



Agents Property
AUCTION

TOGETHER WE GET RESULTS

Auction Catalogue



THIS AUCTION

Monday 29th February 2016

at Marriott Hotel, Gosforth Park, Newcastle, NE3 5HN
6:30pm registration for 7:00pm start

Andrew Craig

WOOD
ESTATE AGENTS

kimmitt & roberts

Michael Poole

ROOK
MATTHEWS
SAYER



Richard Francis
Auctioneer MNAVA

01661 831 360
www.agentspropertyauction.com



Buyers Guide

IMPORTANT NOTES FOR ALL AUCTION BIDDERS

These notes and the auction terms and conditions are contained in the auction catalogue and online at www.agentspropertyauction.com or call **01661 831360**. All potential buyers and their legal representatives are advised to read them prior to bidding. All reasonable efforts have been made by the auctioneer, vendor and Partner Agents to ensure that the properties in this catalogue are described fairly. It is important that prospective buyers satisfy themselves in regards to any aspect of the lot prior to bidding.

Particulars of Sale:

Potential buyers should take full responsibility to check and confirm the particulars of the sale and to satisfy their own requirements regarding the accuracy of all details, measurements, locations, boundaries, leases, searches, photographs, plans and condition of property. All measurements, areas and distances referred to are approximates.

Price Guides:

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell, The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of auction. Where price comparables and rental incomes are quoted they are believed to be fair but are to be used for guidance only and their accuracy can not be guaranteed.

Option 1 Terms & Conditions:

On the fall of the gavel contracts are deemed to be exchanged and the successful buyer must immediately pay a 10% deposit (subject to a minimum of £3,000). Completion must occur in 28 days. Legal Packs are available to view prior to bidding and it is recommended that potential buyers view these and consult a legal representative prior to bidding taking particular notice of any Special Conditions of sale.

Option 2 Terms & Conditions:

On the fall of the gavel the buyer must place a £3000 non refundable deposit with The Agents Property Auction Limited, exchange of contracts must occur in 28 days and completion in a further 14 days.

Administration Fee:

Applied to each lot is an Administration Fee of £500 plus VAT which is payable by the successful buyer in addition to the deposit.

Deposits:

Deposits may be paid by cheque, bankers draft or by prior arrangement into the Client Account of The Agents Property Auction. Unfortunately cash cannot be accepted. Proof of identification in the form of photographic ID (ie driving licence or passport) a copy of a utility bill and Solicitors details are required at the time of paying the deposit. Proof of identity and address is required for all successful buyers in order for us to comply with money laundering regulations. Original documents must be provided, photocopies are not accepted. For proof of identity we can accept – current signed passport, current full UK/EU photo card driving licence, resident permit issued by the Home Office to EU Nationals. Fire Arms Certificate. For proof of address we can accept – A utility bill issued in the last three months (not a mobile phone bill), local authority tax bill, bank or building society statement containing current address. We reserve the right to conduct a soft imprint online identification search on any successful buyer.

Remote Bidding:

If you are unable to attend the auction, bidding is available remotely by telephone or proxy bid. The Remote Bidding Form is provided in the auction catalogue, online www.agentspropertyauction.com under heading 'Ways to Bid' or call **01661 831360**.

Sales Agreed:

Where a sale is agreed prior to the auction, at the auction or after the auction, auction terms and conditions apply. Vendors may choose to accept an offer prior to the auction and withdraw the property from the sale. It is recommended that all potential buyers confirm the specific lot they are interested in is still included in the auction sale. The auctioneers or vendors cannot be held responsible for any costs incurred against lots that are withdrawn or sold prior.

Amendments to Catalogue:

An addendum will be displayed at the auction showing any alterations to the information contained in the catalogue. It is the buyers responsibility to check this prior to bidding.

Property details have been provided by the Partner Agent selling that particular lot.

Venue Location

Newcastle Marriott Hotel
Gosforth Park,
Newcastle Upon Tyne
NE3 5HN

Tel: 0191 236 4111

Directions:

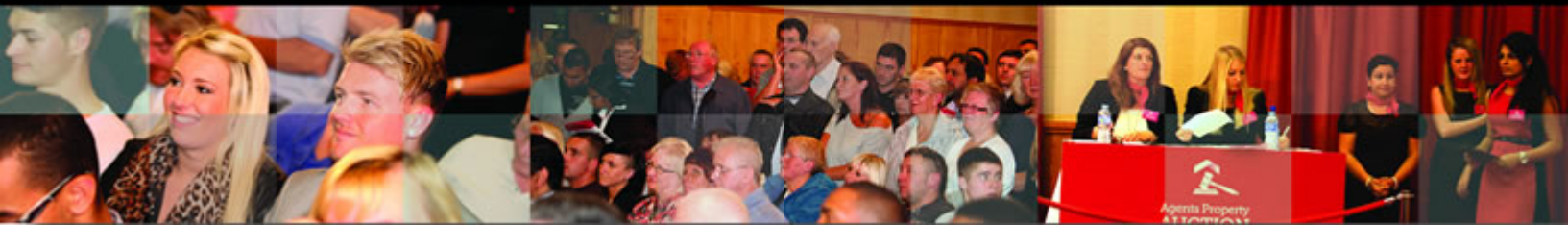
Join A1 north for 2.5 miles then turn off left for Wideopen (A1056). Take the 2nd exit at the roundabout and the hotel lies straight ahead. For all Sat/Nav system please type in 'A1056 Sandy Lane' for directions to hotel.





Order Of Sale

| Lot No | Address | Post Code | Partner Agent |
|-----------------|--|-----------|----------------------------|
| OPTION 1 | | | |
| Lot 1 | 19/20 Cleadon Street, Medomsley Road, Consett | DH8 5LU | JW Wood Estate Agents |
| Lot 2 | 70 Fifth Street, Horden, Peterlee | SR8 4LA | Kimmit & Roberts |
| Lot 3 | 9 Derby Road, Stanley | DH9 7NT | JW Wood Estate Agents |
| Lot 4 | 6 Frobisher Street, Hebburn | NE31 2XB | Andrew Craig |
| Lot 5 | 5 Tees Street, Horden, Peterlee | SR8 4NF | Kimmit & Roberts |
| Lot 6 | 287 Chestnut Avenue, Ashington | NE63 0QR | Rook Matthews Sayer |
| Lot 7 | 8 Wood View, Trimdon Station | TS29 6BG | Kimmit & Roberts |
| Lot 8 | Flat 8, 1 Daylight Road, Daylight Bakery House, Stockton | TS19 0SR | Michael Poole |
| Lot 9 | 15 West Moor Court, Forest Hall | NE12 7NQ | Rook Matthews Sayer |
| Lot 10 | 42 Eleventh Street, Horden, Peterlee | SR8 4QQ | Kimmit & Roberts |
| Lot 11 | 11 Waterfield Road, East Sleekburn | NE22 7BH | Rook Matthews Sayer |
| Lot 12 | 13 Twelfth Street, Horden, Peterlee | SR8 4QH | Kimmit & Roberts |
| Lot 13 | 31 Myrtle Road, Stockton | TS19 0JW | Andrew Craig/Michael Poole |
| Lot 14 | 5 Front Street, Hetton Le Hole | DH5 9PF | Kimmit & Roberts |
| Lot 15 | 76 Fifth Street, Horden, Peterlee | SR8 4LA | Kimmit & Roberts |
| Lot 16 | 248 Rowan Place, Newton Aycliffe | DL5 7BB | JW Wood Estate Agents |
| Lot 17 | 16 Pullman Court, Gateshead | NE9 6EE | Andrew Craig |
| Lot 18 | 25 & 26 Warren Street, Horden, Peterlee | SR8 4NA | Kimmit & Roberts |
| Lot 19 | 139 Gresham Road, Middlesbrough | TS1 4LR | Michael Poole |
| Lot 20 | 26 Gairloch Drive, Perkinsville, Chestre Le Street | DH2 1JA | JW Wood Estate Agents |
| Lot 21 | 55 Scrogg Road, Walker, Newcastle | NE6 4EY | Rook Matthews Sayer |
| Lot 22 | 62 Sixth Street, Horden, Peterlee | SR8 4JX | Kimmit & Roberts |
| Lot 23 | 134 George Street, Willington Quay, Newcastle | NE28 6SL | Rook Matthews Sayer |
| Lot 24 | 17 Rosalind Street, Ashington | NE63 9BJ | Rook Matthews Sayer |
| Lot 25 | 72 Sixth Street, Horden, Peterlee | SR8 4JX | Kimmit & Roberts |
| Lot 26 | 35 & 37 Devonshire Street, South Shields | NE33 5SU | Andrew Craig |
| Lot 27 | 38 Twelfth Street, Horden, Peterlee | SR8 4QH | Kimmit & Roberts |
| Lot 28 | 80 Edinburgh Road, Jarrow | NE32 4BB | Andrew Craig |
| Lot 29 | 12 West View Terrace, Greencroft, Stanley | DH9 8NU | JW Wood Estate Agents |
| Lot 30 | 5 North Avenue, Choppington | NE62 5PD | Rook Matthews Sayer |
| Lot 31 | 39 Eighth Street, Horden, Peterlee | SR8 4LY | Kimmit & Roberts |
| Lot 32 | 64 Bewick Road, Willington Quay, Wallsend | NE28 6SQ | Rook Matthews Sayer |
| Lot 33 | Lord Blyton School House, Wenlock Road, South Shields | NE34 9AL | Andrew Craig |
| Lot 34 | 44 Eighth Street, Horden, Peterlee | SR8 4LY | Kimmit & Roberts |
| Lot 35 | 12 Butterfield Close, Crawcrook, Tyne and Wear | NE40 4UU | Rook Matthews Sayer |
| Lot 36 | 220 Hampstead Road, Newcastle | NE4 8TP | Rook Matthews Sayer |
| Lot 37 | 14 Ninth Street, Horden, Peterlee | SR8 4LZ | Kimmit & Roberts |
| Lot 38 | 4 Low Albert Terrace, Billy Row, Crook | DL15 9SX | JW Wood Estate Agents |
| Lot 39 | 5 Chatsworth Gardens, Byker, Newcastle | NE6 2TN | Rook Matthews Sayer |
| Lot 40 | 7/7a Woodbine Terrace, Stanley | DH9 7TG | JW Wood Estate Agents |
| Lot 41 | 27 Ninth Street, Horden, Peterlee | SR8 4LZ | Kimmit & Roberts |
| Lot 42 | 16 Straker Street, Hartlepool | TS26 8BP | Kimmit & Roberts |
| Lot 43 | 14 Tenth Street, Horden, Peterlee | SR8 4NE | Kimmit & Roberts |
| Lot 44 | 29 Front Street, Sacriston, Co Durham | DH7 6JS | Rook Matthews Sayer |
| Lot 45 | The Bethany Centre, Kyo Road, Stanley | DH9 8SW | JW Wood Estate Agents |
| Lot 46 | 12 George Street, Langley Park, Durham | DH7 9YL | JW Wood Estate Agents |
| Lot 47 | 23 Tenth Street, Horden, Peterlee | SR8 4NE | Kimmit & Roberts |



Order Of Sale

| Lot No | Address | Post Code | Partner Agent |
|-----------------|---|-----------|------------------------------------|
| Lot 48 | 7 Dacre Gardens, Consett | DH8 6NW | JW Wood Estate Agents |
| Lot 49 | 32 Tenth Street, Horden, Peterlee | SR8 4NE | Kimmit & Roberts |
| Lot 50 | 8 Furness Street, Hartlepool | TS24 8DN | Kimmit & Roberts |
| Lot 51 | 1 Tees Street, Horden, Peterlee | SR8 4NF | Kimmit & Roberts |
| Lot 52 | 64 Derwent Street, Hartlepool | TS26 8BN | Kimmit & Roberts |
| Lot 53 | 42 Tenth Street, Horden, Peterlee | SR8 4NE | Kimmit & Roberts |
| Lot 54 | 262 Westgate Road, Newcastle | NE4 6AQ | Rook Matthews Sayer |
| Lot 55 | 12 St Oswalds Street, Hartlepool | TS24 8NR | Kimmit & Roberts |
| Lot 56 | 5 William Street, Ferryhill Station | DL17 0DJ | JW Wood Estate Agents/Andrew Craig |
| Lot 57 | 8 Canterbury House, Sunderland | SR5 4LN | Andrew Craig |
| Lot 58 | 9 Beech Avenue, Murton, Seaham | SR7 9JH | Kimmit & Roberts |
| Lot 59 | 6 Mill Street, Willington, Crook | DL15 0DW | JW Wood Estate Agents/Andrew Craig |
| Lot 60 | 22 Tees Street, Horden, Peterlee | SR8 4NF | Kimmit & Roberts |
| Lot 61 | Garage, 56 Slatyford Lane, Newcastle | NE5 2UP | Rook Matthews Sayer |
| Lot 62 | 20 West Street, Birtley | DH3 1DY | Andrew Craig |
| Lot 63 | 43 Eleventh Street, Horden, Peterlee | SR8 4QQ | Kimmit & Roberts |
| Lot 64 | 26 Lambton Road, Stockton | TS19 0ER | Andrew Craig/Michael Poole |
| Lot 65 | 30 Warren Street, Horden, Peterlee | SR8 4NA | Kimmit & Roberts |
| Lot 66 | 16 Somerst Cottages, Silksworth, Sunderland | SR3 1BX | Andrew Craig/Kimmit & Roberts |
| Lot 67 | 9 Park Terrace, Brotton | TS12 2TS | Andrew Craig/Michael Poole |
| Lot 68 | 149 Chestnut Street, Ashington | NE63 0BS | Rook Matthews Sayer |
| Lot 69 | 12 Dilston Avenue, Hexham | NE46 1JE | Rook Matthews Sayer |
| Lot 70 | 46 Eleventh Street, Horden, Peterlee | SR8 4QQ | Kimmit & Roberts |
| Lot 71 | 62 West Lane, Bishop Auckland | DL14 0QY | JW Wood Estate Agents |
| Lot 72 | 2 The Grove, Benton , Newcastle | NE12 9PE | Rook Matthews Sayer |
| OPTION 2 | | | |
| Lot 73 | 1 Gerald Street, South Shields | NE34 8RF | Andrew Craig |
| Lot 74 | 5 Dale Street, Crawcrook, Tyne and Wear | NE40 4NL | Rook Matthews Sayer |
| Lot 75 | 19 Chichester Road, South Shields | NE33 4AA | Andrew Craig |
| Lot 76 | 32 Beadnell Road, Blyth | NE24 4QX | Rook Matthews Sayer |
| Lot 77 | 55 Springfield Road, Blakelaw, Newcastle | NE5 3NR | Rook Matthews Sayer |
| Lot 78 | 3 Park Place, Blackhill, Consett | DH8 5SR | JW Wood Estate Agents |
| Lot 79 | 4 Park Place, Blackhill, Consett | DH8 5SR | JW Wood Estate Agents |
| Lot 80 | 6 Park Place, Blackhill, Consett | DH8 5SR | JW Wood Estate Agents |
| Lot 81 | 14 Park Place, Blackhill, Consett | DH8 5SR | JW Wood Estate Agents |
| Lot 82 | Apartments 1-15 Park Place Consett | DH8 5SR | JW Wood Estate Agents |
| Lot 83 | 1 West Cottages, Pegswood, Morpeth | NE61 6RQ | Rook Matthews Sayer |
| Lot 84 | 9 Austral Place Wideopen, Newcastle | NE13 7HH | Andrew Craig |
| Lot 85 | Pegswood Farm, Pegswood Village, Morpeth | NE61 6RE | Rook Matthews Sayer |
| Lot 86 | 26 Greenhills, Byers Green, Spennymoor | DL16 7QJ | JW Wood Estate Agents |
| Lot 87 | 234 Coatham Road, Redcar | TS10 1RA | Michael Poole |
| Lot 88 | 6 Derwent Terrace, Burnopfield | NE16 6PZ | JW Wood Estate Agents/Andrew Craig |
| Lot 89 | 35 Melrose Avenue, Murton, Seaham | SR7 9SA | Kimmit & Roberts |
| Lot 90 | 83 Clayport Gardens, Alnwick | NE66 1EG | Rook Matthews Sayer |
| Lot 91 | 80 Springwell Road, Sunderland | SR3 4EA | Andrew Craig |
| Lot 92 | 53 Robert Adam Court, Alnwick | NE66 1PH | Rook Matthews Sayer |
| Lot 93 | 25 Mill Hill, Houghton Le Spring | DH5 8NL | Kimmit & Roberts |



