



Agents Property
AUCTION

TOGETHER WE GET RESULTS

Auction Catalogue



THIS AUCTION

Monday 27th February

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



Andrew Craig

WOOD
ESTATE AGENTS

kimmitt & roberts

Michael Poole

MIKE
ROGERSON



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 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:

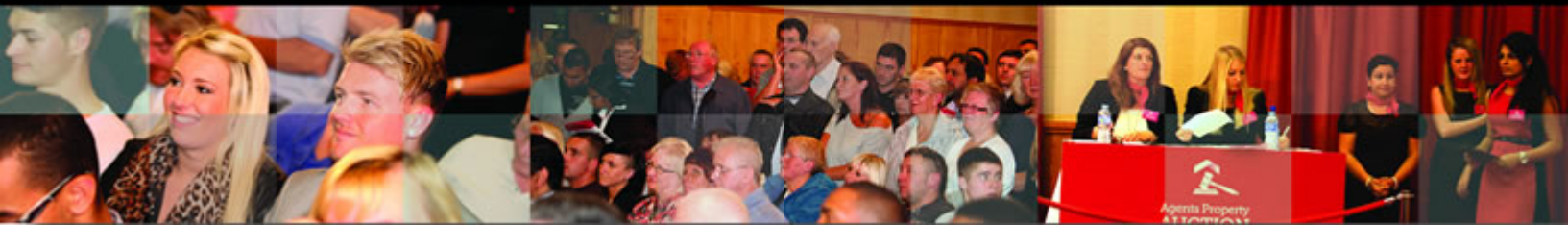
Join A1 north for 2.5 miles then turn off left for Wideopen (A1056). Take the 2nd exit at the roundabout and the hotel lies straight ahead. For all Sat/Nav system please type in 'A1056 Sandy Lane' for directions to hotel.





Order Of Sale

Lot No	Address	Post Code	Partner Agent
OPTION 1			
Lot 1	16 Shipcote Terrace, Gateshead	NE8 4AA	Andrew Craig
Lot 2	8 Twelfth Street, Horden, Peterlee	SR8 4QH	Kimmitt & Roberts
Lot 3	27 Gairloch Drive, Perkinsville, Chester Le Street	DH2 1JA	JW Wood Estate Agents
Lot 4	33 Red Barns, Newcastle	NE1 2TP	Rook Matthews Sayer
Lot 5	218/218A Dean Road, South Shields	NE33 5PZ	Andrew Craig
Lot 6	29 Middle Street, Blackhall	TS27 4EE	Kimmitt & Roberts
Lot 7	150 Disraeli Street, Blyth	NE24 1JB	Rook Matthews Sayer
Lot 8	9 Hawthorn Close, Benwell Village	NE15 6AG	Rook Matthews Sayer
Lot 9	1 Grange Street, Pelton, Chester le Street	DH2 1EA	JW Wood Estate Agents
Lot 10	129 Alice Street, South Shields	NE33 5PG	Andrew Craig
Lot 11	8 Stannington Place, Heaton	NE6 5HT	Andrew Craig/Rook Matthews Sayer
Lot 12	27 Seventh Avenue, Ashington	NE63 0QE	Rook Matthews Sayer
Lot 13	137 Waterloo Walk, Washington	NE37 3EL	Andrew Craig
Lot 14	3 Hysehope Terrace, Consett	DH8 6AJ	JW Wood Estate Agents
Lot 15	5 Hysehope Terrace, Consett	DH8 6AJ	JW Wood Estate Agents
Lot 16	14 River View, Blackhall Mill	NE17 7TL	Rook Matthews Sayer
Lot 17	3 Holly View, Felling	NE10 9HZ	Andrew Craig
Lot 18	150 Station Road, Ashington	NE63 8HG	Rook Matthews Sayer
Lot 19	3 Westray Street, Carlin How, Saltburn	TS13 4EL	Michael Poole
Lot 20	111 Cairo Street, Hendon, Sunderland	SR2 8QH	Andrew Craig
Lot 21	10 Twelfth Street, Horden, Peterlee	SR8 4QH	Kimmitt & Roberts
Lot 22	53 Middle Street, Blackhall Colliery	TS27 4EE	Rook Matthews Sayer
Lot 23	12-14 Church Street, Hartelpool	TS24 7DJ	Rook Matthews Sayer
Lot 24	69 Sunydale, Shildon, Bishop Auckland	DL4 2ES	JW Wood Estate Agents
Lot 25	33 Railway Terrace North, New Herrington	DH4 7BB	Kimmitt & Roberts
Lot 26	48 Wardley Drive, Wardley	NE10 8AE	Andrew Craig
Lot 27	12 Churchill Street, Wallsend	NE28 7SZ	Rook Matthews Sayer
Lot 28	104 Wellington Walk, Washington	NE37 3EP	Andrew Craig
Lot 29	16 Church Street, Coundon, Bishop Auckland	DL14 8PJ	JW Wood Estate Agents
Lot 30	85 Edmond Court, Sunderland	SR2 0DY	Andrew Craig
Lot 31	23 Baker Street, Houghton Le Spring	DH5 8DB	Kimmitt & Roberts
Lot 32	64/66 Gerald Street, Benwell	NE4 8QH	Rook Matthews Sayer
Lot 33	13 Burnville Road, Barnes, Sunderland	SR4 7LY	Andrew Craig
Lot 34	Sunnybrow, 14 North End, Durham	DH1 4NJ	JW Wood Estate Agents
Lot 35	134 Imeary Street, South Shields	NE33 4EL	Andrew Craig
Lot 36	1 Woodham Cottages, Rushyford, Ferryhill	DL17 0NN	JW Wood Estate Agents/Rook Matthews Sayer
Lot 37	2 Cloverhill Drive, Ryton	NE40 4TE	Rook Matthews Sayer
Lot 38	54 Westmoreland Avenue, Newbiggin by the Sea	NE64 6RN	Mike Rogerson
Lot 39	Flat 4 Hedley House, Hunters Road, Spital Tongues	NE2 4PA	Rook Matthews Sayer
Lot 40	33 Gladstone Strete, Middlesbrough	TS6 9LG	Michael Poole
Lot 41	14 Fenwick Avenue, South Shields	NE34 9AJ	Andrew Craig
Lot 42	26 Gairloch Drive, Perkinsville, Chester Le Street	DH2 1JA	JW Wood Estate Agents
Lot 43	36 Embleton Links, Newton by the Sea	NE66 3EP	Rook Matthews Sayer
OPTION 2			
Lot 44	62 Princess Louise Road, Blyth	NE24 2ND	Rook Matthews Sayer
Lot 45	97 Sandringham Road, Gosforth	NE3 1QB	Rook Matthews Sayer



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 46	19 The Stables, Wynyard	TS22 5QQ	Michael Poole
Lot 47	242 Middle Drive, Ponteland	NE20 9LU	Rook Matthews Sayer
Lot 48	11 East View, Morpeth	NE61 1UT	Mike Rogerson
Lot 49	9 The Crescent, Blackhall Colliery	TS27 4LE	Kimmitt & Roberts
Lot 50	550 Thornaby Road, Stockton	TS17 0AD	Michael Poole
Lot 51	25 Low Lane, South Shields	NE34 0LG	Andrew Craig
Lot 52	1 Upper Albion Street, Middlesbrough	TS6 6XG	Michael Poole
Lot 53	9 Hathersage Gardens South Shields	NE34 0HU	Andrew Craig
Lot 54	2 Burtons Yard, North Broomhill, Amble	NE65 9UA	Rook Matthews Sayer
Lot 55	Fairholme, Front Street, Ingleton	DL2 3HS	JW Wood Estate Agents
Lot 56	3 Barras Gardens, Annitsford	NE23 7RB	Mike Rogerson
Lot 57	30 Bygate Court, Monkseaton, Whitley Bay	NE25 8AB	Rook Matthews Sayer
Lot 58	4 Bridge Street, Bishop Auckland	DL14 7PY	JW Wood Estate Agents
Lot 59	Hadrian House, Heddon on the Wall	NE15 0JR	Rook Matthews Sayer
Lot 60	29 Jubilee Road, Eston	TS6 9EP	Michael Poole
Lot 61	The Willows, Holmside, Chester Le Street	DH7 6ES	JW Wood Estate Agents
Lot 62	30 Beatrice Avenue, Blyth	NE24 4BP	Rook Matthews Sayer
Lot 63	24 Chapel Street, Lazenby	TS6 8EF	Michael Poole
Lot 64	29 Foxcover, Linton Colliery, Ashington	NE61 5SR	Rook Matthews Sayer
Lot 65	2 Biggin Close, Acklam Hall	T55 7JU	Michael Poole
Lot 66	Mill House, Lealands, Lesbury	NE66 3QN	Rook Matthews Sayer
Lot 67	62 Cleaswell Hill, Choppington	NE62 5DZ	Rook Matthews Sayer
Lot 68	49 Stirling Drive, Bedlington	NE22 5YF	Rook Matthews Sayer
Lot 69	28 Paddock Wood, Prudhoe	NE42 5BJ	Yellow Estate Agency
Lot 70	3 Thompson Street, Bedlington	NE22 7HE	Rook Matthews Sayer
Lot 71	27 Barnack Avenue, Marton	TS7 8QB	Michael Poole
Lot 72	128 Newgate Street, Morpeth	NE61 1DA	Mike Rogerson
Lot 73	25 Elm Tree Gardens, Peterlee	SR8 5SD	Kimmitt & Roberts
Lot 74	78 Goschen Street, Blyth	NE24 1NN	Rook Matthews Sayer
Lot 75	19 East Lea, Newbiggin	NE64 6BQ	Rook Matthews Sayer
Lot 76	6 St Edmunds Road, Gateshead	NE8 4AX	Andrew Craig
Lot 77	54 Castle Street, Norham, Berwick Upon Tweed	TD15 2LQ	Tyne & Tweed Estate Agents
Lot 78	Flat 5 Staindrop Road, Darlington	DL3 9AE	JW Wood Estate Agents
Lot 79	4 East View, Bedlington	NE22 7HD	Rook Matthews Sayer
Lot 80	77 The Gables, Widdrington	NE61 5RB	Rook Matthews Sayer
Lot 81	6 Charlton Close, Billingham	TS23 4DG	Michael Poole
Lot 82	Mill Cottage, Easington, Alnwick	NE70 7EJ	Rook Matthews Sayer
Lot 83	3 Midfield Drive, Roker, Sunderland	SR6 9TL	Andrew Craig
Lot 84	2 Kensington Close, Seghill	NE23 7UG	Rook Matthews Sayer
Lot 85	3 Kensington Close, Seghill,	NE23 7UG	Rook Matthews Sayer
Lot 86	4 Kensington Close, Seghill	NE23 7UG	Rook Matthews Sayer
Lot 87	6 Kensington Close, Seghill	NE23 7UG	Rook Matthews Sayer
Lot 88	85 Netherby Drive, Fenham	NE5 2RU	Rook Matthews Sayer
Lot 89	10 Faraday Grove, Gateshead	NE8 4UL	Andrew Craig
Lot 90	16 Tunstall Avenue, Billingham	TS23 3SP	Michael Poole
Lot 91	23 Poplar Street, Chester Le Street	DH3 3DN	JW Wood Estate Agents
Lot 92	6 Kings Clere Avenue, Downhill, Sunderland	SR5 4AB	Andrew Craig
Lot 93	23 Smithburn Road, Felling	NE10 9DT	Andrew Craig



