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*Auctions*  
**01934 - 621101**

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Established 1928



# AUCTION CATALOGUE

**15th May 2024**

at

**ROOKERY MANOR**

**EDINGWORTH**

**BS24 0JB**

**7:00pm**

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# ORDER OF SALE

**Lot 1: 50 MEADOW STREET, WESTON SUPER MARE**

POSTPONED

**Lot 2: FLAT 2, 4 VICTORIA SQUARE WESTON SUPER MARE**

POSTPONED

**Lot 3: 4 WESTFIELD CLOSE, UPHILL, WESTON SUPER MARE**

GUIDE PRICE: £300,000/£330,000

**Lot 4: GFF, 42 ALMA STREET, WESTON SUPER MARE**

GUIDE PRICE: £60,000/£70,000



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**AUCTION RESULTS**  
**6<sup>th</sup> March 2024**



**Whitecross Road, WsM**  
**Sold for £202,000**

**Addington Court, WsM**  
**Sold STC after Auction**



**Garage, Selworthy Road, WsM**  
**Sold for £3,250**

**Nithsdale Road, WsM**  
**Sold for £152,000**

Further entries are now being considered for our next Collective Auction on 10<sup>th</sup> July 2024  
For further information or to arrange a free Market Appraisal contact

Andrew Smith. MNAEA. MNAVA 01934 621101 andrewsmith@stephenand.co.uk



**Lot 1:**

**50 MEADOW STREET  
WESTON SUPER MARE  
BS23 1QH**

Mixed Use Property  
Ground Floor Shop  
3 Bedroom First Floor Flat  
Requires Modernisation  
Vacant Possession  
EPC Rating: 'C' (64)

**Conditions of Sale from the Solicitors**

John Hodge Solicitors  
18 Kenn Road  
Clevedon  
BS21 6EL

Ref: Gareth Richards

01275 335824

[gareth.richards@johnhodge.co.uk](mailto:gareth.richards@johnhodge.co.uk)

**Guide Price: £100,000/£110,000**



**Lot 2:**

**FLAT 2, 4 VICTORIA SQUARE  
WESTON SUPER MARE  
BS23 1AW**

Just Off Sea Front  
Spacious Hall Floor Flat  
1 Bedroom  
Partly Refurbished  
Requires Completion  
EPC Rating: 'F' (35)

**Conditions of Sale from the Solicitors**

To Be Confirmed

**Guide Price: £100,000/£120,000**



**Lot 3:**

**4 WESTFIELD CLOSE  
UPHILL  
WESTON SUPER MARE  
BS23 4XQ**

Extended Detached House  
6 Bedrooms  
Partly Developed  
Requires Completion

EPC Rating: 'C' (75)

**Conditions of Sale from the Solicitors**

Wards Solicitors  
195/197 Worle High Street  
Weston super Mare  
BS22 6JS

Ref :Claire Blackman  
01934 428811  
claire.blackman@wards.uk.com

**Guide Price: £300,000/£330,000**



**Lot 4:**

**GROUND FLOOR FLAT  
42 ALMA STREET  
WESTON SUPER MARE  
BS23 4JP**

1 Bedroom Ground Floor Flat  
Gas C/H  
Garden

EPC Rating: 'D' (66)

**Conditions of Sale from the Solicitors**

Barwells  
10 Sutton Park Road  
Seaford  
BN25 1RB

Ref: Paul Chaloner  
01323 875024  
admin@barwells.com

**Guide Price: £60,000/£80,000**

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For further information contact  
**Andrew Smith. MNAEA**  
01934 621101  
andrewsmith@stephenand.co.uk



Unless otherwise announced at the time of the auction each lot is sold subject to the Conditions of Sale and to the Special Conditions of Sale to each lot

Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries with all relevant authorities and other bodies.

Prospective purchasers shall be deemed to have checked the legal documents and contracts for any additional costs which may apply to the purchaser.