Order Of Sale

| Lot No | Address | Post Code | Partner Agent |
|---------|--|-----------|-----------------------|
| Lot 94 | 20 Bruce Gardens, Fenham, Newcastle | NE5 2EA | Rook Matthews Sayer |
| Lot 95 | 7 Elmfield Road, Hebburn | NE31 2DY | Andrew Craig |
| Lot 96 | 3 Yearby Road, Redcar | TS11 8HF | Michael Poole |
| Lot 97 | 6 Rufford Close, Marton in Cleveland | TS7 8PF | Michael Poole |
| Lot 98 | 16 The Mead, Darlington | DL1 1EX | JW Wood Estate Agents |
| Lot 99 | 2 Graham Street, South Shields | NE33 3JR | Andrew Craig |
| Lot 100 | 30 The Moorlands, Gilesgate, Durham | DH1 2LD | JW Wood Estate Agents |
| Lot 101 | 20 Holey Close, Hemlington, Middlesbrough | TS8 9RD | Michael Poole |
| Lot 102 | 5 Tollesby Lane, Marton on Cleveland | TS7 8JE | Michael Poole |
| Lot 103 | 39 Ravensworth Road, Birtley | DH3 1EN | Andrew Craig |
| Lot 104 | The Cottage, Cotswold Lane, Horden | SR8 4JS | Kimmitt & Roberts |
| Lot 105 | 5 Hendon Gardens, Jarrow | NE32 4LW | Andrew Craig |
| Lot 106 | 1 Scott Road, Normanby | TS6 0JB | Michael Poole |
| Lot 107 | 68 Bayfield, West Allotment | NE27 0FE | Rook Matthews Sayer |
| Lot 108 | 4 Ravenshill Drive, Ashington | NE63 8XU | Rook Matthews Sayer |
| Lot 109 | 7 Lynmouth Close, Hemlington, Coulby Newham | TS8 9NH | Michael Poole |
| Lot 110 | 52 Ripon Way, Eston, Middlesbrough | TS6 9ND | Michael Poole |
| Lot 111 | 7 Warwick Road Hebburn | NE31 2DT | Andrew Craig |
| Lot 112 | 21 Warden Grove, Houghton Le Spring | DH5 8HL | Kimmitt & Roberts |
| Lot 113 | 16 Wedgwood Road, Seaham | SR7 8JL | Kimmitt & Roberts |
| Lot 114 | 25b The Grove, Marton | TS7 8AF | Michael Poole |
| Lot 115 | 9 West View, Sherburn Village, Durham | DH6 1HH | JW Wood Estate Agents |
| Lot 116 | 9 River View, Bedlington | NE22 5LR | Rook Matthews Sayer |
| Lot 117 | 3 Kent Street, Jarrow | NE32 5AW | Andrew Craig |
| Lot 118 | Apartment 6, Rehearsal Rooms, 115-119 Westgate Road, Newcastle | NE1 4BD | Rook Matthews Sayer |
| Lot 119 | 3 Eden Vale Mews, Leadgate, Consett | DH8 7SG | JW Wood Estate Agents |
| Lot 120 | 23 Greenside, Normanby, Middlesbrough | TS6 0SN | Michael Poole |
| Lot 121 | 2 Marlborough Crescent, Gateshead | NE9 7JY | Andrew Craig |
| Lot 122 | 22 Neville Road, Newcastle | NE15 7LH | Rook Matthews Sayer |
| Lot 123 | 21 Harlow Street, Sunderland | SR4 7AR | Andrew Craig |
| Lot 124 | 9 Bywell Drive, Peterlee | SR8 1LY | Kimmitt & Roberts |
| Lot 125 | 70 Cloverhill Court, Stanley, Co Durham | DH9 6BX | JW Wood Estate Agents |
| Lot 126 | 17 Barrowburn Place, Seghill | NE23 7HA | Rook Matthews Sayer |
| Lot 127 | 163 Cleveland Road, Barnes, Sunderland | SR4 7PS | Andrew Craig |
| Lot 128 | 10 Blackhills Terrace, Horden, Peterlee | SR8 4LJ | Kimmitt & Roberts |
| Lot 129 | 256 Alexandra Road, Gateshead | NE8 4ED | Andrew Craig |
| Lot 130 | 17 Nicholas Avenue, Whitburn, Sunderland | SR6 7DE | Andrew Craig |
| Lot 131 | 106 Prince Consort Road, Jarrow | NE32 5XE | Andrew Craig |
| Lot 132 | 78 Bankfields, Eston | TS6 0TF | Michael Poole |

Option 1

On the fall of the gavel contracts are deemed exchanged, the successful buyer must immediately pay a 10% deposit (subject to a minimum of £3,000). Completion must be in 28 days. Legal Packs are available prior to bidding, it's recommended potential buyers view these and consult a legal representative prior to bidding taking particular notice of any Special Conditions of sale.

Lot No. 1

19/20 Cleadon Street, Medomsley Road, Consett DH8 5LU

WOOD
ESTATE AGENTS



Description:

A terraced property that was previously two flats, requiring refurbishment and situated in Consett town centre. The property requires considerable refurbishment and modernisation and must be viewed to appreciate the work required along with the space of the accommodation it offers. Potential buyers may wish to give consideration to the prospect of changing the property back into two flats - subject to the necessary permission from Durham County Council. The accommodation comprises: entrance lobby, hall, living room, kitchen (with a sink only), study/bedroom, stairs to the first floor, landing, two bedrooms, a further living room and a bathroom with a partitioned W.C. There is a yard to the rear with an outhouse. The property has single glazed windows and there is currently no central heating. EPC Band to follow

Call: J W Wood 01207 235221

Price Guide: £24,950+

Lot No. 2

70 Fifth Street, Horden, Peterlee SR8 4LA

kimmit & roberts



Description:

A two bedroomed mid terraced home with double glazing but in need of refitting. EPC Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £10,000- £12,000

Lot No. 3

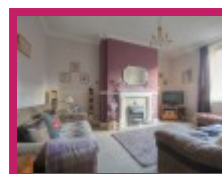
9 Derby Road, Stanley DH9 7NT

WOOD
ESTATE AGENTS



Description:

A well presented two bedroomed mid-terrace property situated within walking distance of Stanley town centre. The property is ideally suited to first time buyers or investment purchasers, has the benefit of uPVC double glazing, gas central heating with combination boiler and briefly comprises on the ground floor; entrance lobby, lounge and kitchen/dining room, to the first floor there are two bedrooms and a bathroom/w.c. externally the property has a forecourt garden and black paved yard to the rear.



EPC Band D

Call: J W Wood 01207 235221

Price Guide: £40,000+

Lot No. 4

6 Frobisher Street, Hebburn NE31 2XB

Andrew Craig

Description:

A two bedroomed ground floor flat with the benefit of a brick built garage to the rear. The property has double glazing and gas central heating and is conveniently situated for both Jarrow and Hebburn Town Centres alike. Comprises of:- Hall, lounge, kitchen, two bedrooms and bathroom/w.c. Freehold property 4 & 6 Frobisher Street Hebburn Tyne & Wear subject to a long leasehold of 4 Frobisher Street with 70 years remaining on the lease and ground rent of £15.00 PA. EPC Rating: D

Call: Andrew Craig 0191 4281428

Price Guide: £39,950+

Lot No. 5

5 Tees Street, Horden, Peterlee SR8 4NF

kimmitt & roberts

Description:

This traditional mid terraced home, close to village shops, is in need of refurbishment but offers excellent potential. It comprises of: Lounge, Kitchen/Dining Room, Two Bedrooms, Bathroom/wc & Yard. EPC BAND F

Call: Kimmit & Roberts 0191 5183334

Price Guide: £13,000+

Lot No. 6

287 Chestnut Avenue, Ashington NE63 0QR

ROOK MATTHEWS SAYER

Description:

Attention investors! Two bedroomed mid terrace on chestnut Street, Ashington. In need of some repair the property is spacious throughout and is located close to local schools, shops and amenities and is available to view now. With double glazing and gas central heating the accommodation briefly comprises: Spacious lounge, kitchen, fitted bathroom, stairs to first floor landing, two good sized bedrooms. Externally there is an enclosed garden to the front. Viewings are highly recommended. EPC Band E


Call: Rook Matthews Sayer 01670 850850

Price Guide: £30,000- £35,000

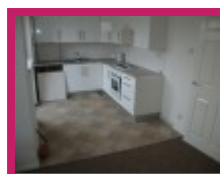
Lot No. 7

8 Wood View, Trimdon Station TS29 6BG

kimmitt & roberts

Description:

A three bedroom mid terrace house offered for sale with vacant possession. The property has gas central heating (boiler removed and advised will be made available for installation at completion) Briefly comprises of entrance hall, living room, dining kitchen. To the first floor landing three bedrooms, bathroom.



EPC BAND D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £22,000+

Lot No. 8

Flat 8, 1 Daylight Road, Daylight Bakery House, Stockton TS19 0SR



Description:

An Impressive One Bedroom First Floor Apartment, set in this Imposing Art Deco Style Building being The Former Spark's Bakery. Excellent Location within This Popular Residential Area. Lounge with Electric Fire in Feature Surround. Kitchen with a Range of Integrated Appliances. Bathroom with White Three Piece Suite & Separate Shower Cubicle. Spacious Double Bedroom with Range of Fitted Wardrobes. Single Garage to the Rear with Additional Parking to the Front. Electric Storage Heating & Sealed Unit Double Glazed Windows. Secure Communal Entry System. NO ONWARD CHAIN
EPC Band C

Call: Michael Poole 01642 355000

Price Guide: £55,000+

Lot No. 9

15 West Moor Court, Forest Hall NE12 7NQ



Description:

An excellent opportunity to purchase this one bedroom first floor flat which is situated within this popular residential location. Requiring some modernisation, the accommodation comprises; communal entrance, entrance hall with storage cupboard, lounge, kitchen, bedroom, bathroom/W.C, electric heating and UPVC double glazing.



EPC Band D

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £29,950+

Lot No. 10

42 Eleventh Street, Horden, Peterlee SR8 4QQ



Description:

This is an improved mid terraced house, priced to allow for further updating. It already has combi gas central heating and double glazing. Comprises of: Lounge, Kitchen/Dining Area, Two Bedrooms, Bathroom/wc & Yard.
EPC Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £14,000+

Lot No. 11

11 Waterfield Road, East Sleekburn NE22 7BH



Description:

An opportunity to purchase this 3 bedroom semi-detached house rented at £207pcm. Located on Waterfield Road, East Sleekburn the accommodation briefly comprises: entrance hall, lounge through to open plan kitchen diner, first floor landing, 3 bedrooms and bathroom/wc. Externally there are gardens to the front and rear.
EPC BAND D

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £15,000 - £20,000

Lot No. 12

13 Twelfth Street, Horden, Peterlee SR8 4QH

kimmitt & roberts



Description:

We offer for sale by auction this three bedroomed mid terraced property on Twelfth Street, Horden, which briefly comprises of a lounge, dining room, kitchen, bathroom/w.c and three bedrooms.
EPC Band D



Call: Kimmit & Roberts 0191 5183334

Price Guide: £12,000+

Lot No. 13

31 Myrtle Road, Stockton TS19 0JW

Andrew Craig

Michael Poole



Description:

A two bed semi detached house offered for sale with vacant possession. The property benefits form gas central heating and double glazing.
Briefly comprises of entrance hall, living room, kitchen, rear lobby, separate wc. To the first floor there are two bedrooms and bathroom. Externally there are gardens to front and rear and drive for off street parking.
EPC Band F



Call: MP 01642 355000 AC 0191 5653377

Price Guide: £35,000+

Lot No. 14

5 Front Street, Hetton Le Hole DH5 9PF

kimmitt & roberts



Description:

Occupying a prime trading position in the centre of this bustling traditional shopping centre, we offer impressive first floor office accommodation with direct ground floor access from Front Street. It is located above Whitfield Chemist, in a substantial block noted for the town clock balcony attached to it. It provides deceptively spacious office accommodation of just under 800 sq ft, along with ladies and gents wc's, kitchen, gas central heating etc.



EPC Band B

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £15,000+

Lot No. 15

76 Fifth Street, Horden, Peterlee SR8 4LA

kimmitt & roberts



Description:

This is a two bedroomed mid terraced home with gas central heating system and UPVC double glazing but in need of some repairs.
EPC Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £10,000 - £12,000

Lot No. 16

248 Rowan Place, Newton Aycliffe DL5 7BB


Description:

A two bedroom first floor flat offered for sale with vacant possession. The property benefits from double glazing and gas central heating. Briefly comprises of entrance hall, kitchen, living room, inner hallway, bathroom and two bedrooms. EPC Band D

Call: J W Wood 01325 485151

Price Guide: £30,000 - £35,000

Lot No. 17

16 Pullman Court, Gateshead NE9 6EE

Andrew Craig

Description:

A one bedroom ground floor flat offered for sale with vacant possession. The property benefits from gas central heating and double glazing. Briefly comprises of entrance hall, bedroom, study, bathroom, living room, kitchen. Externally there is communal parking. EPC Band C

Call: Andrew Craig 0191 4875330

Price Guide: £44,950+

Lot No. 18

25 & 26 Warren Street, Horden, Peterlee SR8 4NA



Description:

TO BE SOLD AS ONE LOT - A PAIR OF 2 BEDROOMED HOUSES. This is a pair of two bedroomed mid terraced houses, situated next to each other. Priced to allow for refurbishment, they have double glazing and one of them has central heating system. Each comprises of: Lounge, Kitchen/Dining Room, Two Bedrooms, Bathroom/wc & Yard. EPC BANDS D and E

Call: Kimmit & Roberts 0191 5183334

Price Guide: £26,000+

Lot No. 19

139 Gresham Road, Middlesbrough TS1 4LR



Description:

Ideal investment opportunity, this terrace house is located with easy access to the town centre and university and provides three first floor double bedrooms, two reception rooms, fitted kitchen and first floor spacious bathroom. EPC Band E

Call: Michael Poole 01642 254222

Price Guide: £49,950+

Lot No. 20

26 Gairloch Drive, Perkinsville, Chestre Le Street DH2 1JA


Description:

A three bedroom mid terrace offered for sale with vacant possession, the property benefits from gas central heating and double glazing. Briefly comprises of entrance hall, separate wc, kitchen, living room, entrance lobby. To the first floor there are three bedroom and a bathroom. Externally there is a garden area to the rear and a garage. There are condition reports available to view on this property. EPC Band C

Call: J W Wood 0191 3887245

Price Guide: £39,950+

Lot No. 21

55 Scrogg Road, Walker, Newcastle NE6 4EY


Description:

AVAILABLE WITH NO UPPER CHAIN THIS WELL APPOINTED 3 BEDROOM SEMI DETACHED BUNGALOW SITUATED WITHIN CLOSE PROXIMITY OF SEVERAL LOCAL AMENITIES. The accommodation comprises: entrance hall, lounge, kitchen, 3 bedrooms and a shower room/wc. Additional benefits include gas central heating and double glazing. Externally there are gardens to the front and rear.



EPC Band D

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £69,950+

Lot No. 22

62 Sixth Street, Horden, Peterlee SR8 4JX


Description:

This is a two bedroomed mid terraced home with gas central heating system and UPVC double glazing but in need of some repairs. EPC Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £10,000 - £12,000

Lot No. 23

134 George Street, Willington Quay, Newcastle NE28 6SL


Description:

A three bedroom upper flat situated on George Street, Willington Quay. The accommodation comprises entrance hall, three bedrooms, living room, kitchen, bathroom. EPC BAND E

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £50,000+

Lot No. 24

17 Rosalind Street, Ashington NE63 9BJ



Description:

Attention Investors. Two bedroom mid terrace property on Rosalind Street, Ashington. In need of some refurbishment the property is close to the local town centre, hospital and leisure facilities and would make an ideal purchase for those looking for a project! Briefly comprising of; entrance hall, spacious lounge, kitchen, stairs to first floor landing, three good size bedrooms and bathroom. Externally there is a yard to the rear and an enclosed garden to the front. A must view.
EPC Band E

Call: Rook Matthews Sayer 01670 850850

Price Guide: £27,950+

Lot No. 25

72 Sixth Street, Horden, Peterlee SR8 4JX



Description:

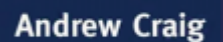
This is a two bedroomed mid terraced home with gas central heating system and UPVC double glazing but in need of some repairs
EPC Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £10,000 - £12,000

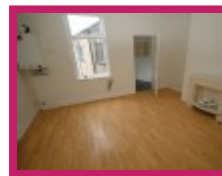
Lot No. 26

35 &37 Devonshire Street, South Shields NE33 5SU



Description:

A pair of Flats offered for sale with vacant possession.
This is a one bedroom upper flat, briefly comprising of an internal accommodation of:- Entrance lobby with stairs up. First floor landing, lounge, kitchen, bedroom and bathroom.
This one bedroom lower flat. The property benefits from gas central heating . Accommodation briefly comprises of: - Entrance into hallway, bedroom, lounge, kitchen and shower room. Viewing is highly recommended.



EPC Bands D

Call: Andrew Craig 0191 4271722

Price Guide: £50,000+

Lot No. 27

38 Twelfth Street, Horden, Peterlee SR8 4QH



Description:

A three bedroom mid terrace house, benefiting from central heating and double glazing. Briefly comprises of entrance hall, living room, dining kitchen, rear hall, bathroom. To the first floor there are three bedrooms. Externally there is a yard to the rear.
EPC Band to follow

Call: Kimmit & Roberts 0191 5183334

Price Guide: £10,000 - £15,000

Lot No. 28

80 Edinburgh Road, Jarrow NE32 4BB

Andrew Craig



Description:

A fantastic opportunity has arisen to purchase this three bedroomed semi detached property on the ever popular Scotch Estate in Jarrow. This property offers an opportunity for buyers to modernise and put their own stamp on. Having an ideal location for local amenities, schools and transport links including the Tyne Tunnel and Metro Station. The property briefly comprises:- Entrance porch leading to hallway, lounge, kitchen, dining room with three bedrooms to first floor together with family bathroom. Good sized garden to rear. Ideal for first time buyers or investors alike. Viewing urged!
EPC Rating: E

Call: Andrew Craig 0191 4280025

Price Guide: £49,950+

Lot No. 29

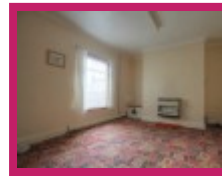
12 West View Terrace, Greencroft, Stanley DH9 8NU

WOOD
ESTATE AGENTS



Description:

A terraced bungalow which requires modernisation and updating, situated at Greencroft on the outskirts of Annfield Plain. The property is available with immediate vacant possession, has the benefit of a large garden and a small plot across the rear lane suitable for parking or a garage. The bungalow has double glazed windows, gas central heating and offers accommodation which briefly comprises; entrance porch, dining room/bedroom, an additional bedroom, a large living area, kitchen and bathroom.