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	31 Gayle Court, Consett	DH8 7EJ	JW Wood Estate Agents
Lot 95	4 Coach Lane, Hazelrigg	NE13 7AS	Rook Matthews Sayer
Lot 96	9 Mews Towers Alnwick	NE66 1PT	Rook Matthews Sayer
Lot 97	21 Cedar Crescent, Murton	SR7 9JJ	Kimmitt & Roberts
Lot 98	3 Union Court, Chester Le Street	DH3 3PA	JW Wood Estate Agents
Lot 99	19 The Grove, Forest Hall	NE12 9PE	Rook Matthews Sayer
Lot 100	13 Barehirst Street, South Shields	NE33 5LY	Andrew Craig
Lot 101	14 Belsay Avenue, South Shields	NE34 6RR	Andrew Craig
Lot 102	38 Hamilton Grove, Teesville	TS6 0AH	Michael Poole
Lot 103	46 Milton Close, Seaham	SR7 8AP	Kimmitt & Roberts
Lot 104	30 Gordon Road, South Shields	NE34 0QW	Andrew Craig
Lot 105	Islay House, Redburn, Bardon Mill, Hexham	NE47 7DZ	Rook Matthews Sayer
Lot 106	2 Hills View Road, Eston	TS6 9JZ	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

16 Shipcote Terrace, Gateshead NE8 4AA

Andrew Craig



Description:

Opportunity to purchase this three bedroom upper flat on Shipcote Terrace spacious, versatile living accommodation which requires updating and modernising. Ideal for investment and DIY enthusiasts, convenient for local amenities and transport links. Accommodation comprises of entrance lobby, first floor landing, lounge, kitchen, three bedroom and bathroom. With double glazed windows and gas combination central heating system viewing comes recommended to appreciate the full potential.



EPC Band D

Call: Andrew Craig 0191 4875330

Price Guide: £39,950+

Lot No. 2

8 Twelfth Street, Horden, Peterlee SR8 4QH

kimmitt & roberts



Description:

3 Bed Mid Terrace- Gas Central heating and double glazing Rear Yard.
EPC BAND D

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £18,000+

Lot No. 3

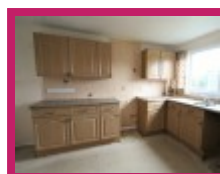
27 Gairloch Drive, Perkinsville, Chester Le Street DH2 1JA

WOOD
ESTATE AGENTS



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.



EPC Band D

Call: J W Woods 0191 3887245

Price Guide: £39,950+

Lot No. 4

33 Red Barns, Newcastle NE1 2TP



Description:

An opportunity to purchase this two bed mid link house situated in this residential development offering access into Newcastle City Centre. The property does require some upgrading and refurbishment and is offered for sale with vacant possession. Property briefly comprises of entrance hall, living room, dining kitchen. To the first floor there are two bedrooms and a bathroom. Externally there is a paved garden to the rear.



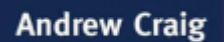
EPC E

Call: Rook Matthews Sayer 0191 2816700

Price Guide: £84,950+

Lot No. 5

218/218A Dean Road, South Shields NE33 5PZ



Description:

An investment opportunity to purchase this pair of flats which have been upgraded and modernised by the current vendor. The property benefits include double glazed windows, gas central heating via combi boilers, modern kitchens and bathroom suites, redecoration and are offered for sale with vacant possession. Briefly comprises of 218 upper flat - entrance, living room, two bedrooms, kitchen, bathroom. 218a lower flat entrance hall, two bedrooms, bathroom, living room, kitchen. Externally there is a yard to the rear. EPC Bands number 218 - G number 218a TBC

Call: Andrew Craig 0191 4271722

Price Guide: £59,950+

Lot No. 6

29 Middle Street, Blackhall TS27 4EE



Description:

Two bedroomed mid terraced property situated in this popular village of blackhall. The property requires cosmetic updating throughout. Viewing Recommended EPC Band tbc

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £16,000+

Lot No. 7

150 Disraeli Street, Blyth NE24 1JB



Description:

We welcome to the market this two bedroom first floor flat, offered for sale with vacant possession. EPC: E - The property briefly comprises: entrance lobby, lounge, two bedrooms, kitchen and bathroom. The property is conveniently situated for access to the town centre, and also benefits from gas central heating, double glazing and a private rear yard. EPC Band E

Call: Rook Matthews Sayer 01670 352900

Price Guide: £25,000 - £30,000

Lot No. 8

9 Hawthorn Close, Benwell Village NE15 6AG



Description:

We welcome to the market for sale this two bedroom apartment currently let at £495pcm on an AST. Externally there are communal gardens and allocated parking. Conveniently located close local shops and amenities including schools and public transport links. Benefits include gas central heating and double glazing.
EPC Rating: B

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £49,950+

Lot No. 9

1 Grange Street, Pelton, Chester le Street DH2 1EA



Description:

Excellent opportunity to acquire this very well presented two Bedroom end terraced house offered at a very attractive price for quick sale. This owner occupied house is available with no chain and includes gas central heating via radiators with combination boiler and uPVC double glazing. The accommodation comprises Hall, Lounge, Kitchen/Breakfast room with integral cooking appliances, two Bedrooms and Bathroom/wc.

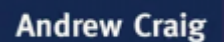
EPC Band E


Call: J W Wood 0191 3887245

Price Guide: £40,000+

Lot No. 10

129 Alice Street, South Shields NE33 5PG



Description:

A well presented and ready to move into two bedroom ground floor flat situated in this convenient location within good access to amenities, shops and good transport links for commuting. The property is well maintained and would make an ideal purchase for first time buyers and investors alike. Briefly comprising of: - Entrance hall, lounge, kitchen, two bedrooms, bathroom and private yard to the rear. The property has recently installed double glazing with composite front door and comes with gas central heating, long lease and no onward chain!

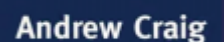
EPC Band D


Call: Andrew Craig 0191 4271722

Price Guide: £34,950+

Lot No. 11

8 Stannington Place, Heaton NE6 5HT

Description:

IDEAL INVESTMENT OPPORTUNITY IN POPULAR LOCATION. An upper Tyneside flat with two bedrooms plus study, benefitting from gas fired central heating. Situated within easy reach of a wide range of local amenities including a variety of cafe's, restaurants and shops. Briefly comprising:- entrance vestibule with stairs to first floor flat, lounge, kitchen, two bedrooms plus study (accessed via bedroom two) and bathroom. Ideal for those looking to put their own stamp onto a property or for investors. Viewing essential

EPC Band C


Call: Andrew Craig 0191 2859024 RMS 0191 2761283

Price Guide: £80,000+

Lot No. 12

27 Seventh Avenue, Ashington NE63 0QE



Description:

In need of some updating this three bedroom mid terrace house is situated on the popular Seventh Avenue in Ashington. Briefly comprising of entrance lobby, spacious lounge and kitchen/diner to the ground floor. Upstairs to the first floor there are three bedrooms and a family bathroom. Externally there is a yard to the rear



EPC Band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £45,000+

Lot No. 13

137 Waterloo Walk, Washington NE37 3EL

Andrew Craig



Description:

A two bedroom flat which is tenanted at £85 per week, awaiting sight of tenancy agreement. At the time of print no access has been gained to the property, viewings are being arranged and access will be available leading up to the auction. EPC Band C

Call: Andrew Craig 0191 4921234

Price Guide: £13,000+

Lot No. 14

3 Hysehope Terrace, Consett DH8 6AJ

WOOD
ESTATE AGENTS



Description:

A three-bedroom terraced house with a rear yard and a large garden, situated within Consett town centre and available with no onward chain. The house has uPVC double glazing and gas central heating, with accommodation comprising: hallway, living room, dining room, fitted kitchen, rear lobby and ground floor bathroom; first floor landing, spacious main bedroom and two further bedrooms. There is a concrete yard to the rear of the house while the front has a long garden with lawn and patio areas, with a shared access path between it and the neighbouring garden. There is also a shared access path along the front of the terrace.



EPC Band D

Call: J W Woods 01207 502109

Price Guide: £55,000+

Lot No. 15

5 Hysehope Terrace, Consett DH8 6AJ

WOOD
ESTATE AGENTS



Description:

Consett town centre and available with no onward chain. The house has uPVC double glazing and gas central heating (via combi. boiler), with accommodation comprising: hallway, living room, dining room, fitted kitchen, rear lobby and ground floor bathroom; first floor landing, spacious main bedroom and two further bedrooms. There is a concrete yard to the rear of the house while the front has a long garden with lawned areas, with a shared access path between it and the neighbouring garden. There is also a shared access path along the front of the terrace.



