

## GIGS Comments – 18-52-1

### Updates:

Lot No's (Col D) – If Cell is Light Red it is either the 1<sup>st</sup> Time the Lot has been Listed or the Entry has been Updated (Lot No, EPC Rating, anything that was N/A)

EPC (Col J) – Has been moved from Col S to now Col J.

### Comments:

When appropriate, a Comment about a Single Lot is added to the GIGS Analysis.

The Reference for the Comment is the Entry No (Col A) on the GIGS Analysis.

The Entry Number of the 1<sup>st</sup> Lot in this Analysis is 47.

Comments start with the Lot entered at the top of the Page giving Investors as much time as possible for DD as the 1<sup>st</sup> Lot to be auctioned is the last Lot on the Analysis so, in this case, the 1<sup>st</sup> Comment will start with Entry 47 being auctioned 15/2/19

Entry 47, 66 Pelham Road. Comments on Rightmove Street View (click on Lot Address in List to go to Rightmove).

-  House south-facing at the front on the Street
-  Passage between two houses for rear access, check the rear right of way across the back
-  Passage creates a Flying Freehold, look for any comment in Legal Pack
-  Ground floor bathroom – Can it be re-located to the 1<sup>st</sup> floor without losing a bedroom?
-  Difference between Guide & Comps over 100%, why?
-  EPC F Rating indicates a Full Gut Refit
-  Can't be let with an EPC F Rating, min EPC for Letting is E
-  Good Street/ Neighbourhood as no Traffic Calming measures
-  Neighbour has carried out Loft Conversion, Velux in No 68 Roof.
-  Check for N/S or E/W Staircase, N/S (parallel with party walls) OK, E/W, No Go
-  Chimney Flashing, Ridge Tiles & Guttering needs attention.
-  27 Pelham @ 225k 8/18 should put a Fully Sorted No 66 closing on 250k if a mirror comp

Normally only New Lots will have Comments, when appropriate, so these Comments continue with -

Entry 46, 98 Listowel Crescent, Nottingham, Nottinghamshire.

-  EIG Guide 85k, Rightmove 82k
-  Attached Bungalow is not the Listing for Sale. Rightmove Listing is No 70, Lot in No 98!


### But miss Entry 44, 12 Glyn Drive

 Q? Is the Side-Garden wide enough for development (4M)

### Entry 43, 52 Briton Street

 EPC F - Potential for Full Gut Fix-Up

 Can't be Let with F Rating, Min EPC is E

 If anyone is interested in this Lot, call me as I think it is possible to relocate the bathroom to the 1<sup>st</sup> floor without losing a bedroom and put a Cloak/Shower/Wash Machines in current bathroom.

### Entry 41 26 Preston Rd

 EPC E = Probable Full Gut Fix-Up

 May be possible to relocate the bathroom but needs an accurate floorplan

### Entry 39, 11 Leeland Way

 EPC G = Not Lettable

 Full Gut FixUp

 Short Lease approx. 18 years – need to negotiate New Lease

 Possible Bargain, Fixed Up Value 300k+, all boxes ticked

### Entry 38, 20 Eighth Street

 EPC F = Can't be Let Min Let EPC E

 Can't Mortgage, Min Mortgage £ 25001

 Sold Jul 18 17k

 Check Legal Pack for Auctioneer & Vendor Fees

 Off Location Sale, Auction Venue London, Property County Durham, possible bargain

### Entry 35, 16 Upper Holme

 No EPC but assume F or G & a Full Gut Fix-Up

 Expect very low ceilings with beams below 2m, too low for most occupiers including me.

 Back wall looks below 2m

 Possible 2 storey rear extension STP


### Entry 34, 20 Brocklehurst Street


 Definitely a CAD Redesign & Full Gut Fixup

 Pine-End & Chimney looks sound


 Note WC Soil Pipe at Front piped to rear

 Expect Damp, Rot & Roof needs Strip & Re-Slate

 Lot of attention needed to rear, with extension made weathertight

 Scores the Grand EPC Total of 1 which tells you everything! 1<sup>st</sup> time I have seen a score of 1

### Entry 33, 75 Cecil St

 An F EPC with a Protected Tenant. Not sure what happens because any Letting is illegal but the tenant has a life tenancy.

 Interesting, a home without a bathroom in the 21<sup>st</sup> Century in Central England

### Entry 25, 12 Thornton Rd

 This Flat is probably Derelict for Tax Purposes which make all repairs a Capital Cost and not Revenue

### Entry 24, 3 Studley Terrace

 Pictures show Lot undergoing Fix Up – Vendors are the Mortgagee(s)

 If interested, try Buy before Auction

 Check Floorplan for possible Re-Design, don't like Bathroom Layout

### Entry 23, 20 Sandbed Lane

 Repo

 Damp 1st Floor Walls = Roof Leaking

 Rear Flat Roof also Leaking

 Probable Full Gut Refit with Cost Split between Tax deductible Repairs & Capital as habitable

 Need to know who owns what at the rear

### Entry 22, 4 Hereward Place

 Repo

 Section 20 served re Roof Repairs, see Legal Pack

### Entry 11, 14 Catherine St

 Don't like Red Tiles in Kitchen & Black in Bathroom, impossible to keep clean

 Possible to re-design layout/floorplan to make 3 beds on 1st floor

 Kitchen dimensions technically accurate but misleading (W 5m)



 **Heavy Auctioneer fees, check Legal Pack S/C for Vendor Fees**

### **Entry 9, Old Forge House**

 **Reverse House – Grnd Floor Beds, 1st Floor Living, Not for Me, especially out of town!**

### **Entry 6, 53 Hibbert St**

 **Off Location Listing, Auctioneer in Newport S. Wales, House in Luton, possible Bargain**

### **Entry 4, 8 Inglemire Lane**

 **Worth looking at if this is in your Investment Area**

 **Good Internal Layout**

 **Good Room Sizes**

 **Given Garden Size, possible conversion to 2 Flats, Staircase already in right location**