EPC Band D

Call: J W Wood 01207 235221

Price Guide: £35,000+

Lot No. 30

5 North Avenue, Choppington NE62 5PD

ROOK
MATTHEWS
SAYER



Description:

SEMI DETACHED - THREE BEDROOMS - GARDEN TO REAR - OUTHOUSE - IDEAL FIRST TIME BUY ***

Situated in North Avenue Guidepost, this semi detached property comprises; spacious lounge, dining room, kitchen, first floor landing, three bedrooms two with built in cupboards and a family bathroom. Externally the property has rear garden with an attached outhouse with power and lighting.
EPC Band D

Call: Rook Matthews Sayer 01670 531 114

Price Guide: Was £79,950 Now £59,950+

Lot No. 31

39 Eighth Street, Horden, Peterlee SR8 4LY

kimmitt *roberts*



Description:

This is a two bedroomed mid terraced home with gas central heating system and UPVC double glazing but in need of some repairs.
EPC Band E

Call: Kimmit & Roberts 0191 5183334

Price Guide: £10,000 - £12,000

Lot No. 32

64 Bewick Road, Willington Quay, Wallsend NE28 6SQ

**ROOK
MATTHEWS
SAYER**

Description:

A 3 BEDROOM UPPER FLAT SITUATED ON BEWICKE ROAD, WALLSEND. Benefiting from gas central heating via combination boiler and UPVC double glazing, the accommodation comprises: Entrance hall, lounge, kitchen, 3 bedrooms and bathroom/WC. Externally there is a private rear yard. EPC Band D

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £50,000+

Lot No. 33

Lord Blyton School House, Wenlock Road, South Shields NE34 9AL

Andrew Craig

Description:

We offer for sale by auction this three bedroom detached house located in the Simonside area of South Shields. Formally the school house for Lord Blyton School, the property is ideally located providing access to Simonside Metro station, bus links, local and national road networks and local amenities. The property also benefits from double glazing and gas central heating. The accommodation provides; entrance lobby, entrance hall, living room, dining room, kitchen, utility/rear lobby, first floor are three bedrooms, bathroom and separate wc. EPC BAND D

Call: Andrew Craig 0191 4271722

Price Guide: £99,950+

Lot No. 34

44 Eighth Street, Horden, Peterlee SR8 4LY

kimmitt & roberts

Description:

This is a two bedroomed mid terraced home with gas central heating system and UPVC double glazing but in need of some repairs
EPC Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £10,000 - £12,000

Lot No. 35

12 Butterfield Close, Crawcrook, Tyne and Wear NE40 4UU

**ROOK
MATTHEWS
SAYER**

Description:

***We offer to the market this superb studio apartment on the sought after Kepier Chare estate in Crawcrook. This well maintained property boasts a lovely private outlook and recently fitted kitchen. Accommodation comprises of, lounge overlooking the garden, storage area with built in cupboards and bed, shower room, stylish modern kitchen and garden to the front. This property is very economical to run and also benefits from an entry system, double glazing and residents parking.



EPC Band E

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £27,950+

Lot No. 36

220 Hampstead Road, Newcastle NE4 8TP

**ROOK
MATTHEWS
SAYER**



Description:

This three bedroom first floor flat is situated at the top of Hampstead Road near to the West Road with an array of shops, food outlets, bank and bus routes into the city centre. Benefits include gas central heating, double glazing and a yard to the rear. The accommodation includes landing, lounge, kitchen, bathroom and three bedrooms. The home will be occupied until February so would suit Investors or First Time Buyers alike.
EPC Band F



Call: Rook Matthews Sayer 0191 2744661

Price Guide: £59,950+

Lot No. 37

14 Ninth Street, Horden, Peterlee SR8 4LZ

kimmitt & roberts



Description:

This is a two bedroomed mid terraced home with gas central heating system and UPVC double glazing but in need of some repairs.
EPC Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £10,000 - £12,000

Lot No. 38

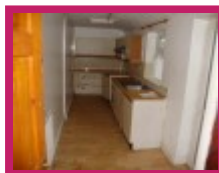
4 Low Albert Terrace, Billy Row, Crook DL15 9SX

**WOOD
ESTATE AGENTS**



Description:

A two bedroom mid terrace house offered for sale with vacant possession. The property benefits from gas central heating and double glazing. Briefly comprises of entrance hall, living room, dining room, kitchen. To the first floor there are two bedrooms and a bathroom. Externally there is a yard to the rear.
EPC Band E



Call: AC 0191 4921234 JWW 01388 604273

Price Guide: £39,950+

Lot No. 39

5 Chatsworth Gardens, Byker, Newcastle NE6 2TN

**ROOK
MATTHEWS
SAYER**



Description:

An investment opportunity to purchase this end terrace house which we are advised was formerly a pair of flats and a pre planning application REF15/00600/PREAPP has been submitted to Newcastle Council to re instate into two dwellings, potentially a three bedroom first floor flat and two bedroom ground floor. The property has suffered from smoke and fire damage.
EPC Band E

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £69,950+


Lot No. 40

7/7a Woodbine Terrace, Stanley DH9 7TG


Description:

A pair of tenanted flats, benefitting from double glazing and electric heating.
 7 Woodbine is a one bedroom ground floor flat rented at £275pcm an an AST from March 2015
 7a Woodbine 2 bedroom top floor flat rented at £300pcm from June 2015
 EPC Bands E

Call: J W Wood 01207 235221

Price Guide: £44,950+

Lot No. 41

27 Ninth Street, Horden, Peterlee SR8 4LZ


Description:

This is a two bedroomed mid terraced home with gas central heating system and UPVC double glazing but in need of some repairs
 EPC Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £10,000 - £12,000

Lot No. 42

16 Straker Street, Hartlepool TS26 8BP


Description:

Offering an ideal property for the local investor is this two bedroomed mid terraced home boasting gas central heating system, double glazing and enclosed yard to rear elevation.

EPC Band tbc


Call: Kimmit & Roberts 0191 5183334

Price Guide: £19,950+

Lot No. 43

14 Tenth Street, Horden, Peterlee SR8 4NE


Description:

This is a two bedroomed mid terraced home with gas central heating system and UPVC double glazing but in need of some repairs.
 EPC Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £10,000 - £12,000



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T: 0191 281 6151 E: info@mincoffs.co.uk

mincoffs
SOLICITORS

Lot No. 44

29 Front Street, Sacriston, Co Durham DH7 6JS

**ROOK
MATTHEWS
SAYER**



Description:

Freehold Two Storey Off-Licence located on Main Road in County Durham Area. Available as a Trading Business or Vacant Possession, this unit is suitable for a variety of uses. Current business has been trading for over 14 years and built up a good reputation. Floor Area 162 sq.m. (1,745 sq.ft.). First Floor can be converted into 2 Bedroom Flat. Separate Garage & Yard to the Rear. Genuine Retirement Sale.
EPC to follow



Call: Rook Matthews Sayer 0191 2120000

Price Guide: £39,950+

Lot No. 45

The Bethany Centre, Kyo Road, Stanley DH9 8SW

**WOOD
ESTATE AGENTS**



Description:

A development opportunity to purchase The Bethany Chapel and Old Sunday School which has planning permission to convert into two residential dwellings under reference DM/15/01304/FPA. This 247 sq metre property is currently commercially zoned, and planning permission is in place for conversion to two domestic dwellings.
Full investigation of the site and plans is highly recommended to see the full potential.



EPC band E

Call: J W Wood 01207 235221

Price Guide: £49,950+

Lot No. 46

12 George Street, Langley Park, Durham DH7 9YL

**WOOD
ESTATE AGENTS**



Description:

A two bedroom mid terrace house, benefiting from double glazing and central heating. At the time of print no access has been gained, viewings will be available leading up to the auction.
EPC Band D

Call: J W Wood 0191 3869921

Price Guide: £45,000+

Lot No. 47

23 Tenth Street, Horden, Peterlee SR8 4NE

kimmitt & roberts



Description:

This is a two bedroomed mid terraced home with gas central heating system and UPVC double glazing but in need of some repairs.
EPC Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £10,000 - £12,000



Lot No. 48

7 Dacre Gardens, Consett DH8 6NW



Description:

The property retains original features including marble fireplace, panelled doors and high ceilings with cornice work and has the benefit of double glazing and gas central heating. The property requires updating and briefly comprises; hallway, large lounge, separate dining room and kitchen. To the first floor there are three bedrooms and a bathroom/w.c. there is a large lawned garden to the front of the property and a yard to the rear with a brick built garage.



EPC BAND E

Call: J W Wood 01207 502109

Price Guide: £75,000+



Lot No. 49

32 Tenth Street, Horden, Peterlee SR8 4NE



Description:

This is a two bedroomed mid terraced home with gas central heating system and UPVC double glazing but in need of some repairs.
EPC Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £10,000 - £12,000



Lot No. 50

8 Furness Street, Hartlepool TS24 8DN



Description:

This is a two bedroomed mid terraced home which is within easy walking distance to Hartlepool Town Centre and comes with gas central heating system and double glazing. Ideal for local investor.
EPC Band E



Call: Kimmit & Roberts 0191 5183334

Price Guide: £19,950+



Lot No. 51

1 Tees Street, Horden, Peterlee SR8 4NF



Description:

This is a two bedroomed mid terraced home with gas central heating system and UPVC double glazing but in need of some repairs.
EPC Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £10,000 - £12,000

Lot No. 52 64 Derwent Street, Hartlepool TS26 8BN



Description:
We are pleased to offer for sale this two bedroomed mid terraced home which would be ideal for local investor as currently has a tenant paying £70 per week (£303 per month).
EPC Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £19,950+

Lot No. 53 42 Tenth Street, Horden, Peterlee SR8 4NE



Description:
This is a two bedroomed mid terraced home with gas central heating system and UPVC double glazing but in need of some repairs.
EPC Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £10,000 - £12,000

Lot No. 54 262 Westgate Road, Newcastle NE4 6AQ



Description:
The property is a part single storey part two storey end terrace building of brick construction under a flat mineral felt roof. It was previously used as a back packing hostel and includes a total of 26 bed spaces, reception/common room and a staff bedroom. There is a small forecourt to the front with 2 car parking spaces with a small yard to the rear. The approximate gross internal floor area is circa 222.2 sq. m. (2,392 sq. ft.) Please note the fixtures and fittings in the photographs do not belong to our clients and may not be included in the sale.



EPC Rating: D

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £89,950+

Lot No. 55 12 St Oswalds Street, Hartlepool TS24 8NR



Description:
A two bedroom mid terrace house on St Oswald Street Hartlepool.
At the time of print no access has been gained but viewings will be available leading up to the auction.
EPC Band E

Call: Kimmit & Roberts 0191 5183334

Price Guide: £19,950+

Lot No. 56

5 William Street, Ferryhill Station DL17 0DJ

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A two bedroom mid terrace house offered for sale with vacant possession. The property benefits from gas central heating and double glazing. Briefly comprises of entrance hall, living room, kitchen. To the first floor there are two bedrooms and a bathroom. Externally there is a yard to the rear. EPC Band G



Call: AC 0191 4921234 JWW 01388 604273

Price Guide: £20,000+

Lot No. 57

8 Canterbury House, Sunderland SR5 4LN

Andrew Craig



Description:

This two bedroom first floor apartment is located within a popular residential area of Town End Farm. Having local amenities close by including shops and schools together with transport links to Sunderland City Centre, Nissan and surrounding areas via the A19. This property has recently been refurbished and decorated to a high standard throughout in a modern neutral theme making it an ideal purchase for first time buyers or alternatively for those wishing to downsize. The property is realistically priced to attract investors and those wanting to purchase a property on a Buy to Let basis. Further benefits include upvc double glazing, combi gas central heating and secure entry system to building/apartment together with attractive communal gardens and allocated parking available. This property is offered to the market with no chain involved therefore an early viewing is recommended. Call us now to arrange a viewing! EPC Band C

Call: Andrew Craig 0191 5160239

Price Guide: £39,950+

Lot No. 58

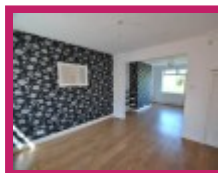
9 Beech Avenue, Murton, Seaham SR7 9JH

kimmitt & roberts



Description:

Presented to an extremely good standard throughout we have pleasure in offering for sale this two bedroom end terraced home. It provides a comfortable, ready to move into home. Boasting gas combi central heating system, double glazing, refitted kitchen, lounge, bathroom/wc, lawned garden to the front elevation and enclosed yard to the rear. Situated in this popular street early viewing is strongly recommended. EPC Band D



Call: Kimmitt & Roberts 0191 5813213

Price Guide: £29,950+

Lot No. 59

6 Mill Street, Willington, Crook DL15 0DW

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A two bedroom mid terraced property, ideal for the buy to let investor. With uPVC double glazing and gas central heating via back boiler (not tested). Entrance lobby, lounge, fitted kitchen and ground floor bathroom. Two bedrooms to the first floor. Yard to rear.



EPC Band E

Call: AC 0191 4921234 JWW 01388 604273

Price Guide: £29,950+

Lot No. 60

22 Tees Street, Horden, Peterlee SR8 4NF


Description:

This is a two bedroomed mid terraced home with gas central heating system and UPVC double glazing but in need of some repairs.
EPC Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £10,000 - £12,000

Lot No. 61

Garage, 56 Slatyford Lane, Newcastle NE5 2UP


Description:

A detached larger style garage with roller shutter door. Ideal for storage. There is a driveway with off street parking for up to 5 cars. The subject premises is located on Slatyford Lane, Slatyford, Newcastle upon Tyne. Well situated for major A1 and A69 road links, City Centre, amenities and transport links.

Call: Rook Matthews Sayer 0191 2744661

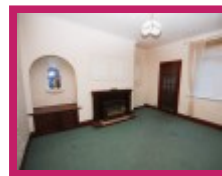
Price Guide: £9,000+

Lot No. 62

20 West Street, Birtley DH3 1DY


Description:

This mid terraced ground floor flat ideal for investors and first time buyers Looking for a project. Having good transport links and being close to local amenities including library, leisure/swimming centre, shops and schools. The property is warmed via gas central heating and has the benefit of uPVC double glazing. The internal floor plan comprises of entrance porch leading to the hallway, two bedrooms, lounge, kitchen and shower room. Externally there is a garden tot he front, rear yard and storage area.



EPC Band D

Call: Andrew Craig 0191 4921234

Price Guide: £34,950+

Lot No. 63

43 Eleventh Street, Horden, Peterlee SR8 4QQ


Description:

An improved mid terraced house with gas central heating system and double glazing, butin need of further updating. Comprises of: Lounge, Kitchen/Dining Area, Two Bedrooms, Bathroom/wc & Yard.

EPC BAND D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £13,000+

Lot No. 64

26 Lambton Road, Stockton TS19 0ER

Andrew Craig

Michael Poole



Description:

A three bedroom mid terrace house offered for sale with vacant possession. The property benefits from gas central heating and double glazing. Briefly comprises of entrance hall, living room, dining room, kitchen. To the first floor there are three bedrooms and a bathroom. Externally there is a yard to the rear. EPC Band G



Call: AC 0191 4921234 MP 01642 355000

Price Guide: £35,000+

Lot No. 65

30 Warren Street, Horden, Peterlee SR8 4NA

kimmitt & roberts



Description:

This is a two bedroomed mid terraced home with gas central heating system and UPVC double glazing but in need of some repairs. EPC Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £10,000 - £12,000

Lot No. 66

16 Somerst Cottages, Silksworth, Sunderland SR3 1BX

Andrew Craig

kimmitt & roberts



Description:

An ideal investment opportunity for those on the Buy to Let Scheme. This three bedroom mid terraced dormer cottage is currently tenanted. Briefly comprising open plan lounge, dining area and kitchen, bathroom, three bedrooms and wc. There is no vehicle access to the front along with gardens. Located close to local shops, schools and transport links.



The property is rented at £475pcm on an 6 Month AST which started on 25.5.15. EPC D

Call: K & R 0191 5813213 AC 0191 5653377

Price Guide: £39,950+

Lot No. 67

9 Park Terrace, Brotton TS12 2TS

Andrew Craig

Michael Poole



Description:

A two bedroom mid terrace house offered for sale with vacant possession. The property benefits from gas central heating and double glazing. Briefly comprises of entrance hall, living room/dining room, kitchen. To the first floor there are two bedrooms and a bathroom. Externally there is a yard to the rear. EPC Band E



Call: AC 0191 4921234 MP 01642 955180

Price Guide: £26,000+

Lot No. 68

149 Chestnut Street, Ashington NE63 0BS

**ROOK
MATTHEWS
SAYER**



Description:

Spacious two bedroom mid terrace property on Chestnut St, Ashington. Close to the local town centre and new leisure facilities this property would make an ideal investment property with the local schools and colleges not too far away. Double glazed and gas centrally heated the accommodation briefly comprises of; Spacious lounge, kitchen/diner, bathroom, stairs to the first floor landing and two good size bedrooms. Externally there is a garden to the front. A Chain free property which must be viewed. EPC Band C

Call: Rook Matthews Sayer 01670 850850

Price Guide: £42,950+

Lot No. 69

12 Dilston Avenue, Hexham NE46 1JE

**ROOK
MATTHEWS
SAYER**



Description:

Situated within walking distance of Hexham town centre, close to all local amenities and school, this three bedroom semi detached home is in need of updating and refurbishment which is reflected in the price. Early viewing is essential to appreciate the location, size and potential on offer. The property enjoys lovely gardens to the front and rear and driveway parking which leads to a single garage. The accommodation is spacious and briefly comprises reception hall; sitting room; dining room; kitchen; three bedrooms; separate bathroom and toilet; garage and gardens front and rear.

EPC Band F



Call: Rook Matthews Sayer 01434 601 616

Price Guide: £134,950+

Lot No. 70

46 Eleventh Street, Horden, Peterlee SR8 4QQ

kimmitt & roberts



Description:

An improved mid terraced house with gas central heating system and double glazing, but in need of further updating. Comprises of: Lounge, Kitchen/Dining Area, Two Bedrooms, Bathroom/wc & Yard.

