

GRIFFITHS & CHARLES

Property Auction details

01905 726464 www.griffiths-charles.co.uk

To be held on 14th December 2011 at Worcester Rugby Club, Pershore Lane, Worcester, WR3 8ZE
(Off Junction 6, M5 Motorway) starting at 6.00pm

ALL PURCHASES SUBJECT TO 1% PLUS VAT BUYERS PREMIUM



LOT 1: 251 Henwick Road, St Johns, Worcester WR2 5PG
MGW2421

A Three Bedroom Detached Bungalow in need of some modernisation and up-dating.

GUIDE PRICE £190,000 - £210,000

SOLD FOR £210,000



LOT 2: 40/42 High Street, Droitwich WR9 8ES
MGW2427

Historic Property incorporating two Lock-up shops with accommodation, re-development potential requiring full up-grading

GUIDE PRICE £50,000-£60,000

SOLD FOR £95,000



LOT 3: Land at Rashwood, Droitwich, WR9 0BS
MGW2428

Parcel of land situated on the A38 near Junction 5 of M5 Motorway

WITHDRAWN FROM AUCTION



LOT 4: Flat 3 Redman House, 70 Main Road, Kempsey WR5 3JY
MGW2413

Recently up-graded Two Bedroom 1st Floor Apartment in period property

GUIDE PRICE REDUCED - NOW £110,000 - £115,000

DID NOT REACH RESERVE



LOT 5: 136 Astwood Road, Worcester, WR3 8EZ
MGW2424

Spacious Well Fitted Two Bedroom Victorian Semi Detached Townhouse – Ideal First Time Buyer or Investment

GUIDE PRICE £90,000-£110,000

SOLD FOR £116,000

Buyers Premium of 1% +VAT of Purchase Price Charged at Sale

SCHEDULE 1

AUCTION CONDITIONS

DEPOSIT

- (a) The Buyer shall on or before the date of the Agreement pay a deposit of 10% of the purchase price to the Sellers Solicitors as Stakeholders.
- (b) If a cheque given as a deposit is dishonoured upon presentation, or if the Buyer fails to pay a deposit immediately after the acceptance of his bid, the Seller may, if he so chooses and without obligation to notify the Buyer, treat the conduct of the Buyer as a repudiation of the Agreement and the Seller may re-sell the property without notice and/or do all other acts and deeds available to him as a consequence of the Buyers conduct but without prejudice to any claim he may have against the Buyer in contract tort or otherwise.
- (c) The Auctioneer or Sellers Solicitor reserves the right to hold the part of Memorandum of Contract signed until the Buyers cheque for the deposit payable by him as been cleared.
- (d) In addition to the deposit as above referred to the Buyer shall on or before the date of this Agreement pay a Buyers Premium to the Auctioneers Messrs Griffiths & Charles equating to 1% of the purchase price plus Value Added Tax at 20% thereon. This premium to be collected by the Sellers Solicitor.