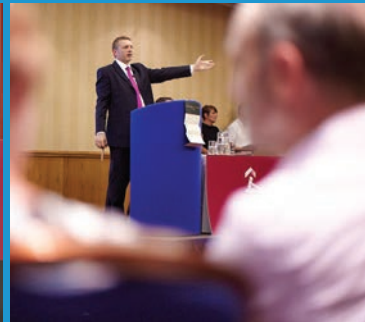




Agents Property AUCTION

TOGETHER WE GET RESULTS

Auction Catalogue



THIS AUCTION

Monday 31st July

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



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 of the buyers solicitor receiving the contract pack 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. We require sight of the account details the deposit funds are coming from and details of how the balance is to be funded. 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	8 South View, Shiney Row	DH4 4JR	Kimmitt & Roberts
Lot 2	25 Tunstall Terrace West, Ashbrooke Sunderland	SR3 1HQ	Andrew Craig
Lot 3	23 Ninth Street, Blackhall	TS27 4LZ	Kimmitt & Roberts
Lot 4	158 Canterbury Avenue, Wallsend	NE28 9PY	Mike Rogerson
Lot 5	62 Henry Nelson Street, South Shields	NE33 2EZ	Andrew Craig
Lot 6	5 Dallymore Drive, Bowburn, Durham	DH6 5ES	JW Wood Estate Agents
Lot 7	7 Baker Street, Houghton Le Spring	DH5 8BD	Kimmitt & Roberts
Lot 8	17 Warren Street, Horden	SR8 4NA	Kimmitt & Roberts
Lot 9	6 Gowan Court, Jarrow	NE32 3PE	Andrew Craig
Lot 10	6 St Andrews Terrace, Bishop Auckland	DL14 6DS	JW Wood Estate Agents
Lot 11	House at Former Sports and Social Club, Front Street, Lumley	DH3 4JB	JW Wood Estate Agents
Lot 12	10 Lord Street, South Shields	NE33 3DB	Andrew Craig
Lot 13	4 Sandringham Road, Redcar	TS10 1EX	Michael Poole
Lot 14	25 Eighth Street, Horden	SR8 4LY	Kimmitt & Roberts
Lot 15	21 Alexandra Terrace, Wheatley Hill, Durham	DH6 3JW	JW Wood Estate Agents
Lot 16	11 The Woodlands, Thornaby, Stockton	TS17 8QJ	Michael Poole
Lot 17	Rose Cottage, High Street, Wrecketon	NE9 7JS	Rook Matthews Sayer
Lot 18	13 Canterbury Way, Fellgate, Jarrow	NE34 9RB	Andrew Craig
Lot 19	102 Nora Street, South Shields	NE34 0RB	Andrew Craig
Lot 20	45 Queen Street, Birtley	DH3 1EB	Andrew Craig
Lot 21	27 Berryhill Close, Blaydon	NE21 5JW	Rook Matthews Sayer
Lot 22	3 Langley Terrace, New Kyo, Stanley	DH9 7TT	JW Wood Estate Agents
Lot 23	187 Park Road, Stanley	DH9 7QE	JW Wood Estate Agents
Lot 24	47 Croft Road, Blyth	NE24 2EL	Rook Matthews Sayer/Mike Rogerson
Lot 25	112 Woodhorn Drive, Choppington	NE62 5EP	Rook Matthews Sayer
Lot 26	38 Dene Avenue, Easington Colliery	SR8 3NL	Kimmitt & Roberts
Lot 27	12 Saltholme Close, Middlesbrough	TS2 1TL	Michael Poole
Lot 28	23 Southburn Terrace, Hartlepool	TS25 1SQ	Kimmitt & Roberts
Lot 29	29 Turfside, Leam Lane, Gateshead	NE10 8EX	Andrew Craig
Lot 30	1 Silkeys Lane , North Shields	NE29 0JT	Rook Matthews Sayer
Lot 31	2 Rosemount Court, South Church	DL14 6XN	JW Wood Estate Agents
Lot 32	Land & Buildings on the South Side of Eastgate Road, Middlesbrough	TS5 5LN	Michael Poole
Lot 33	5 Severn Street, Chopwell	NE17 7BY	Rook Matthews Sayer
Lot 34	Chapel Lodge, High Lands, Cockfield	DL13 5AR	JW Wood Estate Agents
Lot 35	26 Alfred Avenue, Bedlington	NE22 5AZ	Mike Rogerson
Lot 36	74 Sixth Street, Horden, Peterlee	SR8 4JX	Kimmitt & Roberts
Lot 37	21 Fox Street, Thornhill, Sunderland	SR2 7NF	Andrew Craig
Lot 38	1 Commercial Street, Trimdon Colliery	TS29 6AD	Greig Cavey
Lot 39	21 Derwent Street, Chopwell	NE17 7HU	JW Wood Estate Agents
Lot 40	121 Middle Street, Blackhall Colliery	TS27 4ED	Kimmitt & Roberts
Lot 41	13 Second Street, Blackhall Colliery	TS27 4EN	Kimmitt & Roberts
Lot 42	7 Vine Street South Shields	NE33 4RF	Andrew Craig
OPTION 2			
Lot 43	10 Willsway, Throckley	NE15 9LJ	Rook Matthews Sayer
Lot 44	119 Bishopton Road West, Stockton	TS19 7HD	Michael Poole
Lot 45	19 Churchill Road, Eston	TS6 9PN	Michael Poole