EPC BAND D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £13,000+

Lot No. 71

62 West Lane, Bishop Auckland DL14 0QY

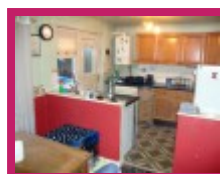
**WOOD
ESTATE AGENTS**



Description:

A two bedroom mid terrace house appealing to the buy to let investor. The property is currently let to a tenant which we are verbally advised by the vendor has been in residence for the last 5 years and wishes to remain in the property which is producing a rental income of approx £337 every four weeks. The property benefits include double glazing and gas central heating. Briefly comprises of entrance hall, living room, kitchen, to the first floor there are two bedrooms and a bathroom-wc. Externally there is a lawn garden to the front and a gravelled garden to the rear with brick built store shed.

EPC Rating: C



Call: J W Wood 01388 604273

Price Guide: £37,950+

Lot No. 72

2 The Grove, Benton , Newcastle NE12 9PE

ROOK
MATTHEWS
SAYER**Description:**

A unique opportunity to purchase this substantial family home located on a corner plot in a popular residential area well served by public transport with road links to both the coast and Newcastle. The property does require substantial refurbishment and modernisation, which may include structural works however it boasts a vast array of original features which adds to the character and appeal of the property. Such features include coving and ceiling roses to stated rooms, sash windows, panelled interior doors and feature fireplaces.

To fully appreciate what's on offer an internal viewing is recommended. Land registry shows that the last sale on The Grove was no8 which sold in July 2014 for £489,500.
EPC band E

Call: Rook Matthews Sayer 0191 2667788**Price Guide:** £199,950+

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Option 2

On the fall of the gavel the buyer must place a £3000 non refundable deposit with The Agents Property Auction Limited, exchange of contracts must occur in 28 days and completion in a further 14 days.

Lot No. 73

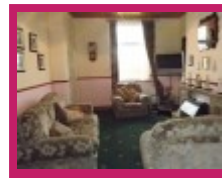
1 Gerald Street, South Shields NE34 8RF

Andrew Craig



Description:

TWO DOUBLE BEDROOM END TERRACED HOUSE - Situated in this popular location in Whiteleas within close proximity to amenities, shops, schools and transport links the property is sure to appeal to first time buyers and investors. Offering spacious accommodation the property briefly comprises to the ground floor of: - Lounge, dining room and kitchen. To the first floor lies two bedrooms and bathroom/w.c. Externally lies a garden to the front, laid to lawn with paved drive accessed via wrought iron gates. To rear there is a decked court yard and door to garage with timber gates, bench and lighting



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

Lot No. 74

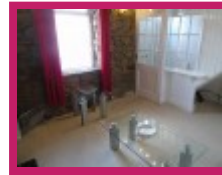
5 Dale Street, Crawcrook, Tyne and Wear NE40 4NL

**ROOK
MATTHEWS
SAYER**



Description:

We offer to the market this well presented two bedroom character terrace with superb detached double garage. Accommodation briefly comprises of: Entrance hall leading to lounge with feature fireplace and stunning stone feature wall, fitted kitchen with range cooker and dining area, stairs to first floor landing, family bathroom and two bedrooms. This property also boasts gas central heating, double glazing and a new combi boiler fitted. Energy Rating D



EPC Band D

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £74,950+

Lot No. 75

19 Chichester Road, South Shields NE33 4AA

Andrew Craig



Description:

We offer to the market, upper flat available on Chichester Road. Situated on good transport links and within close proximity to local amenities this should prove to be a popular choice. Briefly comprising of lounge, three bedrooms, fitted kitchen and spacious family bathroom w/c. Further benefits include partial double glazing, gas central heating via combi boiler and shared yard to the rear. Ideal first time buy with viewing recommended.
EPC band D

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

Lot No. 76

32 Beadnell Road, Blyth NE24 4QX



Description:

MUST BE VIEWED - SUPERB FREEHOLD SEMI DETACHED - CUL DE SAC LOCATION - THREE BEDROOMS - CONSERVATORY EXTENSION - GARDENS FRONT & REAR - EPC: D on Beadnell Road, Newsham Farm Estate in Blyth, a popular development close to schools, amenities and road/transport links. Briefly comprising: Entrance porch, hallway, lounge, refitted dining kitchen with patio doors to conservatory. Three bedrooms to the first floor and family bathroom. Externally there are well kept gardens to both front and rear and detached garage to the front of the property. Internal inspection welcome.



EPC BAND D

Call: Rook Matthews Sayer 01670 352900

Price Guide: £99,950+

Lot No. 77

55 Springfield Road, Blakelaw, Newcastle NE5 3NR



Description:

Sitting on a larger than average plot with an open aspect to the front we offer this 3 bedroom semi-detached home. Ideally suited for First time buyers or investors this house is close to nearby supermarkets, health centre and other amenities and good transport links to the city centre, A1, Kingston Park, metro centre and the airport. Benefits for this home include no onward chain, gas central heating and off street parking for multiple cars. The accommodation includes lounge, kitchen and shower room on the ground floor and 3 bedrooms on the first floor. Externally there are gardens to both front side and rear.



EPC BAND B

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £69,950+

Lot No. 78

3 Park Place, Blackhill, Consett DH8 5SR



Description:

A modern luxury second floor apartment situated in a converted hotel close to Consett Park. Built in 1876, the Park Royal hotel was converted into a gated development of contemporary apartments in 2007 and is an impressive looking building containing several one and two-bedroomed apartments. The communal entrance, which as a video entry security system, leads up the stairs to the second floor where the apartment is situated. The accommodation briefly comprises: entrance hall, large open plan lounge into kitchen, two bedrooms (master with en-suite) and a contemporary bathroom. The property has two allocated parking spaces within the courtyard, which is accessed via electronic gates. There is also ample visitor parking. The apartment has UPVC double glazing and gas central heating via combination boiler. EPC Band TBC

Call: J W Wood 01207 502109

Price Guide: £55,000+

Lot No. 79

4 Park Place, Blackhill, Consett DH8 5SR



Description:

A modern luxury second floor apartment situated in a converted hotel close to Consett Park. Built in 1876, the Park Royal hotel was converted into a gated development of contemporary apartments in 2007 and is an impressive looking building containing several one and two-bedroomed apartments. The communal entrance, which as a video entry security system, leads up the stairs to the second floor where the apartment is situated. The accommodation briefly comprises: entrance hall, large open plan lounge into fitted kitchen, two bedrooms (master with en-suite) and a contemporary bathroom. The property has two allocated parking spaces within the courtyard, which is accessed via electronic gates. There is also ample visitor parking. The apartment has UPVC double glazing and gas central heating via combination boiler.

EPC Band B

Call: J W Wood 01207 235221

Price Guide: £65,000+


Lot No. 80

6 Park Place, Blackhill, Consett DH8 5SR


Description:

A modern luxury second floor apartment with tenant producing an annual income of £4740, situated in a converted hotel close to Consett Park. Built in 1876, the Park Royal hotel was converted into a gated development of contemporary apartments in 2007 and is an impressive looking building containing several one and two-bedroomed apartments. The communal entrance, which as a video entry security system, leads up the stairs to the second floor where the apartment is situated. The accommodation briefly comprises: entrance hall, large open plan lounge into fitted kitchen, one bedroom and a contemporary bathroom. The property has an allocated parking space within the courtyard, which is accessed via electronic gates. There is also ample visitor parking. The apartment has UPVC double glazing and gas central heating via combination boiler. EPC Band C

Call: J W Wood 01207 235221

Price Guide: £55,000+

Lot No. 81

14 Park Place, Blackhill, Consett DH8 5SR


Description:

A modern luxury ground floor apartment situated in a converted hotel close to Consett Park. Built in 1876, the Park Royal hotel was converted into a gated development of contemporary apartments in 2007 and is an impressive looking building containing several one and two-bedroomed apartments. The communal entrance, which as a video entry security system, leads to the entrance hall, a large open plan lounge into fitted kitchen, two bedrooms and a contemporary bathroom. The property has an allocated parking space within the courtyard, which is accessed via electronic gates. There is also ample visitor parking. The apartment has UPVC double glazing EPC Band B

Call: J W Wood 01207 502109

Price Guide: £65,000+

Lot No. 82

Apartments 1-15 Park Place Consett DH8 5SR


Description:

A portfolio of 12 modern luxury apartments, situated in a converted hotel close to Consett Park. Built in 1876, the Park Royal hotel was converted into a gated development of 14 contemporary apartments in 2007 and is an impressive looking building containing several one and two-bedroomed apartments. 9 of the apartments are currently let producing an income of £45,125. With the 3 further apartments let, an income of £62,000 has been achieved previously. 9 of the 12 apartments are two bedrooms, the remaining 3 are one bedroom. The apartments all have either one or two parking spaces within the courtyard, which is accessed via electronic gates. There is also ample visitor parking. Each apartment has UPVC double glazing and gas central heating via combination boiler. EPC Band B and C

Call: J W Wood 01207 502109

Price Guide: £800,000+

Lot No. 83

1 West Cottages, Pegswood, Morpeth NE61 6RQ


Description:

****DOUBLE FRONTED COTTAGE APPROXIMATELY 1/3 OF AN ACRE IN NEED OF REFURBISHMENT CLOSE TO MORPETH TOWN CENTRE NO FORWARD CHAIN**** Requiring modernisation this three bedroom double fronted cottage, situated in Pegswood on approximately 1/3 OF AN ACRE PLOT. The cottage briefly comprises; entrance vestibule with stairs to first floor, lounge, dining room, and kitchen with separate utility room. To the first floor are the three bedrooms and the family bathroom. Externally the property does benefit from parking for several vehicles, two detached garages, kennels and gated access to a private garden. PLANNING APPLICATION NUMBER: 15/00200/OUT Planning permission for 2 dwellings on the land to the rear of the property. EPC Band E

Call: Rook Matthews Sayer 01670 511711

Price Guide: £149,950+

Lot No. 84

9 Austral Place Wideopen, Newcastle NE13 7HH

Andrew Craig



Description:

A three bedroom mid link detached house occupying a corner plot in a cul de sac position within this modern residential development. The property benefits include an addition of a sun room, double glazed windows, gas central heating, modern fitted kitchen, bathroom suite and gardens to front and rear. Property briefly comprises entrance porch, entrance hall, living room (7.5m long), sun room and a kitchen to the ground floor. First floor are three bedrooms and a bathroom/wc. Externally there are gardens with a drive to the front offering off street parking leading to the garage



EPC Band D

Call: Andrew Craig 0191 2859024

Price Guide: £169,950+

Lot No. 85

Pegswood Farm, Pegswood Village, Morpeth NE61 6RE

ROOK MATTHEWS SAYER



Description:

A rare opportunity to acquire this charming detached Farmhouse together with gardens, outbuilding and garage, situated in Pegswood, Morpeth. The property has been lovingly restored over recent years to offer a modern take of a traditional farmhouse and it retains, much of its character and charm whilst offering, substantial accommodation perfectly suited to family life. The accommodation briefly comprises:- Entrance hall with stairs to first floor, two generous reception rooms, large farmhouse kitchen with utility room and cloaks/W.C and a second access to the first floor. The first floor offers four double bedrooms, bathroom/W.C and play room. Externally the property has gardens to front, rear and side in addition to outbuildings and large workshop/garage. The outbuildings have previously been considered for use as ancillary accommodation or similar subject to the necessary planning permission and contents being granted. This home genuinely needs to be viewed to appreciate the attention to detail and scope of property on offer. EPC Rating: n-a

Call: Rook Matthews Sayer 01670 511711

Price Guide: £365,000+

Lot No. 86

26 Greenhills, Byers Green, Spennymoor DL16 7QJ

WOOD ESTATE AGENTS



Description:

An impressive and impeccably presented family sized detached bungalow, nicely appointed throughout and boasting attractive lawned gardens, the rear garden being particularly pleasant with a South-Easterly aspect. There is a driveway and garage. Hallway, lounge, fitted dining kitchen, master bedroom and two further bedrooms. Family bathroom with separate shower cubicle. Viewing is highly recommended.



EPC BAND to follow

Call: J W Wood 01388 604273

Price Guide: £124,950+

Lot No. 87

234 Coatham Road, Redcar TS10 1RA

Michael Poole



Description:

Make No Mistake This is an Especially Large Property. Please Refer to the Details and Floor Plan for an Idea of the Layout and Accommodation on Offer. One of the oldest houses in Redcar and one of the original properties on Coatham Road. Bursting with many original features, this superior period built offers extensive accommodation that can only be appreciated upon internal inspection. Many features included; seven bedrooms, two bathrooms, four ground floor reception rooms, the main house staircase with an additional previous servant staircase to rear, double garage, additional car port and two rear courtyards. A property that would make a superb large family home could also suit multi occupant living or equally lends itself to separation for separate dwellings/apartments/flats subject to any necessary planning and consent.

EPC Band F

Call: Michael Poole 01642 285041

Price Guide: £144,950+

Lot No. 88

6 Derwent Terrace, Burnopfield NE16 6PZ

WOOD
ESTATE AGENTS

Andrew Craig



Description:

An opportunity to purchase this three bedroom mid terrace house which does require some modernisation and upgrading which has been reflected in the price. The property has undergone a number of essential repairs/modernisation required eg it does benefit from double glazed window, gas central heating, refitted bathroom but it does require a kitchen, carpets and decorating. Property briefly comprises entrance hall, living room, dining room, kitchen to the first floor there are three bedrooms and a bathroom-wc. Externally there is a yard to the rear of the property and a townhouse garden to the front.



EPC Band tbc

Call: Jww 01207 235221 AC 0191 4889090

Price Guide: £89,950+

Lot No. 89

35 Melrose Avenue, Murton, Seaham SR7 9SA

kimmitt & roberts



Description:

Nestled at the head of this popular cul de sac; we have pleasure in offering for sale this well positioned two bedroom mid terraced home with gas central heating and double glazing. The property has accommodation with comprises; Entrance Porch leading to the Lounge with feature fire and surround and a Kitchen with a range of wall and base units. To the first floor there are two bedrooms and a Bathroom. Externally there is an open garden to the front and yard and garage to the rear. The property is in need of updating and is priced accordingly.



EPC Band D

Call: Kimmitt & Roberts 0191 5813213

Price Guide: £74,950+

Lot No. 90

83 Clayport Gardens, Alnwick NE66 1EG

ROOK MATTHEWS SAYER



Description:

Semi-detached house in Alnwick providing good family accommodation now ready for refurbishment and updating. Ground floor includes sitting room with gas fire, kitchen and bathroom, with three bedrooms on the first floor. Gas central heating, timber double glazing included. There is a block paved driveway to the front timber garage and lawned garden. This is an ideal property for permanent living or investment purposes, it is available for vacant possession and no upper chain.



EPC Band D

Call: Rook Matthews Sayer 01670 510044

Price Guide: £79,950+

Lot No. 91

80 Springwell Road, Sunderland SR3 4EA

Andrew Craig



Description:

Offered with No Chain involved we offer this ground floor flat which enjoys a convenient location for local amenities including bus links, shops and access into Sunderland City Centre. Decorated to a good standard throughout the accommodation briefly comprises: Hallway, lounge, master bedroom, conservatory, kitchen and bathroom. Benefiting from gas central heating, upvc double glazing and security alarm. Externally there is a pleasant garden to the rear. Representing an ideal purchase for a wide variety of buyers including first time purchasers or those looking to downsize - therefore, viewing highly recommended.

EPC Band TO FOLLOW

Call: Andrew Craig 0191 5653377

Price Guide: £49,950+

Lot No. 92

53 Robert Adam Court, Alnwick NE66 1PH

**ROOK
MATTHEWS
SAYER**



Description:

Looking for a retirement apartment? Want to live with like minded people? Opportunity to acquire a modern self-contained first floor apartment within McCarthy & Stone Later Living Development in Robert Adam Court. This is a spacious second floor apartment with generous hallway, sitting room overlooking Alnwick Gardens, fitted kitchen, double bedroom and shower room. Electric heating and double glazing is included. There is access to the shared laundry facilities, large communal lounge with doors out to the rear garden, and use of guest room with en suite. The shared rear garden is laid to lawn with flowerbeds and the property is within Alnwick town centre.



EPC BAND C

Call: Rook Matthews Sayer 01665 510044

Price Guide: £84,950+

Lot No. 93

25 Mill Hill, Houghton Le Spring DH5 8NL

kimmitt & roberts



Description:

We are pleased to offer for sale this well-proportioned and vastly extended family home which is located on the popular Mill Hill development and is ideally situated for all local amenities, schools and transport links. The property has been extended to the side, and boasts 4 bedrooms, front and Rear gardens, a fitted kitchen (with central island), modern bathroom suite, gas central heating and double-glazing. Early Viewing is highly recommended.



EPC Band D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: Was £169,950 Now £124,950+

Lot No. 94

20 Bruce Gardens, Fenham, Newcastle NE5 2EA

**ROOK
MATTHEWS
SAYER**



Description:

****Traditional style semi, original features, vacant possession, four bedrooms, popular location****
 Located in this popular part of Fenham and within the catchment area of well regarded schools. We offer for sale this four bedroom family home. The property was originally a three bedroom semi but the current owners have had a loft conversion to give this house an additional fourth bedroom and a shower room. The property boasts original features to include fireplaces, picture rails, doors and leaded windows. Local amenities are nearby to include shops, transport links, A1 and A69 trunk roads, Newcastle Airport and Metro Centre. The accommodation comprises; entrance hallway, lounge, open plan kitchen/dining room, stairs to first floor, two bedrooms, family bathroom, stairs to top floor, two further bedrooms and a shower room. Externally there is a well-kept and mature garden to the front and an enclosed garden to the rear.
 EPC Band D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £124,950+

Lot No. 95

7 Elmfield Road, Hebburn NE31 2DY

Andrew Craig



Description:

A three bedroom semi detached house being offered for sale with vacant possession and to which we are verbally advised is Freehold. The property benefits include double glazing and gas central heating. Property briefly comprises of entrance hall, living room, kitchen, rear lobby and a bathroom/wc. To the first floor there are three bedrooms. Paved townhouse garden to front and lawned garden to rear.