EPC Band C

Call: J W Woods 01207 502109

Price Guide: £55,000+

Lot No. 16

14 River View, Blackhall Mill NE17 7TL

**ROOK
MATTHEWS
SAYER**

Description:

The property is located in the hamlet of Blackhall Mill close to the village of Chopwell. A range of amenities can be found nearby and the road links make it an ideal location for those wishing to access the wider North East region. Brief Description The property comprises a ground floor retail unit, the *Valuation Office Agency states the unit has a floor area 128.1 sq. m. (1,378 sq. ft.) although we have not been able to verify this as we have not had access. The property also comes with the freehold of the first floor flat that was sold on a 125 year lease in 2012. Tenure -Freehold EPC Band E

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £39,950+

Lot No. 17

3 Holly View, Felling NE10 9HZ

Andrew Craig

Description:

An ideal purchase for first time buyers, professionals, investors or growing families alike. Conveniently placed for local Schools, amenities and transport links, this three bed mid link home offers well proportioned living accommodation. Comprises: Entrance porch, lounge, inner hallway, guest cloaks/w.c. Spacious dining/kitchen with modern kitchen units, three well proportioned first floor bedrooms and family bathroom. Externally there is a yard to rear and viewing comes recommended to appreciate the size, location and layout

EPC Band C


Call: Andrew Craig 0191 4875330

Price Guide: £59,950+

Lot No. 18

150 Station Road, Ashington NE63 8HG

**ROOK
MATTHEWS
SAYER**

Description:

Deceptively spacious throughout, this three bedroomed maisonette on Station Road is available to view now. Is in need of renovation close to the town centre and schools the accommodation is ideally located. With double glazing and gas central heating the property briefly comprises: entrance, stairs to first floor, large dining kitchen, spacious lounge, landing with large storage cupboard, stairs to second floor, three bedrooms, bathroom and wc. It has a yard to the rear and garage. This unique property must be seen to be appreciated. We are advised the property also has an income from advertising on the gable end of £1300 per year which expires March 2017. The property also rents the garage out and gets £60 per month.

EPC F


Call: Rook Matthews Sayer 01670 850850

Price Guide: £44,950+

Lot No. 19

3 Westray Street, Carlin How, Saltburn TS13 4EL

Michael Poole

Description:

Well presented two bedroom mid terraced home situated in a popular village location. This good size home benefits From a 24ft lounge/dining room, kitchen, first floor are two bedrooms and a bathroom/wc. Courtyard garden to rear. Early viewing advised to avoid disappointment. EPC Band D


Call: Michael Poole 01642 285041

Price Guide: £39,950+

Lot No. 20

111 Cairo Street, Hendon, Sunderland SR2 8QH

Andrew Craig



Description:

A two bed mid terrace property offered for sale with vacant possession. The property benefits from gas central heating and double glazing, it does require some refurbishment work which is reflected in the price. Property briefly comprises of entrance hall, two bedrooms, living room, kitchen, rear hall, bathroom. Externally there is a yard to the rear with electric garage door .



EPC Band D

Call: Andrew Craig 0191 5653377

Price Guide: £37,000+

Lot No. 21

10 Twelfth Street, Horden, Peterlee SR8 4QH

kimmitt & roberts



Description:

3 Bed Mid Terrace- Double Glazing - Yard to Rear -Priced To Sell. EPC BAND E

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £15,000+

Lot No. 22

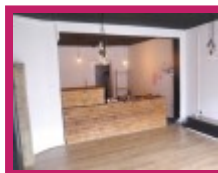
53 Middle Street, Blackhall Colliery TS27 4EE

ROOK MATTHEWS SAYER



Description:

The property is located on the main road running through this Durham coastal town to the south of Peterlee. Blackhall is easily found being on the A1086 running between Peterlee and Hartlepool. The property is a two storey mid terrace brick building with pitched slate roof. The ground floor consists a well presented retail unit previously occupied by a hair salon to the front and tattoo business to the rear. The unit has a floor area circa 71.8 sq. m. (772.9 sq. ft.). The 2 bedroom flat is situated on the first floor and benefits from a private entrance to the front. It consists 2 bedrooms, living room, kitchen and bathroom room. There is a private yard to the rear.



EPC Band G

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £49,950+

Lot No. 23

12-14 Church Street, Hartlepool TS24 7DJ

ROOK MATTHEWS SAYER



Description:

The property is located on Church Street, Hartlepool close to the Town Centre. Hartlepool is located 8 miles north of Middlesborough and 17 miles south of Sunderland alongside the A19. The property is in close proximity of Hartlepool College and Cleveland College of Art. Brief Description- The property comprises well-presented office accommodation located over three floors plus basement level. The GIA is circa 860.39 sq. m. (9,261.16) consisting office space, kitchens and w/c facilities. The property is carpeted throughout with recessed florescent lighting, gas central heating, fire alarm, 3 phase electricity and passenger lift to all floors. The property would suit a variety of uses including changing to residential, subject to planning.

EPC Band D

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £139,950+

Lot No. 24

69 Sunydale, Shildon, Bishop Auckland DL4 2ES


Description:

A three bedroom semi detached house offered for sale with vacant possession. Benefits include; gardens to front and rear, modern decor, double glazing and combi gas central heating. Briefly comprising; entrance hall, fitted kitchen, lounge, three bedrooms and family bathroom with shower over bath.



EPC Band C

Call: J W Woods 01388 604273

Price Guide: £49,950+

Lot No. 25

33 Railway Terrace North, New Herrington DH4 7BB


Description:

Kimmitt and Roberts are pleased to present to the market this spacious mid terrace property which has been attractively priced. The property comprises conservatory, lounge, kitchen with appliances, rear lobby, bathroom, landing and two bedrooms. Externally, the property benefits from a generous lawned garden with perimeter fencing to the front and a yard with perimeter wall to the rear. Ideally located for all local amenities and commuter routes making this property the perfect base for access to Sunderland, Newcastle and Durham city centres. Early viewing is highly recommended!



EPC Band D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £29,950+

Lot No. 26

48 Wardley Drive, Wardley NE10 8AE


Description:

Located on Wardley Drive in this popular residential area, this is a first floor apartment ideal for either first time buyers/couples or investors. The property comprises of entrance, Lounge, Kitchen, Double Bedroom and Bathroom with a white three piece suite. Benefits include gas central heating and externally there are communal maintained gardens (mainly laid to lawn). Viewing recommended.



EPC Band D

Call: Andrew Craig 0191 4875330

Price Guide: £30,000+

Lot No. 27

12 Churchill Street, Wallsend NE28 7SZ


Description:

A three bed mid terrace house, the property benefits include gas central heating and double glazing. Property briefly comprises of entrance lobby, entrance hall, cloakroom/wc, living room, dining kitchen, breakfast room, utility area. To the first floor there are three bedrooms and a bathroom, stairs to loft space.



EPC Band F

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £129,950+

Lot No. 28

104 Wellington Walk, Washington NE37 3EP

Andrew Craig

Description:

A two bedroom maisonette situated within the Waterloo Walk Development, Sulgrave Washington. The property is in need of refurbishment and is offered for sale with vacant possession. EPC Band F

Call: Andrew Craig 0191 4921234

Price Guide: £12,000+

Lot No. 29

16 Church Street, Coundon, Bishop Auckland DL14 8PJ



Description:

A mid terraced house requiring complete refurbishment, which is offered for sale with vacant possession.

EPC Band except

Call: J W Woods 01388 604273

Price Guide: £14,000+

Lot No. 30

85 Edgmond Court, Sunderland SR2 0DY

Andrew Craig

Description:

A bright and spacious one bedroom top floor apartment located in this popular residential area close to many local amenities and transport links to the City Centre. Ideal for first time buyers and investors alike.



EPC Band E

Call: Andrew Craig 0191 5653377

Price Guide: £32,950+

Lot No. 31

23 Baker Street, Houghton Le Spring DH5 8DB



Description:

A 2/3 Bedroom Terraced house situated in Baker Street, Houghton Le Spring, being within easy access of Houghton Town Centre and local amenities and with excellent road links to Sunderland, and Durham. The property which benefits from gas central heating and double glazed briefly comprises: Entrance Vestibule, Inner Hall, Bedroom/Reception Room, Sitting Room, Kitchen, Rear Passage, Bathroom on the ground floor, to the first floor there is Landing and Two Bedrooms,. Externally there is a rear yard. There is NO ONWARD CHAIN INVOLVED. Viewing is advised.



EPC Band D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £38,950+

Lot No. 32

64/66 Gerald Street, Benwell NE4 8QH



Description:

An investment opportunity to purchase this pair of flats comprising of 5/6 bedroom maisonette and a 2 bedroom ground floor flat. We are advised that them maisonette was recently let at £150 per week and the ground floor is currently let at £105 per week giving a combined yearly rental income of £13,260 per annum.

At the time of print no access has been gained to the ground floor however we are advised it comprises of 2 bedrooms, and benefits include double glazed windows and gas central heating. The maisonette comprises of entrance, bedroom one, living room, kitchen, bathroom, bedroom two and bedroom three. To the 2nd floor there are 2 further bedrooms and bedroom /study. EPC Bands D & E

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £79,950+

Lot No. 33

13 Burnville Road, Barnes, Sunderland SR4 7LY

Andrew Craig



Description:

A two bedroom ground floor flat located close to the City Centre, University Metro station and Sunderland Royal Hospital. The property is sure to be an ideal buy to let opportunity or starter home and viewing is recommended.

