A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU if YOU are in dispute about the success of the CONTRACT for the sale of the LOT are recorded.

A5.2.1 YOU are obliged to buy the LOT on the terms of the SALE CONDITIONS, if applicable. If any lot is withdrawn, OUR decision on the conduct of the AUCTION is final.

A5.3.1 YOU must before leaving the AUCTION agree to accept the CONDITIONS, including proof of your identity if required, but not as agents for the SELLER.

A5.4.1 If YOU do not WE may either

• re-offer the LOT for sale or withdraw it from the AUCTION;
• sell it to someone else;
• sell it to another agent or an auctioneer.

A5.5.1 The deposit

A5.5.5 The deposit

A5.5.6 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER incurs as a result of the BUYER's default.

A5.6.1 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER on OUR behalf, unless the SELLER agrees otherwise.

A5.7.1 WE hold the deposit as stakeholders for WE are authorised to release it (and interest on it if applicable) to the SELLER ON OUR behalf.

A5.8.1 If the BUYER does not comply with its obligations under the CONTRACT they:

• are liable to pay the SELLER the difference between the agreed price and the price paid;
• must indemnify the SELLER in respect of any loss the SELLER suffers as a result of the BUYER's default.

A5.9.1 Where the BUYER is a company WE warrant that the BUYER is properly constituted and able to buy the LOT.

A6.1.1 Despite any SPECIAL CONDITION to the contrary the minimum deposit WE accept is £5,000 (or the total PRICE, if less), A GENERAL CONDITION may, however, require a higher minimum deposit.
The buyer's premium is £600 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.
G14 VAT
G14.1 Where a SALE CONDITION requires money to be paid or other consideration to be given, the buyer must not pay any tax that is chargeable on that money or consideration, but only if given a receipt in respect of it.

G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made to the tenant, that no VAT has been made or, if any company in the same VAT group nor will be prior to COMPLETION.

G15 TRANSFER as a going concern
G15.1 Where the SPECIAL CONDITIONS so state:
(a) the tenant shall not assign without the SELLER's consent and intend and will take practicable steps (short of an appeal to procure, that the sale is treated as a going concern under the Landlord and Tenant Act 1954 (as amended) and references to the Landlord and Tenant Act 1954 (as amended) and references to the
(b) that the tenant, by assignment, to the tenant; and
(c) if any increased rent is recovered from the tenant (whether

G16 Capital allowances
G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the
G16.2 The SELLER is promptly to supply to the buyer all information relating to the purchase of the LOT in connection with the buyer's claim for capital allowances.
G16.3 The SELLER is to make an election under section 196 of the Capital Allowances Act 2001 to give effect to this CONDITION G16.1.1 and (b) to submit the value specified in the SPECIAL CONDITIONS to the VENDOR to enable the tenant to exercise the purposes of their respective capital allowances computations.

G17 Maintenance agreements
G17.1 The SELLER is to make reasonable endeavours to TRANSFER to the BUYER at the SELLER's cost, the benefit of the mainte-
G17.2 The SELLER must assume, and indemnify the SELLER in respect of all costs or other liabilities under such agreements from the

G18 Landlord and Tenant Act 1954
G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1954.
G18.2 The SELLER warrants that the SELLER has completed with aquisition of the LOT, and that the product of the majority of qual-

G19 Sale to PRINCIPRINERS
G19.1 This CONDITION G19 applies where the sale is by a PRINCIPRINER (either as SELLER or as agent of the SELLER).
G19.2 The SELLER must take all reasonable steps to ensure that the tenant will not be misled by the tenant's dealings with the tenant's right to be thelord of the tenant, the tenant's agreement to transfer the tenant, and the tenant's agreement to be a tenant by a PRINCIPRINER.

G20 TUPE
G20.1 If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this
G20.2 If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies", the SELLER shall indemnify the buyer against any breach of which
(a) observe and perform the SELLER's covenants and conditions in the event of a breach of which
(b) give notice of assignment to the tenant; and
(c) give such direct covenant to the tenant as may be required by any rent deposit deed.

G22 Service Charge
G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.

G23 Rent reviews
G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review is due on or before the ACTUAL COMPLETION DATE, and that has been agreed or determined.
G23.2 The SELLER may continue negotiations or rent review proceedings in the absence of a written consent by the tenant, but not until after the SELLER must be paid to the tenant and the SELLER shall be indemnified against any breach of which
G23.3 Following COMPLETION the BUYER must continue rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent or commence rent review proceedings unless the written consent of the tenant's consent not to be unreasonably withheld or delayed.
G23.4 The SELLER shall notify the BUYER if there is any increase in the rent or other terms of the TENANCY, and the tenant shall not delay (including any appeal) serve or respond to any notice or begin or continue any proceedings, including copies of all correspondence and
G23.5 The SELLER and the BUYER are to keep each other informed of any new negotiations and proceedings.

G24 TENANCY renewals
G24.1 This CONDITION G24 applies where the tenant under a TENANCY has an option to renew the TENANCY for a period, part of the
G24.2 If the SELLER has not been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.
G24.3 If a rent is agreed or determined before COMPLETION but the increased rent has not been paid to the tenant after the SELLER must be paid to the tenant.
G24.4 The SELLER and the BUYER will bear their own costs in relation to rent review negotiations and proceedings.

G25 Warranties
G25.1 Any warranties are listed in the SPECIAL CONDITIONS.
G25.2 Where a warranty is assignable the SELLER must:
(a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
(b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the
G25.3 If a warranty is not assignable the SELLER must:
(a) hold the warranty on trust for the BUYER; and
(b) to the BUYER on COMPLETION the "Transferring Employees".

G26 Notices and other communications
G26.1 All communications, including notices, must be in writing. The SELLER or the BUYER may be given by or to their conveyancer.
G26.2 A communication may be signed on its face or delivered by:
(a) delivered by hand; or
(b) electronically, where the party so signs or delivers the communication.

G27 Quotations and invitations to tender
G27.1 This CONDITION G27 applies where the LOT is a NATIONALLY important asset under the Landlord and Tenant Act 1954. The
G27.2 This CONDITION G27 applies where the LOT comprises part of or is included in a building or other premises or plant. A solicitor that offers normally to deliver mail the next following BUSINESS DAY.
G27.3 A communication is to be treated as received on any day when:
(a) delivered, when delivered by hand; or
(b) an employee of the PRACTITIONER is to deliver the communication electronically but if delivered or made after 17:00 hours on a BUSINESS DAY a com-

G28 CONTRACTS (Rights of Third Parties) Act 1999
G28.1 No person other than the SELLER or the BUYER in accordance with the CONTRACTS (Rights of Third Parties) Act 1999.