EPC Band D

Call: Andrew Craig 0191 4281428

Price Guide: £89,950+

Lot No. 96

3 Yearby Road, Redcar TS11 8HF



Description:

Rural Hamlet Location- One Bedroom Charming Cottage- Internal Viewing Essential Rare Purchase Opportunity- Possible Ideal Retirement or Holiday Home. Property briefly comprises of lounge, kitchen, bathroom, to the first floor there is one bedroom. Externally EXTERNALLY PARKING & GARDENS - Parking is available to the front of the property. The stunning front garden is littered with established shrubs, evergreens, flowers and mature foliage with path to entrance. The fence enclosed rear garden again features an abundance of mature foliage, flowers and evergreens. With patio seating areas and brick built storage/shed.



EPC Band D

Call: Michael Poole 01642 285041

Price Guide: £85,000+

Lot No. 97

6 Rufford Close, Marton in Cleveland TS7 8PF



Description:

Extended three bedroom semi-detached house available in this desirable part of Marton, with its close proximity to local shops, amenities and schools. Viewing on this property comes strongly recommended. The property comprises of porch, lounge, kitchen/diner, breakfast room and WC. The first floor is made up of landing, three bedrooms and family bathroom. Externally there is a small garden and driveway to the front. To the rear there is a reasonable size enclosed garden which comprises of lawn and patio area.



EPC Band D

Call: Michael Poole 01642 288299

Price Guide: £129,950+

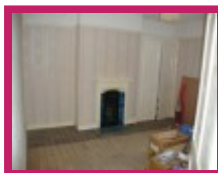
Lot No. 98

16 The Mead, Darlington DL1 1EX



Description:

We offer for sale this 1930s, three bedroom semi-detached house. The property requires modernising however offers great potential as a home suitable for a couple or single person. The well-proportioned accommodation includes a bay windowed lounge, separate dining room, kitchen and bathroom. The Mead is situated in a popular street east of the town centre and close to two major supermarkets, local shops, schools, bus service and artery roads for commuters.



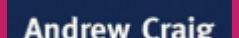
EPC BAND D

Call: J W Wood 01325 485151

Price Guide: £89,950+

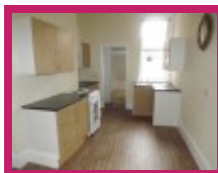
Lot No. 99

2 Graham Street, South Shields NE33 3JR



Description:

A recently refurbished two bedroom ground floor flat located in this ever popular residential area within easy access to local amenities including South Shields Town Centre and picturesque coast lines. Decorated throughout in a modern, neutral theme this ready to move into accommodation is sure to appeal to a range of buyers including those looking to get onto the housing market, those looking to downsize and investors alike. Accommodation briefly comprising of: - Entrance hall, lounge, kitchen/breakfasting, two bedrooms and bathroom. Externally there is a yard to the rear. Benefiting from UPVC double glazing throughout and combi gas central heating.



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £54,950+

Lot No. 100 30 The Moorlands, Gilesgate, Durham DH1 2LD



Description:

We have pleasure in offering for sale, this extended and improved three bedroomed semi detached property with gas fired central heating and double glazing. Having been purchased by our clients and then extended and refurbished, the property has accommodation which briefly comprises: entrance hallway with tiled flooring, stairs to the first floor and large storage area, lounge with bow window to front, open plan kitchen/breakfast room, utility room and wet room. To the first floor there are three bedrooms and a bathroom. Externally, situated on an attractive plot, there are gardens to the front and rear and a driveway providing off street parking. EPC Band D

Call: J W Woods 0191 3869921

Price Guide: £134,590+

Lot No. 101 20 Holey Close, Hemlington, Middlesbrough TS8 9RD



Description:

Michael Poole Property Consultants offer to the market this sensibly priced two bedroom semi-detached property occupying a corner plot within a cul-de-sac and offering easy access to the A174 and A19. With no forward chain early viewing is advised. Two Bedroom Semi Detached House- Corner Plot- No Forward Chain -Front & Rear Gardens -Driveway & Single Garage -Fitted Kitchen - UPVC Double Glazed Windows -Gas Central Heating

EPC Band D



Call: Michael Poole 01642 288299

Price Guide: £89,950+

Lot No. 102 5 Tollesby Lane, Marton on Cleveland TS7 8JE



Description:

Deceptively spacious three bedroom semi-detached house offering open plan accommodation to the ground floor and benefitting from three double bedrooms - master with en-suite bathroom, stunning fitted kitchen, front and rear gardens, integral garage and no forward chain.

EPC Band C



Call: Michael Poole 01642 288299

Price Guide: £149,950+

Lot No. 103 39 Ravensworth Road, Birtley DH3 1EN



Description:

This ground floor flat has been fully refurbished offering ideal first time buyers accommodation or investment being close to local amenities including shops, public library and swimming/leisure centre, good transport/road links to surrounding areas and easy access to the A1 with both Northern and Southern destinations for commuting. This internal accommodation comprises entrance lobby leading to hallway, lounge with feature fire, modern fitted kitchen, three piece family bathroom and two bedrooms. Other benefits include gas central heating and double glazing. Externally there is a forecourt garden to the front and a rear enclosed yard. Viewing is recommended to fully appreciate !!!!! EPC Rating: D

Call: Andrew Craig 0191 4921234

Price Guide: £49,950+

Lot No. 104 The Cottage, Cotswold Lane, Horden SR8 4JS

kimmitt & roberts



Description:

A rare opportunity to acquire a quirky deceptively spacious two bedroomed detached bungalow which comes with gas central heating system, double glazing and offers two double bedrooms. If you are looking for something unique then this is just that. Boasting enclosed mature garden, driveway and is close by to local amenities.

Summary of accommodation Entrance Hall, Lounge, Dining Area, Kitchen, Two Bedrooms, Bathroom/wc, Garden, Patio, Timber Shed, Driveway & Wrought Iron gates



EPC TBC

Call: Kimmit & Roberts 0191 5183334

Price Guide: £85,000+

Lot No. 105 5 Hendon Gardens, Jarrow NE32 4LW

Andrew Craig



Description:

A three bed semi detached family home located on this very popular residential Estate within Jarrow briefly comprising:- Entrance hall, spacious open plan lounge through diner. Kitchen. First floor has three good size bedrooms and a family bathroom. The property occupies an envious position having extensive gardens to front, side and rear giving potential to add a conservatory or to extend. The property also has additional space beyond the garden for double drive for off street parking. Double glazing and gas combi central heating are installed with neutral & cor reflecting modern day style and trend. Having local amenities including Boldon Colliery, Asda Superstore, Cineworld with a selection of restuarants and leisure amenities together with good road links to the A19 and A194M and Fellgate Metro Station just a short distance away. Ideal for commuters requiring links to Sunderland, Newcastle and surrounding areas. Early viewing recommended.
EPC Band D

Call: Andrew Craig 0191 4280025

Price Guide: £129,950+

Lot No. 106 1 Scott Road, Normanby TS6 0JB

Michael Poole



Description:

This three bedroom semi detached family home is in need of some attention and updating, both internally and externally. Available with immediate vacant possession and of particular interest to the investment purchaser. The internal accommodation comprises; porch, hall, 24ft plus through lounge diner and kitchen to the ground floor. The first floor offers three bedrooms and bathroom. Front and rear gardens, drive and side attached single garage.
EPC Band TBC

Call: Michael Poole 01642 955180

Price Guide: £89,950+

Lot No. 107 68 Bayfield, West Allotment NE27 0FE

ROOK MATTHEWS SAYER



Description:

A delightful two bedroom semi-detached property situated within the very popular residential development of Northumberland Park. Close to shops & amenities, good local schools, access to major road & transport links, a location which offers an appealing lifestyle briefly comprises, entrance porch, lounge, breakfasting kitchen, down stairs W.C. To the first floor, landing two bedrooms and a bathroom. Benefiting from gas central heating and double glazing throughout. Externally to the front there is a lawn area and a driveway offering off street parking. To the rear a south westerly aspect low maintenance garden, with gated access to side.
EPC: D

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £109,950+

Lot No. 108

4 Ravenshill Drive, Ashington NE63 8XU

**ROOK
MATTHEWS
SAYER**



Description:

Nicely presented three bedroomed detached family home. The property has been tastefully decorated throughout and is available to view now. Sold as a chain free property the accommodation has double glazing and gas central heating with newly fitted combi boiler and briefly comprises: entrance hall, lounge, dining room, Cavendish fitted kitchen, downstairs w.c, stairs to first floor landing, three good sized bedrooms with en-suite to master and family bathroom. Externally there is a garden to the front with multi car drive leading to detached garage, to the rear there is an enclosed garden with lawned, gravelled and patio areas.



EPC Band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £144,950+

Lot No. 109

7 Lynmouth Close, Hemlington, Coulby Newham TS8 9NH

Michael Poole



Description:

A three bedroom semi-detached property with accommodation comprising an entrance porch, living room, modern fitted kitchen, three spacious first floor bedrooms and a modern shower room. Externally there is ample off road parking to the rear of the property and a private low maintenance rear garden. EPC Band D



Call: Michael Poole 01642 288299

Price Guide: £94,950+

Lot No. 110

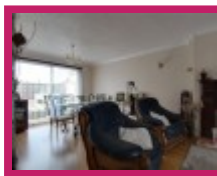
52 Ripon Way, Eston, Middlesbrough TS6 9ND

Michael Poole



Description:

Benefitting from UPVC double glazing, generous drive, garage, replaced combi boiler amongst other features. This three bedroom semi-detached property is available with immediate vacant possession and boasts front and rear gardens. The internal accommodation comprises generous open plan lounge diner, fitted kitchen, three first floor bedrooms two with fitted robes and shower room.



EPC Band D

Call: Michael Poole 01642 955180

Price Guide: £94,950+

Lot No. 111

7 Warwick Road Hebburn NE31 2DT

Andrew Craig



Description:

This immaculately presented two bed semi detached property is ideally located at the head of a cul-de-sac in a popular residential area of Hebburn. Having fantastic local public transport links, good school catchment area and local amenities just a short distance from Hebburn Town Centre together with the recently opened Hebburn Central swimming pool, library and sports hall/gym. The internal floorplan offers a spacious entrance hallway leading to a full length kitchen/diner and full length lounge. First floor has two double bedrooms and family bathroom. Externally there is good size lawned garden, single garage and driveway parking to front.



EPC Band C

Call: Andrew Craig 0191 4281428

Price Guide: £89,950+



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Lot No. 112 21 Warden Grove, Houghton Le Spring DH5 8HL



Description:

This extended traditional three bedroom semi detached residence is of a type which rarely comes onto the market. Built in the 1950's it provides well proportioned family accommodation, enhanced by the provision of a sun lounge extension to the rear. Well presented throughout, its recent additions include double-glazing, cavity wall insulation and a refitted bathroom, and offers scope for further improvements. It occupies a fine position within this established residential area having frontage onto Gillas Lane. It is centrally located for access to all of Houghton's amenities. It has pleasant gardens, the rear garden being secluded with a sunny southerly aspect, a long drive and garage. The property will be conveyed with Possessory Title only, as the title deeds have been misplaced. This may affect the ability of this property to be mortgaged, and all interested parties should seek independent legal advice before proceeding. EPC Rating E

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £79,950+

Lot No. 113 16 Wedgwood Road, Seaham SR7 8JL



Description:

Ideally suited to variety of purchasers, we have pleasure in offering for sale a well situated corner plot semi-detached property with gas heating and double glazing. The property offers accommodation which briefly comprises: entrance vestibule, lounge, fitted kitchen with floor and wall units. To the first floor there are two bedrooms and a family bathroom. Externally there are sizeable gardens to the front, side and rear.

EPC Band E



Call: Kimmitt & Roberts 0191 5813213

Price Guide: £64,950+

Lot No. 114 25b The Grove, Marton TS7 8AF



Description:

Located in one of Middlesbrough's most prestigious roads The Grove, this beautiful tree lined road offers an array of individual properties ideal for the perfect family lifestyle. 25B The Grove is a beautifully designed property that offers spacious accommodation and occupies a generous private plot. Internally the property boasts an entrance porch, large entrance hall with spindled staircase, cloakroom/WC, bay fronted living room, dining room, separate sitting room, 20ft plus fitted kitchen breakfast room, utility room and two conservatories enjoying fabulous views over the private rear garden. The first floor provides five bedrooms two with en-suite shower rooms and master with dressing area, spacious family bathroom and a grand landing - ideal for an additional reading area or open plan office. Externally the property is entered via double gates to a spacious printed concrete driveway providing parking for a number of cars. Gated access to the side elevation leads to a spacious patio with timber shed. A stunning mature rear garden is mainly laid to lawn with an array of borders, patio areas and a bar with decked area ideal for entertaining. We highly recommend early internal inspection of this property to avoid disappointment. EPC BAND D

Call: Michael Poole 01642 288299

Price Guide: £415,000+

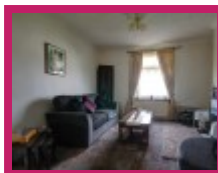
Lot No. 115 9 West View, Sherburn Village, Durham DH6 1HH



Description:

Available with immediate vacant possession, we offer for sale this 2 bedroom, 2 reception room terraced house with gas fired central heating, double glazing and open views to the front. West View is a row of terraces occupying an elevated position situated between Sherburn Village and Sherburn Hill.

EPC Band E



Call: J W Wood 0191 3887245

Price Guide: £44,950+

Lot No. 116

9 River View, Bedlington NE22 5LR

**ROOK
MATTHEWS
SAYER**



Description:

Situated on River View in Bedlington, this semi-detached dormer bungalow comprises; entrance porch, hallway with stairs to first floor, lounge, dining room, breakfasting kitchen, rear inner hallway leading to ground floor family bathroom/wc, first floor landing leading to two bedrooms. Externally to the front of the property there is a low maintenance garden mainly gravelled with walled surrounds, shared driveway, to the rear is a low maintenance garden with gravelled areas, mature bushes / shrubs and fencing to boundaries.



EPC Band E

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £94,950+

Lot No. 117

3 Kent Street, Jarrow NE32 5AW

Andrew Craig



Description:

A spacious three bed Victoria style of mid terraced home offering well proportioned accommodation which retains many original features of that era. The internal layout offers: Entrance hallway leading to front lounge with feature bay window, period style fire surround and being open to the dining room which has French doors opening to a private courtyard and country style kitchen. First floor has three bedrooms and bathroom with a free standing roll top bath. EPC BAND to follow



Call: Andrew Craig 0191 4280025

Price Guide: £99,950+

Lot No. 118

Apartment 6, Rehearsal Rooms, 115-119 Westgate Road, Newcastle NE1 4BD

**ROOK
MATTHEWS
SAYER**



Description:

****Ideal Buy To Let Investment, City Centre location, spacious apartment****This spacious two double bedroom apartment is offered for sale tenanted. We have been advised by the current owners that they pay £875pcm. The property is conveniently placed for access to the central station as well as Newcastle's celebrated range of bars, shops, restaurants, universities and hospitals. Access to the property is gained via a secure communal entrance, which leads to a private entrance hall with a lift and stairs. The hallway leads you to an 18ft plus lounge, fully fitted kitchen, two double bedrooms and a bathroom.

EPC Band C

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £125,000+

Lot No. 119

3 Eden Vale Mews, Leadgate, Consett DH8 7SG

**WOOD
ESTATE AGENTS**



Description:

A three-bedroom detached house with a conservatory and a garage. Built in 2006, the house requires some cosmetic improvement, and has uPVC double glazing and gas central heating. The accommodation comprises: entrance porch, living room, fitted kitchen open into dining room, conservatory, first floor landing, three bedrooms, a bathroom and en suite shower room. The attached garage has a roller door and there is a block-paved drive, for parking one car, while the flagged path to the side provides access to a small lawned rear garden.



EPC Band D

Call: J W Wood 01207 502109

Price Guide: £75,000+

Lot No. 120 23 Greenside, Normanby, Middlesbrough TS6 0SN



Description:

This attractive two bedroom semi-detached bungalow is situated in a cul-de-sac and provides a good degree of privacy, not being overlooked from the front. There is a lengthy driveway and garage, conservatory, modern fitted kitchen and spacious living room. No onward chain.
EPC Band D



Call: Michael Poole 01642 955180

Price Guide: £115,000+

Lot No. 121 2 Marlborough Crescent, Gateshead NE9 7JY



Description:

A one bedroom ground floor flat offered for sale with vacant possession. The property benefits from gas central heating and double glazing. Briefly comprises of entrance hall, bedroom, bathroom, living room, kitchen. Externally there is garden a garden and paving to the front.
EPC Band D



Call: Andrew Craig 0191 4875330

Price Guide: £39,950+

Lot No. 122 22 Neville Road, Newcastle NE15 7LH



Description:

This is a semi detached house situated on Neville road in Lemington. The property requires work however benefits from double glazing. The accommodation briefly comprises; entrance to the lounge, kitchen and utility room, the first floor has two bedrooms and the bathroom/wc. Externally there are front and rear gardens.
Rook Matthews Sayer would recommend an internal viewing to appreciate the accommodation and location on offer.
EPC Rating: E

Call: Rook Matthews Sayer 0191 2671031

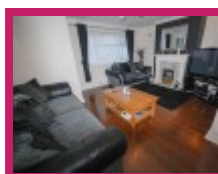
Price Guide: £64,950+

Lot No. 123 21 Harlow Street, Sunderland SR4 7AR



Description:

This spacious two bed mid terraced dormer cottage is decorated to a good standard throughout and has the benefit of off road parking. The property has upvc double glazing and combi gas central heating. Surrounded by a wide range of local amenities including Chester Road shops, the City Centre, local schools and good transport links to the A19/Durham. Ideal for a range of buyers. Call now to view.