EPC Band C



Call: Andrew Craig 0191 5653377

Price Guide: £44,950+

Lot No. 34

Sunnybrow, 14 North End, Durham DH1 4NJ

WOOD
ESTATE AGENTS



Description:

Available with the benefit of immediate vacant possession, we offer for sale this attractive and extended 4 bedroomed semi detached property which has recently been improved and benefits from gas fired central heating, partial double glazing and no onward chain. Having been occupied for a considerable number of years by our client, the property has accommodation briefly comprising: entrance hallway, cloakroom, dining room with bay window to front, extended lounge and kitchen/breakfast room. To the first floor there are four bedrooms, shower room and separate wc. Externally there are gardens to front and rear, driveway and garage.

EPC Band D



Call: J W Woods 0191 3869921

Price Guide: £199,950+

Lot No. 35

134 Imeary Street, South Shields NE33 4EL

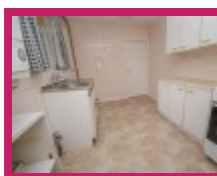
Andrew Craig



Description:

A spacious two bedroom ground floor flat located within easy access to many amenities including transport links and South Shields Town Centre. Benefiting from uPVC double glazing, combi-gas central heating and having no chain involved The property briefly comprises of: - Entrance hall, lounge, kitchen, bathroom and two bedrooms. Externally there is a shared yard to the rear. An ideal purchase for a range of buyers including those looking to get on the housing market and investors alike. Viewing recommended

EPC Band D



Call: Andrew Craig 0191 4271722

Price Guide: £44,950+

Lot No. 36

1 Woodham Cottages, Rushyford, Ferryhill DL17 0NN


Description:

We are delighted to offer this 3 bedroom semi-detached cottage built in the mid 1800s. The cottage retains many original features including exposed wooden beams, wooden exposed flooring and log stove. It is presented to a good standard with much modernisation being carried out including new kitchen, bathroom and UPVC double glazing. Externally the property has a small garden to front with a private court yard garden to the rear.



EPC Band E

Call: RMS 0191 2120000 JWW 01388 604273

Price Guide: £89,950+

Lot No. 37

2 Cloverhill Drive, Ryton NE40 4TE


Description:

We offer to the market this much improved and extended link detached house on Cloverhill Drive in Crawcrook. This beautiful property boasts amazing views to the rear and the accommodation briefly comprises of: Entrance lobby leading to lounge, fitted kitchen with doors leading to the rear garden, magnificent modern lounge / dining room, stairs to first floor landing, stunning generously proportioned master bedroom with en-suite shower room, family bathroom and a further three bedrooms. This property also benefits from gas central heating, extra long driveway, attached garage, mature front and rear gardens and a kennel.



EPC C

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £169,950+

Lot No. 38

54 Westmoreland Avenue, Newbiggin by the Sea NE64 6RN


Description:

We welcome to the market this two bedroom mid terrace house located on Westmorland Avenue, Newbiggin By The Sea. The property is close to local amenities, shops, with good bus & road links to neighbouring towns. The property is Upvc double glazed and warmed via gas central heating. Briefly comprising; Entrance, kitchen/diner, lounge, inner hallway, landing, bathroom, two bedrooms. Externally; Enclosed yard to front offering off street parking and enclosed garden to rear with lawn and paved patio area. This property is currently tenanted on a AST achieving £350.00 per calendar month. EPC Rating E

Call: Mike Rogerson 01670 517500

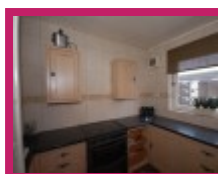
Price Guide: £39,950+

Lot No. 39

Flat 4 Hedley House, Hunters Road, Spital Tongues NE2 4PA


Description:

A well presented first floor flat situated on the first floor of a purpose built development in Spital Tongues, close to the Royal Victoria Infirmary, Newcastle University and the Dental hospital and within walking distance of Newcastle city centre. The accommodation comprises of: communal entrance with security entry system, stairs to all three floors, private entrance, lounge, kitchen, one double bedroom, bathroom/w.c. Externally there is a residents car park. Warmed by double glazing and electric storage heating



EPC Band tbc

Call: Rook Matthews Sayer 0191 2816700

Price Guide: £75,000+

Lot No. 40

33 Gladstone Strete, Middlesbrough TS6 9LG

Michael Poole



Description:

A three bedroomed terrace in this popular area of Eston benefitting from double glazing and gas central heating.
The accommodation comprises : hall, open plan lounge and dining area, kitchen, bathroom. The first floor has three bedrooms and wc and there is a yard to the rear.
EPC Band E

Call: Michael Poole 01642 955180

Price Guide: £50,000+

Lot No. 41

14 Fenwick Avenue, South Shields NE34 9AJ

Andrew Craig



Description:

Two reception/two bedroom semi detached house. An ideal purchase for investors and buyers looking for a project. The property is in need of a full refurbishment and has the potential to be a fantastic family home. Conveniently positioned in this popular location at Simonside, South Shields. Within excellent access to amenities, Metro links and transport links to the a19 Northbound and Southbound. An internal inspection is highly recommended. CALL TO VIEW NOW!!!
EPC Band tbc

Call: Andrew Craig 0191 4271722

Price Guide: £69,950+

Lot No. 42

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

WOOD
ESTATE AGENTS



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.
EPC Band C

Call: J W Wood 0191 3887245

Price Guide: £45,000+

Lot No. 43

36 Embleton Links, Newton by the Sea NE66 3EP

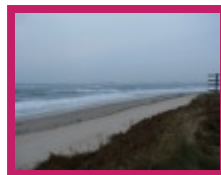
ROOK
MATTHEWS
SAYER



Description:

A unique opportunity to purchase this beach bungalow located in the sand dunes, behind the beach at Embleton Bay. With a commanding view of the beach and Dunstanburgh Castle. The property comprises of sitting room and doors opening out on to the decking area for outside entertaining looking over the dunes, a fitted kitchen, three bedrooms and shower room. The property is accessed via a walk via Low Newton. In the local area there is a number of pubs, restaurants and village shop. An early viewing of this stunningly located property is highly recommended

EPC Band TBC



Call: Rook Matthews Sayer 01665 510044

Price Guide: £75,000+



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Lot No. 44

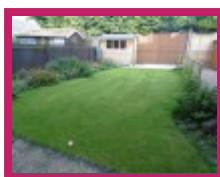
62 Princess Louise Road, Blyth NE24 2ND

**ROOK
MATTHEWS
SAYER**



Description:

Spacious, two bed first floor flat with delightful rear garden on the highly sought after Princess Louise Road in Blyth. An ideal starter / investment opportunity which briefly comprises: entrance, staircase to first floor, lounge with bay window, dining room, kitchen, two bedrooms, bathroom & well kept rear garden. Situated close to local schools, town centre amenities & road transport links, some modernisation required which is reflected in the realistic asking price. No upper chain, viewings recommended.



EPC Band C

Call: Rook Matthews Sayer 01670 352900

Price Guide: £44,950+

Lot No. 45

97 Sandringham Road, Gosforth NE3 1QB

**ROOK
MATTHEWS
SAYER**



Description:

A traditional two bedroom ground floor flat located within this popular residential street in Gosforth convenient for access to shops, amenities, bus and metro links to the city centre. The property also benefits from a rear yard and is offered for sale with no onward chain. Ideal for investors or first time buyers.



EPC Band D

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £115,000+

Lot No. 46

19 The Stables, Wynyard TS22 5QQ

Michael Poole



Description:

This substantial, Bellway Homes built "Wordsworth" design detached house has been comprehensively upgraded and improved in recent years to create a wonderful family home. The tastefully presented interior comprises entrance lobby, hallway with cloakroom/WC, 26ft main lounge, separate sitting/family room, large 26ft open plan kitchen/diner fitted out with a superb range of modern Shaker style units and built-in appliances and a useful utility room. The first floor has the master bedroom with dressing room and shower room en-suite, bedroom two/guest room with shower room en-suite, two further bedrooms and family bathroom. Outside, the decent size informal southerly facing front garden is laid mainly to lawn, there is a small side garden and wall enclosed rear garden. The wide block paved driveway has created parking for several cars which in turn leads to a detached double garage. EPC band: C

Call: Michael Poole 01642 955180

Price Guide: £330,000+

Lot No. 47

242 Middle Drive, Ponteland NE20 9LU



Description:

This warm and welcoming detached dormer bungalow has been a very happy home for over 40 years and one certainly gets that feeling when crossing the threshold. Although well maintained over the years the property would benefit from some degree of cosmetic updating, giving a buyer a wonderful opportunity to create a home to their own tastes and requirements. With gas central heating and double glazing the accommodation briefly comprises: Reception hallway, cloaks/WC, dining kitchen with door into dining room which in turn leads into the rear sun room which overlooks the fantastic lawned rear garden. There is a 22ft lounge to the front of the property which is a lovely bright room, and a ground floor bedroom, a family bathroom completes the ground floor. To the 1st floor are two good sized bedrooms one of which has the potential for a dressing room or ensuite facilities and there is also a recently refurbished shower room/WC. With an attached single garage and wonderful lawned gardens we would recommend viewing as essential to fully appreciate this delightful property EPC Band E

Call: Rook Matthews Sayer 01661 860228

Price Guide: £299,950+

Lot No. 48

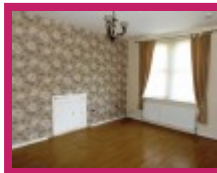
11 East View, Morpeth NE61 1UT



Description:

We are pleased to offer for sale this ground floor one bedroom purpose built flat situated on the edge of the popular location of Middle Greens, the property is offered with vacant possession and no onward chain, accommodation briefly comprises of entrance porch to lounge/dining room, kitchen, bedroom, bathroom, enclosed shared rear yard and off road parking space

EPC Band D


Call: Mike Rogerson 01670 517500

Price Guide: £39,950+

Lot No. 49

9 The Crescent, Blackhall Colliery TS27 4LE



Description:

Appealing to both the private residential purchaser and the buy to let investor is this two bedroom mid terrace property located within a residential area and offered for sale with vacant possession. Property benefits include double glazed windows, gas central heating and a fitted kitchen. Property briefly comprises of entrance lobby, living room, inner hallway, bathroom, dining kitchen and two bedrooms to the first floor. Externally there is a yard to the rear and a lawned garden to the front.