Subject to the General and Special Conditions, as soon as the Auctioneer's hammer falls on a bid the successful bidder is under a binding contract to purchase the relevant property.

Following the fall of the hammer, the successful bidder must immediately present to the Auctioneer his/her name and

address and if appropriate, the name and address of the person or company on whose behalf he/she has been bidding and in default of such information being provided the Auctioneer shall be entitled to re-submit the property for sale.

Prospective purchasers are strongly advised to check the property particulars as to measurements, areas and all other matters to which the properties are expressed to be subject to or have the benefit of and in respect of any contents, fixtures or fittings expressed to be included in the sale by making inspection of the property and all necessary enquiries to the Auctioneers and all other appropriate authorities.

All location plans included in the particulars are for identification purposes only and not to scale.

The Auctioneers reserve the right to sell any lot or lots or any part of any lot before the auction, to alter the order of sale, to amalgamate, divide or withdraw any lots.

Each Lot is sold subject to a reserve price and the Vendor reserves the right to bid up to the reserve through the auctioneer at the auction.

Should any dispute arise between the Vendor and purchaser before completion relating to any point whatsoever contained in the property particulars or their interpretation of the matter in dispute, it will be referred to the Auctioneer whose decision will be final and binding on all parties.

Prospective purchasers are advised to view the Special Conditions of Sale and additional information relating to each lot which are available separately from the Auctioneer or acting Solicitor.

Prospective purchasers are reminded that no questions relating to the properties will be taken after the start of the sale.

Bids will be regulated entirely at the discretion of the Auctioneer.

Acceptable methods of paying the deposit are personal cheques drawn on a UK bank, a bankers' draft, solicitors' client account cheque or building society cheque.

Each successful buyer will be required to provide a minimum deposit of 10% of the purchase price.

If you are bidding by proxy or telephone all deposit funds must be cleared and received no later than 5pm on the day before the auction.

A Buyer's Premium is applicable to all Lots. The successful buyer will be required to pay a Buyer's Premium of £750 plus VAT (£900 including VAT) to the Auctioneer upon exchange of contracts. This applies to each purchase.

All properties will be available to view prior to the auction unless otherwise stated.

The Auctioneer has not tested any apparatus, equipment, fittings or services and cannot verify that they are in working order. Prospective purchasers are advised to satisfy themselves of condition by way of survey and/or inspection.

The buyer is responsible for insuring the property from the fall of the hammer. It is advisable to make arrangements for this to be put in place prior to the Auction.

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.



## MEET THE AUCTIONEER

Jeremy Pickles started auctioneering in 1976 whilst taking his articles with Davis Champion and Payne in the Cotswolds. When his Principal at the time suddenly announced in mid-sale that he was standing down and Jeremy was going to take over it was a 'baptism of fire' but the audience were very supportive and he never looked back.

Cutting his teeth first on chattels, livestock, grass keep and vegetables he moved on to antiques and then property.

In 1981 he joined Stephen and Co pioneering the collective auction which made the firm the leading auctioneers in the area, an accolade they still retain today.

*"In the early days there was still a mystique about auctions but with the introduction of a multitude of TV programmes, public confidence increased and the format soon became very popular. In this day and age of 'cooling off' periods and indecision it remains perhaps the only true live decision making opportunity with no option to back out after the fall of the hammer. After so many years you think you have seen it all but there are still butterflies every time I take to my feet as you never know what is going to happen. It really is live theatre and many folk attend an auction with no intention of buying but just to enjoy the atmosphere. I have had most things happen to me experiencing tears of joy and sadness, laughter, rousing applauding, and barracking. You have to keep your wits at all time and think on your feet. There is nothing like a packed auction room in mid flow when you can hear a pin drop and then the release of tension as the hammer falls".*

Jeremy over the years has raised over a million pounds for a multitude of charities, schools and worthwhile organisations such as in recent times The Princes Trust, Teenage Cancer Trust and the RNLI to name a few.



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