EPC Rating: tbc

Call: Andrew Craig 0191 5653377

Price Guide: £64,950+

Lot No. 124 9 Bywell Drive, Peterlee SR8 1LY

kimmitt & roberts



Description:

What a superb opportunity to purchase this extremely affordable four bedroomed detached family home which is situated on a pleasant plot in a popular location. Boasting gas central heating system, double glazing in hard wood frames, refitted bathroom/W.C and beautiful gardens to front, rear alongside driveway and single garage. Early viewing is a must in order to avoid disappointment. EPC : Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £124,950+

Lot No. 125 70 Cloverhill Court, Stanley, Co Durham DH9 6BX

WOOD
ESTATE AGENTS



Description:

A three bedroom detached family home situated on this modern and sought after estate. The property is warmed via gas central heating and double glazing. Tastefully decorated throughout with an internal floor plan comprises entrance hallway, lounge, dining room with French doors leading to the garden, fitted kitchen and utility room with cloaks/wc. To the first floor there are three double bedrooms (Master with built in wardrobes and access to the en suite) and a family bathroom with three piece suite. Externally the property has a laid to lawn garden to the front with driveway leading to integral garage, an enclosed garden to the rear with patio area and laid to lawn.

EPC Rating: B



Call: AC 0191 4921234 JWW 01207 235221

Price Guide: £135,000+

Lot No. 126 17 Barrowburn Place, Seghill NE23 7HA

ROOK
MATTHEWS
SAYER



Description:

Situated within this popular residential development is this well presented three bedroom semi detached house which will appeal to a variety of buyers. Comprising; entrance porch, lounge with stairs to the first floor, feature fireplace and incorporating a dining area, a modern kitchen with a good range of wall and base units incorporating a built in electric oven, gas hob with extractor hood over, integrated dishwasher, integrated fridge freezer, door to garage. To the first floor, three bedrooms and a four piece bathroom/W.C. Externally to the front is a block paved driveway leading to the attached garage and side access to the rear garden which is mainly laid to lawn with fenced boundaries and planted borders. The property benefits from gas central heating via a combi boiler and UPVC double glazing. EPC Band TBC

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £119,950+

Lot No. 127 163 Cleveland Road, Barnes, Sunderland SR4 7PS

Andrew Craig



Description:

A spacious three bedroom mid terraced property located close to a wide range of local amenities, shops and schools as well and good road links to the City Centre and areas close by. Internally the property is in need of some modernisation which is reflected in the asking price. Briefly comprising hallway, lounge, dining room, kitchen, three well sized bedrooms and bathroom. The property is double glazed and has gas central heating. Externally there is a rear yard with an electric roller shutter garage door to allow off road parking. An ideal family home which should be viewed. EPC Rating: B

Call: Andrew Craig 0191 5653377

Price Guide: £119,950+

Lot No. 128 10 Blackhills Terrace, Horden, Peterlee SR8 4LJ



Description:

An ideal family home, this is a three bedroomed, spacious mid terraced property which comes with gas central heating system (combi), double glazing, refitted kitchen/breakfast having a range of Beech effect units, two reception rooms, the lounge enjoying views of park beyond, first floor bathroom/w.c., The exterior comes with garden to front elevation and enclosed yard to rear.
EPC Rating: D



Call: Kimmit & Roberts 0191 5183334

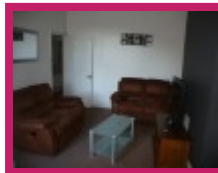
Price Guide: £37,000+

Lot No. 129 256 Alexandra Road, Gateshead NE8 4ED



Description:

A well presented two bedroom ground floor flat offered for sale with vacant possession. Located near Gateshead Leasure Centre between Whitehall Road and Saltwell Park. The property benefits include double glazed windows, gas central heating heating and a fitted kitchen. .
Property briefly comprises of entrance hall, lobby, two bedrooms, living room, kitchen and bathroom. yard to rear



EPC Rating: D

Call: Andrew Craig 0191 4875330

Price Guide: £54,950+

Lot No. 130 17 Nicholas Avenue, Whitburn, Sunderland SR6 7DE



Description:

Situated in this ever popular residential area of Whitburn offering sea views to the rear and benefiting from picturesque coastal walks, good schooling and transport links to both Sunderland and South Shields Town Centre. A spacious detached bungalow offers versatile living accommodation which could be used as a three bedroomed and three reception roomed home dependant on individual needs. The internal layout comprises:- Hallway, Front lounge a further Lounge/dining room, kitchen and bathroom/w.c., and three bedrooms. The first floor accommodation has a good size versatile reception room with Cabrio Velux windows creating a balcony overlooking the garden and affording sea views and additional space with potential to develop further. Externally there is a larger than average garage and block paved driveway for up to multiple vehicles. Further benefits include upvc double glazing and combi gas central heating.
EPC Band D

Call: Andrew Craig 0191 5160239

Price Guide: £440,000+

Lot No. 131 106 Prince Consort Road, Jarrow NE32 5XE



Description:

Three bed semi detached located on Prince Consort Road in Jarrow situated within close proximity to Town Centre amenities including a good range of shopping facilities, Tyne Tunnel/A19 and excellent public transport via both Bus and Metro to surrounding areas. The property would be ideal for family living being within good school catchment area. The internal accommodation offers: Entrance porch to lounge with stairs up. Dining area with patio doors to Conservatory. Kitchen. Three bedrooms (two with robes) and bathroom/w.c. Externally there are gardens to front and rear, the rear being of a good size and enjoying a southerly aspect. Driveway parking leads to a single garage. Although the property would benefit from some updating, we would urge an early viewing to appreciate
EPC BAND D

Call: Andrew Craig 0191 4280025

Price Guide: £109,950+

Lot No. 132 78 Bankfields, Eston TS6 0TF



Description:

A Cared For Three Bedroom Property that will Appeal to First Time or Investment Purchasers.
The accommodation comprises of entrance hall, lounge, kitchen, first floor three bedrooms, bathroom, gardens and garage.
EPC Band D



Call: Michael Poole 01642 955180

Price Guide: £59,950+



Remote Bidding Application Form

Please select method of bidding:

TELEPHONE

PROXY

I (name) instruct The Agents Property Auction to bid on my behalf in accordance with the full terms and conditions shown in the auction catalogue. I confirm I have read, understand and accept these terms and conditions and will be bound by them should my bid be successful and give the Auctioneers the authority to sign the Memorandum of Sale on my behalf.

OPTION ONE – I will pay a 10% deposit (subject to a minimum of £3000) and exchange contracts on the fall of the gavel.

OPTION TWO – I will pay a non refundable £3000 reservation charge and will exchange contracts within 28 days.

In both cases a non refundable £500 plus VAT (£600.00) Administration Fee is payable.

Date of Auction: Lot Number:

Address of Lot:

..... Post Code:

The Lot is offered for sale under:

Option One

Option Two

Maximum Bid (in words) £:

Buyers Information – Full Name/Company Name:

Address:

..... Post Code:

Tel No: Home: Business: Mobile:

E-mail address:

Solicitors Name & Address:

Post Code: Tel No:

Deposit & Administration Fee Payment Details – Deposits may be paid by cheque, bankers draft or by prior arrangement into the Client Account of The Agents Property Auction. Unfortunately cash cannot be accepted. Proof of identification and Solicitors details are required at the time of paying the deposit.

Signature Print Name: Date:

The Agents Property Auction Ltd, 14a Front Street, Prudhoe, Northumberland, NE42 5HN.
Tel: 01661 831 360 Fax: 01661 832 306 Email: info@agentspropertyauction.com
Web: www.agentspropertyauction.com



Registered in England No: 07097790 VAT No: 984 8051 82



Terms & Conditions

About us and Important Auction Information

The following notes and provisions apply to the sale of all properties at our auctions. The notes are only intended to assist prospective Buyers by summarising the main terms and are not intended to be a substitute for reading and considering them in full. Buyers and their professional advisers must read the full provisions carefully as Buyers (and/or person bidding) will be deemed to have accepted them and be bound by them. Buyers should consider taking legal and financial advice, obtaining a structural survey and valuation before commitment to bidding (or having another person do so). Legal and other matters relating to property in the United Kingdom can be complex. We cannot stress too strongly that professional advice should be taken by Buyers to ensure they are aware of these complexities. Buyers should have their professional advisers consider and advise them on all aspects of their prospective purchase. All documents and other information relating to the lot should be carefully considered.

1. Conditions of Sale All lots will be sold subject to the applicable provisions set out or referred to in this Catalogue and the Seller, Buyer (and/or bidder) will be deemed to have accepted and be bound by them.

2. Inspection of Properties Buyers are assumed to have inspected all lots in which they are interested and satisfied themselves in relation to them (including in respect of making searches and enquiries in respect of the lot to the extent necessary). The Buyer accepts the state and condition and location of the lot (including with regard to fixtures, fittings and equipment and/or environmental and contamination issues).

3. Buyer's Registration Buyers interested in bidding must complete a registration form (which is available upon request and on our website) and will be subject to the further terms and conditions stipulated therein. We are not obliged to accept any bid from a bidder (or the person for whom the bidder is acting) who has not registered.

4. Auction Types We have two types of auction and it is the Buyers responsibility to check which one applies (the terms and conditions of sale applicable to each auction type are different).

4.1 Option One If the lot is in an Option One type auction, the lot will be subject to the Option One Conditions (as stipulated in our General Auction Terms of Business in this Catalogue). On the fall of the gavel the Buyer is required to pay a deposit to us equal to the higher of (1) 10% of the successful bid price and (2) £3,000. Exchange of contracts (between Seller and the Buyer) occurs immediately if the sale occurs during an auction (arranged by us) and in all other circumstances when the applicable Sale Memorandum has been signed by (or on behalf of) the Seller and Buyer and payment of the said deposit by the Buyer has been made. Completion of the sale and purchase of the lot will take place 28 days following (or if it is not a Business Day on the next Business Day) the date of exchange of contracts.

4.2 Option Two If the lot is in an Option Two type auction, the lot will be subject to the Option Two Conditions (as stipulated in our General Auction Terms of Business in this Catalogue). On the fall of the gavel or acceptance of an offer by the Seller, the Buyer shall pay a £3,000 non-refundable deposit to us and sign the applicable Sale Memorandum requiring exchange of contracts to take place within 28 days (or if that day is not a Business Day on the next Business Day) of the date of the Sale Memorandum. Completion of the sale and purchase of the lot must take place within 14 days (or if that day is not a Business Day on the next Business Day) of the date of exchange of contracts. The Sale Memorandum is not a legally binding contract (as a contract to enter into a contract in not typically enforceable in English law) for the Seller to sell and the Buyer to buy the particular lot but represents the intention to do so. However, the Seller will have the security of the non-refundable deposit. All deposit monies will be held in the Client Account of The Agents Property Auction until exchange of contracts.

5. How to Bid The Buyer may bid in person. Alternatively, if the Buyer is unable to attend the auction in person, bidding is available remotely by telephone or proxy bid subject to the Buyer completing and returning our Remote Bidding Form which is provided in this catalogue (and is also available on our website). Remote bidding is subject to availability and subject to further terms and conditions (which may be stipulated on our website and/or on the Remote Bidding Form itself).

6. Payment of Deposit Deposits may be paid by cheque, bankers draft or by prior arrangement into the Client Account of The Agents Property Auction. Unfortunately cash cannot be accepted. Proof of identification in the form of photographic ID (ie driving licence or passport) a copy of a utility bill and Solicitors details are required at the time of paying the deposit. Proof of identity and address is required for all successful buyers in order for us to comply with money laundering regulations. Original documents must be provided,

photocopies are not accepted. For proof of identity we can accept – current signed passport, current full UK/EU photo card driving licence, resident permit issued by the Home Office to EU Nationals. Fire Arms Certificate. For proof of address we can accept – A utility bill issued in the last three months (not a mobile phone bill), local authority tax bill, bank or building society statement containing current address. We reserve the right to conduct a soft imprint online identification search on any successful buyer.

7. Withdrawal of Lots We reserve the right to withdraw lots from auction at anytime and for any reason and/or change the type of auction for a particular lot.

8. Guide Prices, Reserve Prices, Estimates, Plans, Measurements and Photographs Any guide price shown in any marketing materials are only intended to be estimate of the anticipated sale price but may not be necessarily what the lot sells for. Such guide prices are not intended to be valuation of the lot and must not be relied upon by Buyers as such (Buyer must satisfy themselves by an appropriate independent valuation). Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell, The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of auction. Any estimated information is only intended to be guidance to a prospective buyer. We give no guarantee or warranty as to its accuracy and Buyers must satisfy themselves in this regard. If we have provided or referred to and plans, measurements or photographs (whether or not in this Catalogue) those plans, measurements and photographs are only provided (or referred to) to assist prospective Buyers to identify the lot and are not intended to form part of the conditions of sale or be relied upon and Buyers must form their own opinion. Any measurements may have originated from scaled drawings and/or plans but may not have been reproduced accurately and should therefore be treated with caution and verified by the Buyers own enquiries and inspection.

9. Variation to this Catalogue An addendum may be displayed at the auction showing any alterations to the information contained in the catalogue. It is the Buyers responsibility to check this prior to bidding and we accept no liability for the Buyer (or the Buyer's representative) not doing so.

Our General Auction Terms of Business

1. Interpretation

1.1 A reference in this Catalogue to the Common Auction Conditions is a reference to the provisions in the Common Auction Conditions section of this Catalogue.

1.2 A reference to the Glossary is a reference to the Glossary contained in the Common Auction Conditions.

1.3 Words in bold blue type have special meanings, which are defined in the Glossary.

1.4 A reference to Option One or Option Two is a reference to the type of auction a lot is entered into.

2. Conditions applicable to the auction types

2.1 Option One Conditions

If a lot is being sold under Option One the following provisions shall apply:

2.1.1 the Common Auction Conditions (set out in this Catalogue) will apply as varied by the provisions of this section of the Catalogue;

2.1.2 the Common Auction Conditions are varied so that completion is required to take place (save where there is special condition to the contrary) within 28 days of the date of the sale memorandum (or if that day is not a business day on the next business day);]

2.1.3 the Seller is required to provide us with any special conditions which relate to the lot and legal pack at least 24 hours prior to the auction;

2.1.4 any special conditions and the legal pack will be made available by us to a potential buyer upon request as soon as possible (following receipt by us) but may be available sooner directly from the Seller's lawyer;

2.1.5 it is the potential buyer's responsibility to obtain copies of any special conditions, legal pack and/or any addendum and to check that no updated version exists;

2.1.6 without liability, we reserve the right to change and move a particular lot to the Option Two auction at any time and for any reason (in our absolute discretion) and if we decide to do so the lot may be withdrawn from the auction and entered instead into the next auction arranged by us;

2.1.7 subject to the foregoing provision, the lot will be entered into the auction;

2.1.8 a copy of any special conditions and/or addendum must be annexed to the sale memorandum;

2.2 Option Two Conditions

If a lot is being sold under Option Two the following provisions shall apply:

2.2.1 the Introduction, Important Notice and Glossary of the common auction conditions the auction conduct conditions will apply to the extent they are not inconsistent with these



conditions or the Option Two auction type;

2.2.2 upon a successful bid: (a) a sale memorandum will be exchanged. However, this sale memorandum: (i) will only set out the particulars of the lot and successful bid; (ii) only amounts to an intention between the Seller and Buyer to enter into a binding legal contract within 28 days of the date of the sale memorandum (or if that day is not a business day on the next business day), with completion being required within 14 days of the date of the binding contract (or if that day is not a business day on the next business day) and does not amount to a binding contract between them whereby the Seller is obliged to sell and the Buyer is obliged to buy the lot; (iii) the Seller and the Buyer are both required to use their best endeavours to exchange a binding contract including provisions substantially similar to the spirit of general conditions varied as reasonably required by the Seller and Buyer taking account of the nature of the lot and any reasonable special conditions which any prudent lawyer acting for a Seller would have included prior to the auction in special conditions (had the lot been sold under Option One); (b) the Buyer must pay to us a non-refundable reservation fee of £3000 (in the same manner as a deposit would have been paid for a lot sold under Option One), and: (i) if due to the fault of the Buyer (or the Buyer's lawyer), exchange of a binding contract does not occur by the relevant date (or such other date agreed in writing between the Seller and the Buyer) the non-refundable deposit is forfeit by the Buyer; (ii) if due to the fault of the Seller (or the Seller's lawyer), exchange of a binding contract does not occur by the relevant date (or such other date agreed in writing between the Seller and the Buyer) the non-refundable deposit will be returned as soon as reasonably practicable to the Buyer. (c) the Buyer's lawyer is entitled, before exchange of the binding contract, to raise reasonable relevant enquiries and the Seller must answer these to the best of their knowledge and not delay replying to them.

3. General provisions applicable to Sellers and Buyers

3.1 General Auction Conditions

3.1.1 We are not responsible for the upkeep, maintenance, repair and security of the lot at any time.

3.1.2 We may offer financial services to the Buyer and may act in the sale (including in the same auction) of any Buyer's property. The Agents Property Auction Limited may receive a commission for referring parties to solicitors for use of their conveyancing services.

3.1.3 The Buyer agrees that, to the maximum extent permitted by law, we shall not be liable to the Buyer for any liability (of whatever kind) in respect of the particulars of anything contained or referred to in this catalogue being incomplete, inaccurate, unfair and/or misleading.

3.2 Charges and payment

3.2.1 The Buyer must pay us an administration fee of £500.00 plus VAT immediately following a successful bid (by whatever method we may stipulate acting reasonably).

3.2.2 All fees and charges payable to us shall be paid without deduction, counterclaim or set-off.

3.3 Proof of Identity and Proceeds of Crime Act

3.3.1 It may be necessary for us to satisfactorily identify the Seller, Buyer and any other person who proposes to pay funds into our bank account. If requested by us, such persons are required to provide to us evidence to verify both identity and the source and flow of any funds which will be provided for the purpose of funding transactions or arrangements. We may keep records of the evidence of identity for at least five years. We reserve the right to conduct a soft inprint online identification search

3.3.2 To comply with the Proceeds of Crime Act 2002, we must be satisfied that there is no suspicion of money laundering and/or that we, the Seller, the Buyer and/or any other relevant person are not becoming involved in any of the relevant offences.