EPC Band tbc


Call: Kimmitt and Roberts 0191 5183334

Price Guide: £44,950+

Lot No. 50

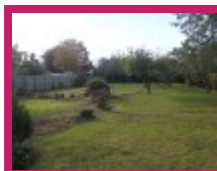
550 Thornaby Road, Stockton TS17 0AD



Description:

Occupying a Substantial Plot of Approximately Half an Acre or Thereabouts- An Individual Three Bedroom Detached Bungalow Offered For Sale with No Onward Chain - Providing Extensive Lawned Gardens to Front, Side & Rear- Requiring Some General Modernisation Internally - Spacious Lounge with an Electric Fire Set in a Feature Surround - Kitchen/Diner with a Range of Fitted Units -Three Bedrooms with Two Having Bay Windows to the Front- Bathroom with White Three Piece Suite -Gas Central Heating System & Double Glazed Windows -Long Driveway Leading to the Single Garage

EPC Band D


Call: Michael Poole 01642 355000

Price Guide: £199,950+

Lot No. 51

25 Low Lane, South Shields NE34 0LG

Andrew Craig

Description:

LOW LANE - TWO BEDROOM FIRST FLOOR APARTMENT- OFFERED WITH NO CHAIN !!!! - Ideally located on the popular Harton Grange development in South Shields. Situated within close proximity of local shops, bus routes and main road links for commuting. Warmed via gas central heating and benefits from double glazing and secure entry system. Communal door to hallway with stairs to the first floor, apartment door to hallway, open plan living area and kitchen, two bedrooms and bathroom. Externally lies an allocated parking bay. Ideal first time buy or investment.



EPC Band B

Call: Andrew Craig 0191 4271722

Price Guide: £59,950+

Lot No. 52

1 Upper Albion Street, Middlesbrough TS6 6XG

Michael Poole

Description:

Internally this smart property comprises a generous entrance hall with rear spacious lounge and fitted kitchen to the ground floor. The first floor provides two double bedrooms with a bathroom in between. UPVC double glazing, gas central heating, front and rear gardens and off road parking. This property is available with immediate vacant possession. recommend viewing as essential to fully appreciate this delightful property



EPC Band E

Call: Michael Poole 01642 955180

Price Guide: £39,950+

Lot No. 53

9 Hathersage Gardens South Shields NE34 0HU

Andrew Craig

Description:

This three bedroom, semi detached spacious family home situated of the John Reid Road close to The Nook shops, South Shields town centre and other local amenities. Property benefits from gas central heating and double glazing, ground floor w.c., driveway for off road parking and garage. EPC Band tbc

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

Lot No. 54

2 Burtons Yard, North Broomhill, Amble NE65 9UA

ROOK MATTHEWS SAYER

Description:

This outstanding property needs to be viewed to fully appreciate the generous room sizes and its strong potential for development, possibly into two properties, therefore making it an interesting property for investors or indeed someone looking for a large family house. Situated in a secluded area of North Broomhill, the property is accessible via side facing iron gates which open to the paved and lawned garden. The front door leads to a hallway with doors to a downstairs cloakroom and a reception room. The large kitchen has doors to a further reception room and the main lounge, making use of the accommodation quite flexible. Stairs lead to a long landing with several doors off to four bedrooms plus dressing room and large family bathroom. To the front of the property is a double size garage and a parking area. Further visitor parking is offered close by. A truly unique property in a quiet area, your early appointment to view is strongly recommended.

EPC Band E

Call: Rook Matthews Sayer 01665 713358

Price Guide: £89,950+

Lot No. 55

Fairholme, Front Street, Ingleton DL2 3HS


Description:

A substantial very well presented extended and much improved detached family residence situated on a very generous plot with fabulous countryside views and a self-contained annexe which could be incorporated into the main body of the house. Briefly comprises on the ground floor; entrance lobby, hallway, 21ft lounge, sitting room, inner hallway, fabulous kitchen/breakfast room fitted with bespoke handcrafted units with marble worktops and large island unit/breakfast bar which opens out to the garden room which overlooks the patio and garden. There is a utility room and a separate cloakroom/wc. To the first floor master bedroom, en-suite and walk in wardrobes. The guest bedroom also has an en-suite shower room and a walk in wardrobe. There are two further double bedrooms and a family bathroom/wc. The annexe has its own entrance and comprises; lounge, fitted kitchen, lobby and separate w.c, first floor, bedroom, bathroom with separate shower and a walk in wardrobe. Access from the main house into the annexe is via a door through the walk in wardrobe which can be locked making the annexe completely private. EPC Band D

Call: J W Woods 01325 485151

Price Guide: £399,950+

Lot No. 56

3 Barras Gardens, Annitsford NE23 7RB


Description:

Convenient located nearby to the Northumbria Specialist Emergency Care Hospital and major road links to the surrounding region. The property on offer would be an ideal opportunity for investors as it has previously been let out at £495 PCM. The layout of the accommodation on offer briefly comprises; entrance hallway, lounge, breakfasting kitchen, and to the first floor, two bedrooms and family bathroom. Externally to the front there is a low maintenance town garden and to the rear an enclosed rear yard. The property benefits from gas central heating via a combi boiler with radiators and Upvc double glazing throughout.

EPC Band C


Call: Mike Rogerson 01670 732400

Price Guide: £64,950+

Lot No. 57

30 Bygate Court, Monkseaton, Whitley Bay NE25 8AB


Description:

A perfect opportunity for over 60's to purchase an immaculate top floor apartment set within this exclusive retirement development built in 2012 by builders McCarthy and Stone. Bygate Court development is set within its own grounds and offers beautiful communal gardens, conveniently located within the village of Monkseaton with fantastic access to all amenities and facilities as well as walking distance to Metro and bus routes for transport links. Bygate Court offers residents communal gardens, communal lounge and kitchen, laundry facilities, guest suite available for relatives to stay over and there is also a house manager available. All the apartments are fitted with care alarm systems for additional security and peace of mind. Boasting an excellent position overlooking the front aspect the accommodation briefly comprises:- Entrance hallway with security entrance intercom system, spacious lounge with feature windows overlooking the front garden, fitted kitchen with built in appliances, double bedroom with walk in wardrobe, shower room/ wet room w.c., the property has the benefit of under floor heating and there is also a lift for access to upper floors, parking is provided for residents and visitors at the front of the building.

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £125,000+

Lot No. 58

4 Bridge Street, Bishop Auckland DL14 7PY


Description:

Having undergone a programme of refurbishment, this most attractive stone built semi detached property with uPVC double glazing will make a comfortable home for a wide variety of purchasers. Conveniently situated for access to the town centre and market place where there are a range of amenities on offer and with views over the Newton Cap viaduct, Toronto and beyond. The property has a new fitted kitchen, first floor bathroom and central heating system and has been reskimmed and redecorated throughout with new floor coverings. Offered for sale with immediate vacant possession.

EPC Band E


Call: J W Woods 01388 604273

Price Guide: £39,950+

Lot No. 59

Hadrian House, Heddon on the Wall NE15 0JR



Description:

Hadrian House is a detached family home set within lovely grounds and is located only a Short distance from the village of Heddon. This substantial period property is positioned with lovely views and has good access to both Newcastle upon Tyne and Hexham. Access to the property is via a private lane which leads to Hadrian House entrance with a driveway which slopes down through a delightful archway and into a block paved court yard. There are lawned gardens to two sides and also a paved patio area, there are also out buildings ideal for storage. The property is heated by oil central heating, and has a security alarm and character timber sash windows. The accommodation briefly comprises of; entrance lobby, reception hallway with stairs leading to the first floor, lounge with dual aspect windows to the front and side elevations, dining room, study, contemporary modern breakfasting kitchen, utility, ground and rear lobby with cloakroom/ ground floor w.c. On the first floor there is an open landing which offers additional office space, dual aspect master bedroom suite with walk dressing room and en-suite shower room. The second bedroom is also a good size double and has en suite facilities and two further bedrooms and family bathroom.

Call: Rook Matthews Sayer 01661 860228

Price Guide: £475,000+

Lot No. 60

29 Jubilee Road, Eston TS6 9EP



Description:

This three bedroom spacious period terrace is extremely well cared for, well presented and worthy of internal inspection. With UPVC double glazing, gas central heating, attractive spacious fitted kitchen, enclosed rear garden and parking. The internal accommodation comprises hall, open plan lounge dining room, generous fitted kitchen, three first floor bedrooms and family bathroom.

EPC Band D



Call: Michael Poole 01642 955180

Price Guide: £69,950+

Lot No. 61

The Willows, Holmside, Chester Le Street DH7 6ES



Description:

A spacious detached house situated on three floors within this small and attractive rural village. The property benefits from attractive open countryside views. To the ground floor there is an entrance porch, entrance hall and large 18 ft. lounge extending from front to rear. The kitchen leads to a dining and family room. To the rear a lobby way leads to a small conservatory and staircase leading to the lower ground floor. The lower ground floor features three large rooms which are 17 ft. in length and include a games room, additional sitting room with multi fuel stove and inglenook fireplace and a useful large utility room. To the first floor there are three double size bedrooms. The master bedroom includes a luxury refitted en suite bathroom/wc and there is also an additional large luxury refitted family bathroom. To the front of the property there is a gravelled garden and parking space. Whilst to the rear there is an enclosed lawned garden which has an open aspect. The specification of the house includes Georgian style uPVC double glazing, alarm system and LPG gas central heating via radiators with combination boiler. EPC Band D

Call: J W Woods 0191 3887245

Price Guide: £215,000+

Lot No. 62

30 Beatrice Avenue, Blyth NE24 4BP



Description:

Situated on Beatrice Avenue, in Blyth. Epc: D. Briefly comprising: entrance hall, lounge, breakfasting kitchen and rear porch. First floor landing leading to bedrooms two and three, stairs to master bedroom and bathroom w/c. Externally to the front of the property is a garden mainly laid to lawn, to the rear an enclosed yard. Situated close to local schools and town centre amenities. A superb first time buy/ investment purchase which must be viewed to appreciate.