3.3.3 If funds are sent to our bank in circumstances where we are not satisfied with the evidence in respect of identity or source of funds, we may not be able to utilise or return funds if we are suspicious of the circumstances in which they were sent.

3.3.4 Where we are unable to comply with the procedural requirements of the money laundering legislation, or where we become suspicious that someone may be involved in money laundering, then we reserve the right to decline any instructions from the Seller, Buyer and/or other relevant person. In such circumstances, we may not be able to return funds to the person from whom they originated or otherwise.

3.3.5 We may be required to report to the appropriate authorities any knowledge or suspicion that funds are derived from the proceeds of crime or terrorist offences. It may be an offence if a person knows or suspects that such a report has been made and then discloses that fact to another party. It may also be an offence if a person knows or suspects that a civil recovery or confiscation or money laundering investigation is, or is about to be, conducted and he makes a disclosure to a third person that is likely to prejudice that investigation. As a matter of law, therefore, our money laundering obligations override our business relationship with the Seller, Buyer and/or any other relevant person and it may not be possible for us to discuss these issues with them or disclose the fact that we have made a report

3.3.6 We will not be liable to any person in any respect whatsoever as a result of our taking any steps pursuant to any of the preceding provisions or otherwise in compliance with the money laundering legislation.

3.4 Miscellaneous

3.4.1 No variation of the provisions of this Catalogue (or any document incorporating them) shall be valid unless it is in writing and signed by or on behalf of each of the parties.

3.4.2 Our failure to exercise or enforce any rights available to us shall not be a waiver of any rights and does not prevent us enforcing the rights at a later date.

3.4.3 If any provision of this Catalogue (or any document incorporating them) or part of any provision is found by any court or other authority of competent jurisdiction to be invalid, illegal or unenforceable, that provision or part-provision shall, to the extent required, be deemed not to form part of the agreement, and the validity and enforceability of the other provisions of the agreement shall not be affected.

3.4.4 If a provision the provisions of this Catalogue (or any document incorporating them) or part of any provision is found illegal, invalid or unenforceable, the provision shall apply with the minimum modification necessary to make it legal, valid and enforceable.

3.4.5 This Catalogue (or any document incorporating it) and any documents referred to in it constitute the whole agreement between the parties and supersedes any previous arrangement, understanding or agreement. Each party acknowledges that, in entering into the provisions, it does not rely on any statement, representation, assurance or warranty of any person (whether a party to this agreement or not) other than as expressly set out in this Catalogue or those other documents.

3.4.6 The provisions of this Catalogue (or any document incorporating them) are personal to us, the Seller and Buyer (as applicable) and no other person shall have any rights under them.

3.5 Notices

3.5.1 Any notice to be given relating to the auction arrangements shall be in writing and shall be delivered by pre-paid first class post (or pre-paid overseas equivalent) to the respective addresses of the parties as last notified to the other parties.

3.5.2 Notices delivered shall be deemed to have arrived: (a) when posted from and to addresses in the UK, on the second day after posting; (b) when posted from and to addresses overseas, on the tenth day after posting; and (c) when sent by fax, the notice shall be deemed received immediately (provided the sender can produce a valid transmission report).

3.5.3 The sender must prove that the notice was correctly sent. A notice which cannot be supported by evidence that it was served correctly will not be valid.

3.6 Governing law and jurisdiction

3.6.1 Any dispute or claim arising out of or in connection with the arrangements relating to (irrespective of the parties and prior to, during or following the) auction (including non-contractual disputes or claims), shall be governed by, and construed in accordance with, the law of England and Wales.

3.6.2 We, the Seller and Buyer irrevocably agree that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with such arrangements (including non-contractual disputes or claims).

Common Auction Conditions

Introduction

These Common Auction Conditions are separated into the following three sections:

Glossary

The glossary gives special meanings to certain words used in both sets of conditions.

Auction Conduct Conditions

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who has a catalogue, or who attends or bids at the auction. They cannot be changed without the auctioneer's agreement. You are deemed to have accepted these terms and conditions if you have been provided with or obtained a copy of this Catalogue, attend an auction or bid at an auction.

Sale Conditions

The Sale Conditions govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum.

Important Notice

A prudent buyer will, before bidding for a lot at an auction:

Take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant;

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

Check the content of all available leases and other documents relating to the lot;

Check that what is said about the lot in the catalogue is accurate;

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

The conditions assume that the buyer has acted like a prudent buyer. If you choose to buy



a lot without taking these normal precautions you do so at your own risk. These common auction conditions (third edition) are reproduced with the consent of the Royal Institute of Chartered Surveyors (RICS).

Glossary

This glossary applies to the auction conduct conditions and the sale conditions.

Wherever it makes sense:

singular words can be read as plurals, and plurals as singular words;
a "person" includes a corporate body;
words of one gender include the other genders;
references to legislation are to that legislation as it may have been modified or re-enacted by the date of the auction or the contract date (as applicable); and where the following words printed in bold black type appear in bold blue type they have the specified meanings.

Actual completion date The date when completion takes place or is treated as taking place for the purposes of apportionment and calculating interest.

Addendum An amendment or addition to the conditions or to the particulars or to both whether contained in a supplement to the catalogue, a written notice from the auctioneers or an oral announcement at the auction.

Agreed completion date

Subject to condition G9.3:

- (a) the date specified in the special conditions; or
- (b) if no date is specified, 20 business days after the contract date; but if that date is not a business day the first subsequent business day.

Approved financial institution Any bank or building society that has signed up to the Banking Code or Business Banking Code or is otherwise acceptable to the auctioneers.

Arrears Arrears of rent and other sums due under the tenancies and still outstanding on the actual completion date.

Arrears schedule The arrears schedule (if any) forming part of the special conditions.

Auction The auction advertised in the catalogue.

Auction conduct conditions The conditions so headed, including any extra auction conduct conditions.

Auctioneers The auctioneers at the auction.

Business day Any day except (a) a Saturday or a Sunday; (b) a bank holiday in England and Wales; or (c) Good Friday or Christmas Day.

Buyer The person who agrees to buy the lot or, if applicable, that person's personal representatives: if two or more are jointly the buyer their obligations can be enforced against them jointly or against each of them separately.

Catalogue The catalogue to which the conditions refer including any supplement to it.

Completion Unless otherwise agreed between seller and buyer (or their conveyancers) the occasion when both seller and buyer have complied with their obligations under the contract and the balance of the price is unconditionally received in the seller's conveyancer's client account.

Condition One of the auction conduct conditions or sales conditions.

Contract The contract by which the seller agrees to sell and the buyer agrees to buy the lot.

Contract date The date of the auction or, if the lot is not sold at the auction:

- (a) the date of the sale memorandum signed by both the seller and buyer; or
- (b) if contracts are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

Documents Documents of title (including, if title is registered, the entries on the register and the title plan) and other documents listed or referred to in the special conditions relating to the lot.

Financial charge A charge to secure a loan or other financial indebtedness (not including a rentcharge).

General conditions That part of the sale conditions so headed, including any extra general conditions.

Interest rate If not specified in the special conditions, 4% above the base rate from time to time of Barclays Bank plc. (The interest rate will also apply to judgment debts, if applicable.)

Lot Each separate property described in the catalogue or (as the case may be) the property that the seller has agreed to sell and the buyer to buy (including chattels, if any).

Old arrears Arrears due under any of the tenancies that are not "new tenancies" as defined by the Landlord and Tenant (Covenants) Act 1995.

Particulars The section of the catalogue that contains descriptions of each lot (as varied by any addendum).

Practitioner An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in

relation to jurisdictions outside the United Kingdom, any similar official).

Price The price that the buyer agrees to pay for the lot.

Ready to complete Ready, willing and able to complete: if completion would enable the seller to discharge all financial charges secured on the lot that have to be discharged by completion, then those outstanding financial charges do not prevent the seller from being ready to complete.

Sale conditions The general conditions as varied by any special conditions or addendum.

Sale memorandum The form so headed (whether or not set out in the catalogue) in which the terms of the contract for the sale of the lot are recorded.

Seller The person selling the lot. If two or more are jointly the seller their obligations can be enforced against them jointly or against each of them separately.

Special conditions Those of the sale conditions so headed that relate to the lot.

Tenancies Tenancies, leases, licences to occupy and agreements for lease and any documents varying or supplemental to them.

Tenancy schedule The tenancy schedule (if any) forming part of the special conditions.

Transfer Transfer includes a conveyance or assignment (and "to transfer" includes "to convey" or "to assign").

TUPE The Transfer of Undertakings (Protection of Employment) Regulations 2006.

VAT Value Added Tax or other tax of a similar nature.

VAT option An option to tax.

We (and us and our) The auctioneers.

You (and your) Someone who has a copy of the catalogue or who attends or bids at the auction, whether or not a buyer

Auction Conduct Conditions

A1 Introduction

A1.1 Words in bold blue type have special meanings, which are defined in the Glossary.

A1.2 The catalogue is issued only on the basis that you accept these auction conduct conditions. They govern our relationship with you and cannot be disappplied or varied by the sale conditions (even by a condition purporting to replace the whole of the Common Auction Conditions). They can be varied only if we agree.

A2 Our role

A2.1 As agents for each seller we have authority to:

- (a) prepare the catalogue from information supplied by or on behalf of each seller;
- (b) offer each lot for sale;
- (c) sell each lot;
- (d) receive and hold deposits;
- (e) sign each sale memorandum; and
- (f) treat a contract as repudiated if the buyer fails to sign a sale memorandum or pay a deposit as required by these auction conduct conditions.

A2.2 Our decision on the conduct of the auction is final.

A2.3 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 may be sold or withdrawn from sale prior to the auction.

A2.4 You acknowledge that to the extent permitted by law we owe you no duty of care and you have no claim against us for any loss

A3 Bidding and reserve prices

A3.1 All bids are to be made in pounds sterling exclusive of any applicable VAT.

A3.2 We may refuse to accept a bid. We do not have to explain why.

A3.3 If there is a dispute over bidding we are entitled to resolve it, and our decision is final.

A3.4 Unless stated otherwise each lot is subject to a reserve price (which may be fixed just before the lot is offered for sale). If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction.

A3.5 Where there is a reserve price the seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. You accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the seller.

A3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the seller might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always – as the seller may fix the final reserve price just before bidding commences.

A4 The particulars and other information

A4.1 We have taken reasonable care to prepare particulars that correctly describe each lot. The particulars are based on information supplied by or on behalf of the seller. You need to check that the information in the particulars is correct.

A4.2 If the special conditions do not contain a description of the lot, or simply refer to the relevant lot number, you take the risk that the description contained in the particulars is incomplete or inaccurate, as the particulars have not been prepared by a conveyancer and are not intended to form part of a legal contract. All deposit monies will be held in the



Client Account of The Agents Property Auction until exchange of contracts.

A4.3 The particulars and the sale conditions may change prior to the auction and it is your responsibility to check that you have the correct versions.

A4.4 If we provide information, or a copy of a document, provided by others we do so only on the basis that we are not responsible for the accuracy of that information or document.

A5 The contract

A5.1 A successful bid is one we accept as such (normally on the fall of the hammer). This condition A5 applies to you if you make the successful bid for a lot.

A5.2 You are obliged to buy the lot on the terms of the sale memorandum at the price you bid plus VAT (if applicable).

A5.3 You must before leaving the auction: (a) provide all information we reasonably need from you to enable us to complete the sale memorandum (including proof of your identity if required by us); (b) sign the completed sale memorandum; and (c) pay the deposit.

A5.4 If you do not we may either:

(a) as agent for the seller treat that failure as your repudiation of the contract and offer the lot for sale again: the seller may then have a claim against you for breach of contract; or

(b) sign the sale memorandum on your behalf.

A5.5 (a) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the seller, but otherwise is to be held as stated in the sale conditions; and

(b) must be paid in pounds sterling by cheque or by bankers' draft made payable to us on an approved financial institution. The extra auction conduct conditions may state if we accept any other form of payment.

A5.6 We may retain the sale memorandum signed by or on behalf of the seller until the deposit has been received in cleared funds.

A5.7 If the buyer does not comply with its obligations under the contract then:

(a) you are personally liable to buy the lot even if you are acting as an agent; and

(b) you must indemnify the seller in respect of any loss the seller incurs as a result of the buyer's default.

A5.8 Where the buyer is a company you warrant that the buyer is properly constituted and able to buy the lot.

A6 Extra Auction Conduct Conditions

A6.1 Despite any special condition to the contrary the minimum deposit we accept is £3000 (or the total price, if less). A special condition may, however, require a higher minimum deposit.

General conditions of sale

Words in bold blue type have special meanings, which are defined in the Glossary.

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.

G1 The lot

G1.1 The lot (including any rights to be granted or reserved, and any exclusions from it) is described in the special conditions, or if not so described the lot is that referred to in the sale memorandum.

G1.2 The lot is sold subject to any tenancies disclosed by the special conditions, but otherwise with vacant possession on completion.

G1.3 The lot is sold subject to all matters contained or referred to in the documents, but excluding any financial charges: these the seller must discharge on or before completion.

G1.4 The lot is also sold subject to such of the following as may affect it, whether they arise before or after the contract date and whether or not they are disclosed by the seller or are apparent from inspection of the lot or from the documents:

- (a) matters registered or capable of registration as local land charges;
- (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
- (c) notices, orders, demands, proposals and requirements of any competent authority;
- (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
- (e) rights, easements, quasi-easements, and wayleaves;
- (f) outgoing and other liabilities;
- (g) any interest which overrides, within the meaning of the Land Registration Act 2002;
- (h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the buyer has made them; and
- (i) anything the seller does not and could not reasonably know about.

G1.5 Where anything subject to which the lot is sold would expose the seller to liability the buyer is to comply with it and indemnify the against that liability.

G1.6 The seller must notify the buyer of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the contract date but the buyer must comply with them and keep the seller indemnified

G1.7 The lot does not include any tenant's or trade fixtures or fittings.

G1.8 Where chattels are included in the lot the buyer takes them as they are at completion and the seller is not liable if they are not fit for use.

G1.9 The buyer buys with full knowledge of:

(a) the documents, whether or not the buyer has read them; and

(b) the physical condition of the lot and what could reasonably be discovered on inspection of it, whether or not the buyer has inspected it.

G1.10 The buyer is not to rely on the information contained in the particulars but may rely on the seller's conveyancer's written replies to preliminary enquiries to the extent stated in those replies.

G2 Deposit

G2.1 The amount of the deposit is the greater of:

(a) any minimum deposit stated in the auction conduct conditions (or the total price, if this is less than that minimum); and

(b) 10% of the price (exclusive of any VAT on the price).

G2.1 The amount of the deposit is the greater of:

(a) any minimum deposit stated in the auction conduct conditions (or the total price, if this is less than that minimum); and

(b) 10% of the price (exclusive of any VAT on the price).

G2.2 The deposit

(a) must be paid in pounds sterling by cheque or banker's draft drawn on an approved financial institution (or by any other means of payment that the auctioneers may accept); and

(b) is to be held as stakeholder unless the auction conduct conditions provide that it is to be held as agent for the seller.

G2.3 Where the auctioneers hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the seller on completion or, if completion does not take place, to the person entitled to it under the sale conditions.

G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the seller may treat the contract as at an end and bring a claim against the buyer for breach of contract.

G2.5 Interest earned on the deposit belongs to the seller unless the sale conditions provide otherwise.

G3 Between contract and completion

G3.1 Unless the special conditions state otherwise, the seller is to insure the lot from and including the contract date to completion and:

(a) produce to the buyer on request all relevant insurance details;

(b) pay the premiums when due;

(c) if the buyer so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;

(d) at the request of the buyer use reasonable endeavours to have the buyer's interest noted on the policy if it does not cover a contracting purchaser;

(e) unless otherwise agreed, cancel the insurance at completion, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the buyer; and

(f) (subject to the rights of any tenant or other third party) hold on trust for the buyer any insurance payments that the seller receives in respect of loss or damage arising after the contract date or assign to the buyer the benefit of any claim; and the buyer must on completion reimburse to the seller the cost of that insurance (to the extent not already paid by the buyer or a tenant or other third party) for the period from and including the contract date to completion.

G3.2 No damage to or destruction of the lot nor any deterioration in its condition, however caused, entitles the buyer to any reduction in price, or to delay completion, or to refuse to complete.

G3.3 Section 47 of the Law of Property Act 1925 does not apply.

G3.4 Unless the buyer is already lawfully in occupation of the lot the buyer has no right to enter into occupation prior to completion.

Title and identity

G4.1 Unless condition G4.2 applies, the buyer accepts the title of the seller to the lot as at the contract date and may raise no requisition or objection except in relation to any matter that occurs after the contract date.

G4.2 If any of the documents is not made available before the auction the following provisions apply:

(a) The buyer may raise no requisition on or objection to any of the documents that is made available before the auction.

(b) If the lot is registered land the seller is to give to the buyer within five business days of the contract date an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the lot is being sold.

(c) If the lot is not registered land the seller is to give to the buyer within five business days an abstract or epitome of title starting from the root of title mentioned in the special conditions (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the buyer the original or an examined copy of every relevant document.

(d) If title is in the course of registration, title is to consist of certified copies of:

(i) the application for registration of title made to the land registry;



(ii) the documents accompanying that application;

(iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and

(iv) a letter under which the seller or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration documents to the buyer.

(e) The buyer has no right to object to or make requisitions on any title information more than seven business days after that information has been given to the buyer

G4.3 Unless otherwise stated in the special conditions the seller sells with full title guarantee except that (and the transfer shall so provide):

(a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the buyer; and

(b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the lot where the lot is leasehold property.

G4.4 The transfer is to have effect as if expressly subject to all matters subject to which the lot is sold under the contract.

G4.5 The seller does not have to produce, nor may the buyer object to or make a requisition in relation to, any prior or superior title even if it is referred to in the documents.

G4.6 The seller (and, if relevant, the buyer) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the conditions apply.

G5 Transfer

G5.1 Unless a form of transfer is prescribed by the special conditions:

(a) the buyer must supply a draft transfer to the seller at least ten business days before the agreed completion date and the engrossment (signed as a deed by the buyer if condition G5.2 applies) five business days before that date or (if later) two business days after the draft has been approved by the seller; and

(b) the seller must approve or revise the draft transfer within five business days of receiving it from the buyer.:

G5.2 If the seller remains liable in any respect in relation to the lot (or a tenancy) following completion the buyer is specifically to covenant in the transfer to indemnify the seller against that liability.

G5.3 The seller cannot be required to transfer the lot to anyone other than the buyer, or by more than one transfer.

G6 Completion

G6.1 Completion is to take place at the offices of the seller's conveyancer, or where the seller may reasonably require, on the agreed completion date. The seller can only be required to complete on a business day and between the hours of 0930 and 1700.

G6.2 The amount payable on completion is the balance of the price adjusted to take account of apportionments plus (if applicable) VAT and interest.

G6.3 Payment is to be made in pounds sterling and only by:

(a) direct transfer to the seller's conveyancer's client account; and

(b) the release of any deposit held by a stakeholder.

G6.4 Unless the seller and the buyer otherwise agree, completion cannot take place until both have complied with their obligations under the contract and the balance of the price is unconditionally received in the seller's conveyancer's client account.

G6.5 If completion takes place after 1400 hours for a reason other than the seller's default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next business day.

G6.6 Where applicable the contract remains in force following completion.

G7 Notice to complete

G7.1 The seller or the buyer may on or after the agreed completion date but before completion give the other notice to complete within ten business days (excluding the date on which the notice is given) making time of the essence.

G7.2 The person giving the notice must be ready to complete.

G7.3 If the buyer fails to comply with a notice to complete the seller may, without affecting any other remedy the seller has:

(a) terminate the contract;

(b) claim the deposit and any interest on it if held by a stakeholder;

(c) forfeit the deposit and any interest on it;

(d) resell the lot; and

(e) claim damages from the buyer.

G7.4 If the seller fails to comply with a notice to complete the buyer may, without affecting any other remedy the buyer has:

(a) terminate the contract; and

(b) recover the deposit and any interest on it from the seller or, if applicable, a stakeholder.

G8 If the contract is brought to an end

G8.1 If the contract is lawfully brought to an end:

(a) the buyer must return all papers to the seller and appoints the seller its agent to cancel

any registration of the contract; and

(b) the seller must return the deposit and any interest on it to the buyer (and the buyer may claim it from the stakeholder, if applicable) unless the seller is entitled to forfeit the deposit under condition G7.3.

G9 Landlord's licence

G9.1 Where the lot is or includes leasehold land and licence to assign is required this condition G9 applies.

G9.2 The contract is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.

G9.3 The agreed completion date is not to be earlier than the date five business days after the seller has given notice to the buyer that licence has been obtained

G9.4 The seller must:

(a) use all reasonable endeavours to obtain the licence at the seller's expense; and

(b) enter into any authorised guarantee agreement properly required.

G9.5 The buyer must:

(a) promptly provide references and other relevant information; and

(b) comply with the landlord's lawful requirements.

G9.6 If within three months of the contract date (or such longer period as the seller and buyer agree) the licence has not been obtained the seller or the buyer may (if not then in breach of any obligation under this condition G9) by notice to the other terminate the contract at any time before licence is obtained. That termination is without prejudice to the claims of either seller or buyer for breach of this condition G9.

G10 Interest and apportionments

G10.1 If the actual completion date is after the agreed completion date for any reason other than the seller's default the buyer must pay interest at the interest rate on the price (less any deposit paid) from the agreed completion date up to and including the actual completion date.

G10.2 Subject to condition G11 the seller is not obliged to apportion or account for any sum at completion unless the seller has received that sum in cleared funds. The seller must pay to the buyer after completion any sum to which the buyer is entitled that the seller subsequently receives in cleared funds.

G10.3 Income and outgoings are to be apportioned at actual completion date unless:

(a) the buyer is liable to pay interest; and

(b) the seller has given notice to the buyer at any time up to completion requiring apportionment on the date from which interest becomes payable by the buyer; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the buyer.

G10.4 Apportionments are to be calculated on the basis that:

(a) the seller receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;

(b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and

(c) where the amount to be apportioned is not known at completion apportionment is to be made by reference to a reasonable estimate and further payment is to be made by seller or buyer as appropriate within five business days of the date when the amount is known.

G10.3 Income and outgoings are to be apportioned at actual completion date unless:

(a) the buyer is liable to pay interest; and

(b) the seller has given notice to the buyer at any time up to completion requiring apportionment on the date from which interest becomes payable by the buyer; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the buyer.

G11 Arrears

Part 1 Current rent

G11.1 "Current rent" means, in respect of each of the tenancies subject to which the lot is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding completion.

G11.2 If on completion there are any arrears of current rent the buyer must pay them, whether or not details of those arrears are given in the special conditions.

G11.3 Parts 2 and 3 of this condition G11 do not apply to arrears of current rent.

Part 2 Buyer to pay for arrears

G11.4 Part 2 of this condition G11 applies where the special conditions give details of arrears.

G11.5 The buyer is on completion to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the special conditions.

G11.6 If those arrears are not old arrears the seller is to assign to the buyer all rights that the seller has to recover those arrears.

Part 3 Buyer not to pay for arrears

G11.7 Part 3 of this condition G11 applies where the special conditions:

(a) so state; or

(b) give no details of any arrears.

G11.8 While any arrears due to the seller remain unpaid the buyer must:

(a) try to collect them in the ordinary course of management but need not take legal



proceedings or forfeit the tenancy;

(b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment);

(c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require;

(d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order;

(e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and

(f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.

G11.9 Where the seller has the right to recover arrears it must not without the buyer's written consent bring insolvency proceedings against a tenant or seek the removal of goods from the lot.

G12 Management

G12.1 This condition G12 applies where the lot is sold subject to tenancies.

G12.2 The seller is to manage the lot in accordance with its standard management policies pending completion.

G12.3 The seller must consult the buyer on all management issues that would affect the buyer after completion (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a tenancy; or a new tenancy or agreement to grant a new tenancy) and:

(a) the seller must comply with the buyer's reasonable requirements unless to do so would (but for the indemnity in paragraph (c) expose the seller to a liability that the seller would not otherwise have, in which case the seller may act reasonably in such a way as to avoid that liability;

(b) if the seller gives the buyer notice of the seller's intended act and the buyer does not object within five business days giving reasons for the objection the seller may act as the seller intends; and

(c) the buyer is to indemnify the seller against all loss or liability the seller incurs through acting as the buyer requires, or by reason of delay caused by the buyer.

G13 Rent deposits

G13.1 This condition G13 applies where the seller is holding or otherwise entitled to money by way of rent deposit in respect of a tenancy. In this condition G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.

G13.2 If the rent deposit is not assignable the seller must on completion hold the rent deposit on trust for the buyer and, subject to the terms of the rent deposit deed, comply at the cost of the buyer with the buyer's lawful instructions.

G13.3 Otherwise the seller must on completion pay and assign its interest in the rent deposit to the buyer under an assignment in which the buyer covenants with the seller to:

(a) observe and perform the seller's covenants and conditions in the rent deposit deed and indemnify the seller in respect of any breach;

(b) give notice of assignment to the tenant; and

(c) give such direct covenant to the tenant as may be required by the rent deposit deed.

G14 VAT

G14.1 Where a sale condition requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.

G14.2 Where the special conditions state that no VAT option has been made the seller confirms that none has been made by it or by 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 seller and the buyer intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

(a) is registered for VAT, either in the seller's name or as a member of the same VAT group; and

(b) has (unless the sale is a standard-rated supply) made in relation to the lot a VAT option that remains valid and will not be revoked before completion.

G15.3 The buyer confirms that:

(a) it is registered for VAT, either in the buyer's name or as a member of a VAT group;

(b) it has made, or will make before completion, a VAT option in relation to the lot and will not revoke it before or within three months after completion;

(c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it;

(d) it is not buying the lot as a nominee for another person.

G15.4 The buyer is to give to the seller as early as possible before the agreed completion date evidence:

(a) of the buyer's VAT registration;

(b) that the buyer has made a VAT option; and

(c) that the VAT option has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two business days before the agreed completion date, condition G14.1 applies at completion.

G15.5 The buyer confirms that after completion the buyer intends to:

(a) retain and manage the lot for the buyer's own benefit as a continuing business as a going concern subject to and with the benefit of the tenancies; and

(b) collect the rents payable under the tenancies and charge VAT on them

G15.6 If, after completion, it is found that the sale of the lot is not a transfer of a going concern then: (a) the seller's conveyancer is to notify the buyer's conveyancer of that finding and provide a VAT invoice in respect of the sale of the lot;

(b) the buyer must within five business days of receipt of the VAT invoice pay to the seller the VAT due; and (c) if VAT is payable because the buyer has not complied with this condition G15, the buyer must pay and indemnify the seller against all costs, interest, penalties or surcharges that the seller incurs as a result.

G16 Capital allowances

G16.1 This condition G16 applies where the special conditions state that there are capital allowances available in respect of the lot.

G16.2 The seller is promptly to supply to the buyer all information reasonably required by the buyer in connection with the buyer's claim for capital allowances.

G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the special conditions.

G16.4 The seller and buyer agree:

(a) to make an election on completion under Section 198 of the Capital Allowances Act 2001 to give effect to this condition G16; and

(b) to submit the value specified in the special conditions to HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17 Maintenance agreements

G17.1 The seller agrees to use reasonable endeavours to transfer to the buyer, at the buyer's cost, the benefit of the maintenance agreements specified in the special conditions.

G17.2 The buyer must assume, and indemnify the seller in respect of, all liability under such contracts from the actual completion date.

G18 Landlord and Tenant Act 1987

G18.1 This condition G18 applies where the sale is a relevant disposal for the purposes of part 1 of the Landlord and Tenant Act 1987.

G18.2 The seller warrants that the seller has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

G19 Sale by practitioner

G19.1 This condition G19 applies where the sale is by a practitioner either as seller or as agent of the seller.

G19.2 The practitioner has been duly appointed and is empowered to sell the lot.

G19.3 Neither the practitioner nor the firm or any member of the firm to which the practitioner belongs has any personal liability in connection with the sale or the performance of the seller's obligations. The transfer is to include a declaration excluding that personal liability.

G19.4 The lot is sold:

(a) in its condition at completion;

(b) for such title as the seller may have; and

(c) with no title guarantee; and the buyer has no right to terminate the contract or any other remedy if information provided about the lot is inaccurate, incomplete or missing.

G19.5 Where relevant:

(a) the documents must include certified copies of those under which the practitioner is appointed, the document of appointment and the practitioner's acceptance of appointment; and

(b) the seller may require the transfer to be by the lender exercising its power of sale under the Law of Property Act 1925.

G19.6 The buyer understands this condition G19 and agrees that it is fair in the circumstances of a sale by a practitioner.

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 effect.

G20.2 If the special conditions do not state "There are no employees to which TUPE applies" the following paragraphs apply:

(a) The seller must notify the buyer of those employees whose contracts of employment will transfer to the buyer on completion (the "Transferring Employees"). This notification must be given to the buyer not less than 14 days before completion.

(b) The buyer confirms that it will comply with its obligations under TUPE and any special conditions

(c) in respect of the Transferring Employees.

(d) The buyer and the seller acknowledge that pursuant and subject to TUPE, the contracts of employment between the Transferring Employees and the seller will transfer to the buyer on completion.



(e) The buyer is to keep the seller indemnified against all liability for the Transferring Employees after completion.

G21 Environmental

G21.1 This condition G21 only applies where the special conditions so provide.

G21.2 The seller has made available such reports as the seller has as to the environmental condition of the lot and has given the buyer the opportunity to carry out investigations (whether or not the buyer has read those reports or carried out any investigation) and the buyer admits that the price takes into account the environmental condition of the lot.

G21.3 The buyer agrees to indemnify the seller in respect of all liability for or resulting from the environmental condition of the lot.

G22 Service Charge

G22.1 This condition G22 applies where the lot is sold subject to tenancies that include service charge provisions.

G22.2 No apportionment is to be made at completion in respect of service charges.

G22.3 Within two months after completion the seller must provide to the buyer a detailed service charge account for the service charge year current on completion showing:

- (a) service charge expenditure attributable to each tenancy;
- (b) payments on account of service charge received from each tenant;
- (c) any amounts due from a tenant that have not been received;
- (d) any service charge expenditure that is not attributable to any tenancy and is for that reason irrecoverable.

G22.4 In respect of each tenancy, if the service charge account shows that:

- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the seller must pay to the buyer an amount equal to the excess when it provides the service charge account;
- (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the buyer must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the seller within five business days of receipt in cleared funds; but in respect of payments on account that are still due from a tenant condition G11 (arrears) applies.

G22.5 In respect of service charge expenditure that is not attributable to any tenancy the seller must pay the expenditure incurred in respect of the period before actual completion date and the buyer must pay the expenditure incurred in respect of the period after actual completion date. Any necessary monetary adjustment is to be made within five business days of the seller providing the service charge account to the buyer.

G22.6 If the seller holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:

- (a) the seller must pay it (including any interest earned on it) to the buyer on completion; and
- (b) the buyer must covenant with the seller to hold it in accordance with the terms of the tenancies and to indemnify the seller if it does not do so.

G23 Rent reviews

G23.1 This condition G23 applies where the lot is sold subject to a tenancy under which a rent review due on or before the actual completion date has not been agreed or determined.

G23.2 The seller may continue negotiations or rent review proceedings up to the actual completion date but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the buyer, such consent not to be unreasonably withheld or delayed.

G23.3 Following completion the buyer must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the seller, such consent not to be unreasonably withheld or delayed.

G23.4 The seller must promptly: (a) give to the buyer full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and (b) use all reasonable endeavours to substitute the buyer for the seller in any rent review proceedings.

G23.5 The seller and the buyer are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.

G23.6 When the rent review has 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.

G23.7 If a rent review is agreed or determined before completion but the increased rent and any interest recoverable from the tenant has not been received by completion the increased rent and any interest recoverable is to be treated as arrears.

G23.8 The seller and the buyer are to bear their own costs in relation to rent review negotiations and proceedings.

G24 Tenancy renewals

G24.1 This condition G24 applies where the tenant under a tenancy has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.

G24.2 Where practicable, without exposing the seller to liability or penalty, the seller must

not without the written consent of the buyer (which the buyer must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

G24.3 If the seller receives a notice the seller must send a copy to the buyer within five business days and act as the buyer reasonably directs in relation to it.

G24.4 Following completion the buyer must:

- (a) with the co-operation of the seller take immediate steps to substitute itself as a party to any proceedings;
 - (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the tenancy and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
 - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed tenancy) account to the seller for the part of that increase that relates to the seller's period of ownership of the lot within five business days of receipt of cleared funds.
- G24.5 The seller and the buyer are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.

G25 Warranties

G25.1 Available 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 consent has been obtained.

G25.3 If a warranty is not assignable the seller must after completion:

- (a) hold the warranty on trust for the buyer; and
- (b) at the buyer's cost comply with such of the lawful instructions of the buyer in relation to the warranty as do not place the seller in breach of its terms or expose the seller to any liability or penalty.

G26 No assignment

The buyer must not assign, mortgage or otherwise transfer or part with the whole or any part of the buyer's interest under this contract.

G27 Registration at the Land Registry

G27.1 This condition G27.1 applies where the lot is leasehold and its sale either triggers first registration or is a registrable disposition. The buyer must at its own expense and as soon as practicable:

- (a) procure that it becomes registered at Land Registry as proprietor of the lot;
- (b) procure that all rights granted and reserved by the lease under which the lot is held are properly noted against the affected titles; and
- (c) provide the seller with an official copy of the register relating to such lease showing itself registered as proprietor.

G27.2 This condition G27.2 applies where the lot comprises part of a registered title. The buyer must at its own expense and as soon as practicable:

- (a) apply for registration of the transfer;
- (b) provide the seller with an official copy and title plan for the buyer's new title; and
- (c) join in any representations the seller may properly make to Land Registry relating to the application.

G28 Notices and other communications

G28.1 All communications, including notices, must be in writing. Communication to or by the seller or the buyer may be given to or by their conveyancers.

G28.2 A communication may be relied on if:

- (a) delivered by hand; or
- (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
- (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the sale memorandum) by a postal service that offers normally to deliver mail the next following business day.

G28.3 A communication is to be treated as received:

- (a) when delivered, if delivered by hand; or
- (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a business day a communication is to be treated as received on the next business day.

G28.4 A communication sent by a postal service that offers normally to deliver mail the next following business day will be treated as received on the second business day after it has been posted.

G29 Contracts (Rights of Third Parties) Act 1999

No one is intended to have any benefit under the contract pursuant to the Contract (Rights of Third Parties) Act 1999.

G30 Extra General Conditions



Agents Property AUCTION

TOGETHER WE GET RESULTS

Upcoming Auctions

Wednesday 30th March 2016

Thursday 28th April 2016

Tuesday 31st May 2016

Monday 27th June 2016

Thursday 28th July 2016

Wednesday 31st August 2016

Monday 3rd October 2016

Thursday 3rd November 2016

Monday 12th December 2016

Andrew Craig

WOOD
ESTATE AGENTS

kimmitt & roberts

Michael Poole

ROOK
MATTHEWS
SAYER



Richard Francis
Auctioneer MNAVA



see website for auction terms & conditions

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