EPC Band C



Call: Rook Matthews Sayer 01670 352900

Price Guide: £54,950+

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Lot No. 63

24 Chapel Street, Lazenby TS6 8EF

Michael Poole



Description:

Two Bedroom Mid-Terraced House- Enclosed Rear Yard- Double Glazing- Lazenby Location- Gas Central Heating -Fitted Kitchen
Available with immediate vacant possession. Ideally situated for local shops, commuter routes and schools. Property briefly comprises, lounge, kitchen, landing, two bedrooms and bathroom. Externally there is a small enclosed yard to the rear.



EPC Band D

Call: Michael Poole 01642 285041

Price Guide: £29,950+

Lot No. 64

29 Foxcover, Linton Colliery, Ashington NE61 5SR

ROOK MATTHEWS SAYER



Description:

Chain Free. Very well presented modern three bedroomed semi detached property for sale on Foxcover, Linton colliery. Located in a quiet newly built estate the property has excellent road links for those looking for a rural property with good access to nearby towns and city centres. Deceptively spacious the property would make a fantastic first time purchase or a lovely family home. With double glazing and gas central heating the property briefly comprises: entrance porch, lounge, dining room, fitted kitchen, ground floor w.c, stairs to first floor landing, three good sized bedrooms with en-suite to master and family bathroom. Externally there is an enclosed garden to the rear and open aspect garden to the front with drive leading to single garage.



EPC C

Call: Rook Matthews Sayer 01670 850850

Price Guide: £89,950+

Lot No. 65

2 Biggin Close, Acklam Hall TS5 7JU

Michael Poole



Description:

An well presented end of terrace bungalow benefiting from gas central heating and double glazing. Viewing is highly recommended to appreciate this property. The property benefits from solid oak flooring and Karndean flooring to the bathroom.
Briefly comprises:- entrance hall, open plan lounge kitchen, bedroom, bathroom and gardens to the front and the rear.



EPC Band D

Call: Michael Poole 01642 254222

Price Guide: £79,950+

Lot No. 66

Mill House, Lealands, Lesbury NE66 3QN

ROOK MATTHEWS SAYER



Description:

Mill House is ideally placed on the Lealands development within Lesbury, which has excellent access to Alnmouth East Coast Mainline railway station half a mile away and road links. The house at the head of a quiet cul-de-sac, with no passing traffic, provides generous family accommodation over two floors, with option to convert the attic space if required. Ground floor includes entrance hall and cloakroom/W.C., sitting room with bay window and double doors to the dining room, kitchen/dining/living room with fitted units and doors to the conservatory. On the first floor the master bedroom has fitted wardrobes and En-suite shower room, there are three further bedrooms and family bathroom. The two large areas in the attic space have Velux windows with open views to front and rear and radiators installed, ready for further conversion works if required. Oil central heating and woodgrain UPVC double glazing and fascias throughout. Driveway parking gives access to the garage. There is a front lawn and a private rear garden with herbaceous plants and established shrubs. EPC Band C

Call: Rook Matthews Sayer 01665 510044

Price Guide: £310,000+

Lot No. 67

62 Cleaswell Hill, Choppington NE62 5DZ

**ROOK
MATTHEWS
SAYER**



Description:

Attention first time buyers and investors, chain free three bedroom mid terrace on Cleaswell Hill, Stakeford. In need of some updating this property would also make a lovely family home. Close to local schools, shops and amenities the property is double glazed and gas central heated and briefly comprises of; entrance hall, lounge, dining room, kitchen, stairs to first floor landing, three good size bedrooms and family bathroom. Externally there are large enclosed gardens to the front and rear. A fantastic property which must be viewed.



EPC: D

Call: Rook Matthews Sayer 01670 531114

Price Guide: £64,950+

Lot No. 68

49 Stirling Drive, Bedlington NE22 5YF

**ROOK
MATTHEWS
SAYER**



Description:

Situated on Stirling Drive within the Bower Grange Estate in Bedlington, this Semi Detached bungalow briefly comprises entrance hallway, lounge / diner, kitchen, inner hallway leading to Two bedrooms and a family bathroom / wc. Externally to the front of the property is a low maintenance garden mainly laid to lawn, extensive driveway (providing off street parking for several cars) leading to a single attached garage, to the rear a low maintenance garden with a patio area, gravelled areas, mature bushes / shrubs and fencing to boundaries. Viewing is Essential to Appreciate!!!!



EPC Band D

Call: Rook Matthews Sayer 01670 531114

Price Guide: £99,950+

Lot No. 69

28 Paddock Wood, Prudhoe NE42 5BJ

yellow estate agency



Description:

A deceptively spacious two bedroom detached bungalow situated in this popular cul de sac in Prudhoe. The property features generous rooms sizes, extensive gardens, parking for numerous cars, and cellar rooms. The property comprises:- entrance hallway, two double bedrooms, family bathroom/wc, fitted kitchen, family room, and a living/dining room. There is also a spacious garage and a couple of cellar rooms. Externally there are gardens to four sides (rear being south facing), woodland to the side, and a driveway leading to a single garage. Available now with no upward chain, viewing is a must!!!



EPC Rating: D

Call: Yellow 01661 831234

Price Guide: £185,000+

Lot No. 70

3 Thompson Street, Bedlington NE22 7HE

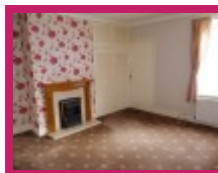
**ROOK
MATTHEWS
SAYER**



Description:

Spacious Ground Floor Flat Is Offered For Sale On Thompson Street In Bedlington, Briefly Comprising Entrance Hallway, Lounge, Kitchen, Two Bedrooms, Family Bathroom. Benefiting From Gas Central Heating, Double Glazing. External To The Property Low Maintenance Front Garden, Gravelled And A Shared Yard To The Rear.

EPC Band C



Call: Rook Matthews Sayer 01670 531114

Price Guide: £37,500+

Lot No. 71

27 Barnack Avenue, Marton TS7 8QB



Description:

Michael Poole Property Consultants welcome to the market this four bedroom detached property that is being sold through auction. Accommodation comprises; entrance hall, ground floor WC, living room, extended dining room, breakfast room, kitchen and part converted garage. Four bedrooms to the first floor and family bathroom. Externally, driveway to the remainder of the garage, front and rear gardens.



EPC Band E

Call: Michael Poole 01642 288299

Price Guide: £194,950+

Lot No. 72

128 Newgate Street, Morpeth NE61 1DA


Description:

We are delighted to offer for sale this two bedroom first floor flat located on Newgate Street within the historic market town of Morpeth. Ideally situated within walking distance for the local shops, amenities and transport links available within Morpeth town centre. The property briefly comprises of an Entrance, Stairs to the first floor, Living Room, Fitted Kitchen, Two bedrooms, Study and Family Bathroom. Externally there is a rear Garden with shared access. This property will appeal to a buy to let investor, currently tenanted on an assured shorthold tenancy of a monthly income of £445 per calendar month.



EPC E

Call: Mike Rogerson 01670 517500

Price Guide: £115,000+

Lot No. 73

25 Elm Tree Gardens, Peterlee SR8 5SD


Description:

We are pleased to offer for sale this two bedroomed mid link to the open market boasting gas central heating system, double glazing, shaker style kitchen, two bedrooms, first floor bathroom, off street parking and enclosed garden to rear. This property cannot fail to impress and would make an ideal purchase for first time buyer or local investor, internal inspection is highly recommended. EPC C


Call: Kimmitt and Roberts 0191 5183334

Price Guide: £59,950+

Lot No. 74

78 Goschen Street, Blyth NE24 1NN


Description:

A rather special property which must be viewed to appreciate the size and standard of accommodation. Briefly comprising: Entrance hall, lounge with bow window, impressive dining kitchen with integral appliances and sun lounge extension. Three bedrooms to the first floor and luxury extended bathroom. Externally there are low maintenance gardens to front and rear and parking to the front for several cars. Providing excellent accommodation for a growing family, close to local schools and town centre, early inspection a 'MUST' to secure. EPC Band D

Call: Rook Matthews Sayer 01670 352900

Price Guide: £79,950+

Lot No. 75

19 East Lea, Newbiggin NE64 6BQ



Description:

A very well presented three bedroom end link property situated in Newbiggin by the sea. With gas central heating and double glazing the property is an ideal first time buy/investment. Briefly comprising entrance hall, spacious lounge/diner, with wall mounted pebble effect fire and re-fitted kitchen. To the first floor there are three bedrooms and a family bathroom. Externally there is a rear garden with lawn, borders and fence. To the front there is a fenced, lawned garden. Impressive home, no upper chain.



EPC Band C

Call: Rook Matthews Sayer 01670 850850

Price Guide: £44,950+

Lot No. 76

6 St Edmunds Road, Gateshead NE8 4AX

Andrew Craig



Description:

Spacious three bedroomed mid terraced house suited to a range of buyers due to the size and location. Double glazing and gas central heating system we recommend early viewing to appreciate fully. Accommodation briefly comprises of entrance hall, lounge with bay window and window seats, spacious kitchen and utility area. Ground floor w.c. and stairs leading down to the cellar. Three well proportioned bedroom and bathroom to the top floor. This property offers great potential and could be a fabulous family home.



EPC F

Call: Andrew Craig 0191 4875330

Price Guide: £115,000+

Lot No. 77

54 Castle Street, Norham, Berwick Upon Tweed TD15 2LQ

tyne & tweed
estate agents



Description:

This deceptive 2 bedroom detached cottage is situated within the popular village of Norham within only a short walk of village amenities and the castle. This well presented property benefits from oil central heating and double glazing and there is a large conservatory/dining area to the rear overlooking the enclosed split levelled garden. The property, which is available with no upward chain involved and early occupation, certainly warrants a closer inspection. Viewing is therefore recommended by contacting the sole selling agents.



EPC Band F

Call: Tyne and Tweed 01289 331555

Price Guide: £115,000+

Lot No. 78

Flat 5 Staindrop Road, Darlington DL3 9AE

WOOD
ESTATE AGENTS



Description:

Ideally suiting a wide variety of purchasers this is a very well presented and very spacious penthouse apartment which occupies a pleasant position with lovely rooftop views. Refurbished and improved to a high standard this attractive apartment offers very well-proportioned accommodation which briefly comprises; communal entrance hallway, private 30 ft. entrance hallway/dining room, lovely large lounge with ceiling beams, refitted kitchen, three double bedrooms, a refitted bathroom and a separate shower room. Externally there are communal gardens and a garage.



EPC Band C

Call: J W Woods 01325 485151

Price Guide: £124,950+

Lot No. 79

4 East View, Bedlington NE22 7HD

**ROOK
MATTHEWS
SAYER**



Description:

A well presented property briefly comprises; entrance into lounge (includes stairs to first floor), kitchen / diner, first floor landing leading to Three bedrooms (Master with fitted wardrobes) and a family bathroom. Externally to the front of the property is a low maintenance garden mainly gravelled and walled surrounds, to the rear a private yard with access to a garden over the lane that is mainly laid to lawn, gravelled area, fencing to boundaries and allocated parking. The property is also complimented by its close proximity to local amenities and transport links / services.
EPC Band D

Call: Rook Matthews Sayer 01670 531114

Price Guide: £64,950+

Lot No. 80

77 The Gables, Widdrington NE61 5RB

**ROOK
MATTHEWS
SAYER**



Description:

An extended semi detached home situated on The Gables, a popular residential estate within Widdrington Station. The property offers versatile accommodation with 5/6 bedrooms, some of which could be used as a study/home office or games room. The accommodation briefly comprises:- Entrance hall, lounge/diner, kitchen, conservatory, ground floor bedroom, (converted from garage), first floor landing, four bedrooms, study/bedroom five, bathroom/WC and shower room/WC. Externally the property has gardens to front and rear and a driveway for off street parking
EPC Band D

Call: Rook Matthews Sayer 01665 511711

Price Guide: £119,950+

Lot No. 81

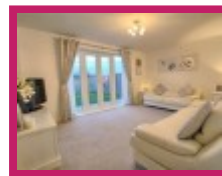
6 Charlton Close, Billingham TS23 4DG

Michael Poole



Description:

A four double bedroom Taylor Wimpey built detached house. As a family home the property has plenty of thoughtfully planned, fabulously presented living space but the real highlight is the quiet head of cul-de-sac position with open fields to two sides, plenty of useful parking and a private south/westerly facing rear garden. Comprises briefly entrance hall with cloakroom/WC, comfortable rear lounge with French doors, separate dining room and breakfast/kitchen with modern Beech style units and appliances. The first floor has master bedroom with fitted wardrobes and shower room en-suite, three further double bedrooms and family bathroom.



EPC Band C

Call: Michael Poole 01642 955184

Price Guide: £179,950+

Lot No. 82

Mill Cottage, Easington, Alnwick NE70 7EJ

**ROOK
MATTHEWS
SAYER**



Description:

Ideally located close to Ross Beach and Lindisfarne Nature Reserve, this detached two storey cottage has a large modern garage, timber stables, kennels and paddocks. The house requires some refurbishment and updating with accommodation extending to large sitting room/dining room with inglenook fireplace, modern fitted kitchen, snug or living room and utility room all on the ground floor. Plus guest bedroom and shower room. On the first floor there are three further double bedrooms and family bathroom with oil fired central heating and PVC double glazing included. An extensive detached garage was built in 2011 providing excellent storage or possible further accommodation subject to any necessary permissions. The paddocks lie to the rear of the house and include three timber stables with electricity and water, two field shelters and kennels. There is also a further outside store and off road parking.
EPC Band F

Call: Rook Matthews Sayer 01665 510044

Price Guide: £315,000+

Lot No. 83

3 Midfield Drive, Roker, Sunderland SR6 9TL

Andrew Craig



Description:

Situated just of Roker Baths Road is this well presented two bedroom mid terraced home. Located conveniently for a wide range of local amenities, popular local schools and good transport routes to surrounding areas, also a short distance away from Roker Park and the beach. The property benefits from gas central heating and double glazing. Externally there is a driveway for off street parking together with pleasant gardens to the front and rear.



EPC Band C

Call: Andrew Craig 0191 5160239

Price Guide: £110,000+

Lot No. 84

2 Kensington Close, Seghill NE23 7UG

ROOK MATTHEWS SAYER



Description:

A two bedroom end link which would ideally suit first time buyers or buy to let investors. Comprising; entrance hall ,downstairs W.C, breakfasting kitchen, to the rear is the lounge with UPVC French doors out to the rear garden. To the first floor, there are two bedrooms and a modern bathroom/W.C. Externally the property has a block paved driveway to the front and a garden to the rear. The property benefits from gas central heating and UPVC double glazing. The property has a full Local Authority Building Certificate and an Architects Certificate with a 6 Year Warranty.



EPC Band C

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £99,950+

Lot No. 85

3 Kensington Close, Seghill, NE23 7UG

ROOK MATTHEWS SAYER



Description:

A two bedroom end link which would ideally suit first time buyers or buy to let investors. Comprising; entrance hall ,downstairs W.C, breakfasting kitchen, to the rear is the lounge with UPVC French doors out to the rear garden. To the first floor, there are two bedrooms and a modern bathroom/W.C. Externally the property has a block paved driveway to the front and a garden to the rear. The property benefits from gas central heating and UPVC double glazing. The property has a full Local Authority Building Certificate and an Architects Certificate with a 6 Year Warranty.



EPC Band C

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £99,950+

Lot No. 86

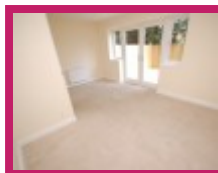
4 Kensington Close, Seghill NE23 7UG

ROOK MATTHEWS SAYER



Description:

A two bedroom end link which would ideally suit first time buyers or buy to let investors. Comprising; entrance hall ,downstairs W.C, breakfasting kitchen, to the rear is the lounge with UPVC French doors out to the rear garden. To the first floor, there are two bedrooms and a modern bathroom/W.C. Externally the property has a block paved driveway to the front and a garden to the rear. The property benefits from gas central heating and UPVC double glazing. The property has a full Local Authority Building Certificate and an Architects Certificate with a 6 Year Warranty.



Call: Rook Matthews Sayer 0191 2667788

Price Guide: £99,950+

Lot No. 87

6 Kensington Close, Seghill NE23 7UG

**ROOK
MATTHEWS
SAYER**

Description:

A two bedroom end link which would ideally suit first time buyers or buy to let investors. Comprising; entrance hall ,downstairs W.C, breakfasting kitchen, to the rear is the lounge with UPVC French doors out to the rear garden. To the first floor, there are two bedrooms and a modern bathroom/W.C. Externally the property has a block paved driveway to the front and a garden to the rear. The property benefits from gas central heating and UPVC double glazing. The property has a full Local Authority Building Certificate and an Architects Certificate with a 6 Year Warranty.


Call: Rook Matthews Sayer 0191 2667788

Price Guide: £99,950+

Lot No. 88

85 Netherby Drive, Fenham NE5 2RU

**ROOK
MATTHEWS
SAYER**

Description:

Popular location, this four bedroom semi-detached home would suite a variety of Buyers. In need of modernisation throughout and offering spacious living accommodation and potential. Benefits include double glazing, gas central heating, fourth bedroom with kitchenette, South facing gardens and balcony. Popular and well regarded schools are nearby along with an array of amenities to include public transport links, Retail Park, Newcastle City Centre and Airport. The accommodation comprises, entrance hallway, lounge, dining room, kitchen, storage area, stairs lead up to four bedrooms, bathroom, separate, kitchenette and balcony. Externally there are gardens to the front and rear with off street parking.



EPC Band tbc

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £120,000+

Lot No. 89

10 Faraday Grove, Gateshead NE8 4UL

Andrew Craig

Description:

This attractively presented two bedroom ground floor flat would be ideal as a first purchase or for investors. Conveniently placed for local amenities and offered with no Onward Chain! The accommodation is well appointed and boasts neutral décor and has a modern style kitchen and bathroom. With gas combi central heating system and double glazing, private yard to rear - viewing comes highly recommended to appreciate the quality within.



EPC Band D

Call: Andrew Craig 0191 4875330

Price Guide: £54,950+

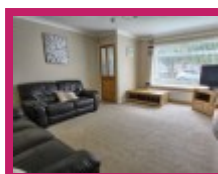
Lot No. 90

16 Tunstall Avenue, Billingham TS23 3SP

Michael Poole

Description:

This very nicely presented semi-detached house in popular, well regarded surroundings of Tunstall Avenue has been modernised and improved with a very tasteful eye. Notable features include UPVC double glazing, central heating with combi boiler, burglar alarm system, garage and driveway. The accommodation comprises briefly entrance porch, hall, lounge, open plan kitchen/diner with modern style units and a good size versatile conservatory. The first floor has three bedrooms and a smart modern white three piece suite.



EPC Band C

Call: Michael Poole 01642 955184

Price Guide: £119,950+

Lot No. 91

23 Poplar Street, Chester Le Street DH3 3DN


Description:

2 Bedroom terraced house in popular town centre location close to amenities. Recently improved with new carpets, decor and internal doors the property is ready to rent and represents an immediate investment opportunity. Gas central heating and uPVC double glazing. Lounge, Kitchen, refitted Bathroom with white suite, 2 Bedrooms, Yard to rear. EPC Band tbc

Call: J W Woods 0191 3887245

Price Guide: £47,950+

Lot No. 92

6 Kings Clere Avenue, Downhill, Sunderland SR5 4AB

Andrew Craig

Description:

This larger style three bedroom end link property is realistically priced and offers spacious accommodation which is sure to attract first time buyers, those looking to put their own stamp on a house and investors alike. With gardens to front and rear and no vehicle access to front, the property is located on this popular residential estate close to local shops and schools, medical centre and transport links to the A19 and City Centre. Benefitting from recently installed gas central heating system. Viewing essential to appreciate size and potential.

EPC Band C


Call: Andrew Craig 0191 5160239

Price Guide: £54,950+

Lot No. 93

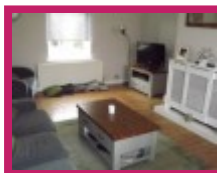
23 Smithburn Road, Felling NE10 9DT

Andrew Craig

Description:

A well presented three bedroom semi detached house located in this popular residential area and offered for sale with no onward chain. The property benefits include double glazed windows, gas central heating, modern kitchen units. Property briefly comprises of entrance, living room, kitchen. To the first floor there are three bedrooms and a bathroom. Externally lawned garden to front, to the rear there is a raised decking area and lawned garden.

EPC Band E


Call: Andrew Craig 0191 4875330

Price Guide: £99,950+

Lot No. 94

31 Gayle Court, Consett DH8 7EJ


Description:

A spacious and extended detached family home with four double bedrooms, situated in a pleasant position within this modern estate at the edge of Delves Lane. Built in 2007 by Shepherd Homes, the house provides accommodation comprising: entrance hall, large living room with contemporary fireplace, extended dining room (21'8" long), fitted kitchen with integrated appliances, utility room, W.C. (off hallway), first floor landing, four double bedrooms - two with ensuite shower rooms - and a family bathroom. There is also a garage and block-paved double driveway, a lawned front garden and lawned rear garden with patio. EPC Band C

Call: J W Woods 01207 502109

Price Guide: £169,950+

Lot No. 95

4 Coach Lane, Hazelrigg NE13 7AS



Description:

A deceptively spacious four bedroom house located within this popular residential area and ideally suited for a first time buyer or young family. The property benefits from upvc double glazing, gas fired central heating via combination boiler and off street parking and is available for sale with no onward chain .



EPC Band C

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £100,000+

Lot No. 96

9 Mews Towers Alnwick NE66 1PT



Description:

This two bedroomed attractive first floor apartment is available with no upper chain in the desirable area of Mews Tower, Park View. The apartment was constructed by Charles Church in 2009. The property is to be sold with an age restriction of occupancy of over 55s. The accommodation briefly comprises entrance hall, open plan living room/kitchen with a range of integrated fitted units, two bedrooms and family bathroom. The property has uPVC double glazing, electric central heating and fitted carpets. The communal areas include a lounge, guest bedroom, kitchen and laundry room. There is lift access to all floors



EPC Band C

Call: Rook Matthews Sayer 01665 510044

Price Guide: £69,950+

Lot No. 97

21 Cedar Crescent, Murton SR7 9JJ



Description:

Kimmitt and Roberts are delighted to offer this well presented 2 bedroom mid terrace property. Situated in the heart of Murton and within a short distance of The Terrace and its many amenities, this property will have wide family appeal.



EPC Band D

Call: Kimmitt and Roberts 0191 5813213

Price Guide: £38,950+

Lot No. 98

3 Union Court, Chester Le Street DH3 3PA



Description:

A ground floor retirement apartment situated within this central location close to Chester le Street's many town centre shops, amenities and public transport facilities including the railway station and numerous bus routes. The complex includes communal gardens and ample communal parking. The apartment itself comprises: entrance hall, lounge, kitchen with integral cooking appliances, double bedroom and bathroom/wc. It includes electrical heating and uPVC double glazing. The property is available with no onward chain.



EPC Band D

Call: J W Woods 0191 3887245

Price Guide: Was £77,000 Now £49,950+



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Lot No. 99

19 The Grove, Forest Hall NE12 9PE



Description:

Occupying a large corner plot and offered with no onward chain is this beautiful older style four bedroom semi detached house offering spacious family living accommodation, whilst retaining many original features. Comprising; entrance vestibule leading into the hallway with spindle staircase up and doors leading to all ground floor rooms. The lounge is to the front with a walk in bay window and feature limestone Chesney fireplace, a further reception room with a dual aspect and feature fireplace. A delightful kitchen to the rear with a feature Dovre log burner open to the orangery which is currently used as the dining room. From the kitchen is a useful utility room, downstairs W.C and rear porch with a door leading to garden store and door leading out to the rear garden. To the first floor; a split landing leading to a spacious four piece bathroom/W.C, bedroom 4 and a spacious landing with a useful triple storage cupboard and a further three bedrooms two of which have beautiful feature fireplaces. Externally to the front and side are mature gardens mainly laid to lawn with flower, tree and shrub borders, block paved area to the side leading to the rear low maintenance courtyard garden with a feature pergola and access to the orangery. EPC F

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £349,950+

Lot No. 100

13 Barehirst Street, South Shields NE33 5LY

Andrew Craig



Description:

A spacious and versatile three bedroom first floor flat situated in this popular location having amenities, shops, schools and major transport links for commuting. The property briefly comprises of: - Entrance hall with stairs to first floor landing. Lounge, kitchen, three good sized bedrooms, bathroom and separate w.c. Externally there is a private yard to the rear. Further benefits include gas central heating and double glazing. An internal inspection is highly recommended.



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

Lot No. 101

14 Belsay Avenue, South Shields NE34 6RR

Andrew Craig



Description:

Located in a prime location in the Marsden area of South Shields this property offers a versatile living space which could be reconfigured in various ways. The property is of a good sized with accommodation comprising of entrance hallway, lounge through to the dining area, kitchen and utility room to the ground floor. To the first floor there is three bedrooms, bathroom and separate w.c. Externally there is a driveway and lawn area to the front and a lawn area to the rear. The property is in need of a little TLC but would be a great property for growing families. EPC Band tbc

Call: Andrew Craig 0191 4271722

Price Guide: £109,950+

Lot No. 102

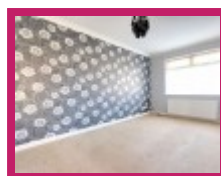
38 Hamilton Grove, Teesville TS6 0AH

Michael Poole



Description:

Available with no forward chain. Early viewing is recommended as we anticipate a high level of interest in this property. The bungalow offers a single floor of living accommodation and briefly comprises, entrance hall, lounge, kitchen, bedroom, and bathroom. Externally we have gardens to the front side and rear of the property.



EPC Band D

Call: Michael Poole 01642 955184

Price Guide: £64,950+

Lot No. 103 46 Milton Close, Seaham SR7 8AP



Description:

We have pleasure in offering for sale this two bedroom end terraced home with gas central heating and double glazing. Situated in this ever popular street and with an enviable plot, the property has accommodation which comprises; Entrance Vestibule with stairs to First Floor, Lounge and Kitchen with appliances. To the first floor are two bedrooms and a family bathroom. Externally are gardens and a driveway. The property is in need of some modernisation and is priced accordingly.



EPC Band E

Call: Kimmitt and Roberts 0191 5813213

Price Guide: £49,950+

Lot No. 104 30 Gordon Road, South Shields NE34 0QW



Description:

A spacious and ready to move into two bedroom end terraced ground floor flat situated in this appealing stretch of Gordon Road, South Shields. Offered with vacant possession and no upward chain this would make an ideal first time buyer home and a viewing is a must to fully appreciate. Briefly comprising of: - Lounge, kitchen, four piece bathroom suit and two good sized bedrooms. Externally to the rear there is a good sized rear yard. Further benefits include gas central heating and double glazing.



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £64,950+

Lot No. 105 Islay House, Redburn, Bardon Mill, Hexham NE47 7DZ



Description:

Situated in the heart of Redburn, this three bedroom semi-detached home must be viewed to appreciate the location, size and potential on offer. Benefiting from calor gas central heating, the property retains some original features, has pleasant gardens to the front and rear with off street parking to the rear. Redburn is ideally situated for access to Hexham, Newcastle and Carlisle via A69; has an railway station and thriving village community.



EPC Band G

Call: Rook Matthews Sayer 01434 601616

Price Guide: £119,950+

Lot No. 106 2 Hills View Road, Eston TS6 9JZ



Description:

SOLD PRIOR!!!! A three bedroom dormer bungalow. In need of some updating but having been well cared for, the property boasts many features including a replaced combination gas central heating boiler and double glazing. Comprises hall, 17ft plus lounge, 11ft plus kitchen diner, two ground floor double bedrooms and bathroom. The first floor provides a large 16ft x 20ft L' shaped bedroom which could easily be split to two rooms if required and a generous walk-in storage cupboard which could offer further potential subject to any necessary planning or consent. Externally there are front and rear gardens, drive, carport and garage.



EPC Band D

Call: Michael Poole 01642 955180

Price Guide: £105,000+

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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 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 treat 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 imprint 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 disapplied 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 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:

- service charge expenditure attributable to each tenancy;
- payments on account of service charge received from each tenant;
- any amounts due from a tenant that have not been received;
- 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:

- 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;
- 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:

- the seller must pay it (including any interest earned on it) to the buyer on completion; and
- 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:

- with the co-operation of the seller take immediate steps to substitute itself as a party to any proceedings;
 - 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
 - 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:

- on completion assign it to the buyer and give notice of assignment to the person who gave the warranty; and
- 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:

- hold the warranty on trust for the buyer; and
- 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:

- procure that it becomes registered at Land Registry as proprietor of the lot;
- procure that all rights granted and reserved by the lease under which the lot is held are properly noted against the affected titles; and
- 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:

- apply for registration of the transfer;
- provide the seller with an official copy and title plan for the buyer's new title; and
- 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:

- delivered by hand; or
- made electronically and personally acknowledged (automatic acknowledgement does not count); or
- 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:

- when delivered, if delivered by hand; or
- 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



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Wednesday 31st May 2017

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