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 46	6 Primrose Avenue, South Shields	NE34 0AN	Andrew Craig
Lot 47	46 The Avenue, Chester Le Street	DH2 2DA	JW Wood Estate Agents
Lot 48	16 Tenby Close, Eston	TS6 9RP	Michael Poole
Lot 49	5 Polwarth Drive, Gosforth	NE3 2ED	Rook Matthews Sayer
Lot 50	2 Deepdene, Lesbury, Northumberland	NE66 3PL	Rook Matthews Sayer
Lot 51	120 Stanhope Road, South Shields	NE33 4BP	Andrew Craig
Lot 52	67 Forest Road, Highfield Road, Sunderland	SR4 0DY	Andrew Craig
Lot 53	15 The Crescent, Redcar	TS10 3AX	Michael Poole
Lot 54	75 Sea Winnings Way, South Shields	NE33 3NE	Andrew Craig
Lot 55	32 Queens Drive, Billingham	TS22 5JL	Michael Poole
Lot 56	20 Tweed Street, Berwick Upon Tweed	TD15 1NG	Tyne & Tweed Estate Agents
Lot 57	42 Breamish Street, Jarrow	NE32 5SH	Andrew Craig/Mike Rogerson
Lot 58	57 Longstone Close, Beadnell	NE67 5BS	Rook Matthews Sayer
Lot 59	36a West Street, Belford, Northumberland	NE70 7QF	Rook Matthews Sayer
Lot 60	54 Whickham Road, Hebburn,	NE31 1QU	Andrew Craig
Lot 61	Beamish House, Rowan Avenue, Washington	NE38 9BP	Andrew Craig
Lot 62	26 Hills View Road, Eston	TS6 9JZ	Michael Poole
Lot 63	12 Cliffside, South Shields	NE34 7EZ	Andrew Craig
Lot 64	14 Walnut Grove, Redcar	TS10 3PG	Michael Poole
Lot 65	457 Stanhope Road, South Shields	NE33 4QY	Andrew Craig
Lot 66	Wisteria Lodge, 11 Netherton South Side, Morpeth	NE65 7EZ	Rook Matthews Sayer
Lot 67	18 Bader Avenue, Thornaby, Stockton	TS17 0HQ	Michael Poole
Lot 68	6 Ryhope Avenue, Roseworth, Stockton	TS19 9JQ	Michael Poole
Lot 69	50 Regent Court , South Shields	NE33 5RX	Andrew Craig
Lot 70	Meadow Reach, Flat 8 West Court, Hartford Hall	NE22 6AG	Rook Matthews Sayer
Lot 71	10 South Street, Eston	TS6 9EY	Michael Poole
Lot 72	4 Albion Terrace, Witton Park	DL14 0EL	JW Wood Estate Agents
Lot 73	31 Front Street, Westgate, Bishop Auckland	DL13 1RZ	JW Wood Estate Agents
Lot 74	53 Middleton Street, Blyth	NE24 2LS	Mike Rogerson
Lot 75	210 Sunnyside, Coulby Newham	TS8 0RF	Michael Poole
Lot 76	32 Patrick Crescent, South Hetton	DH6 2UP	Kimmit & Roberts
Lot 77	Poplars Farmhouse, Carlton Village, Carlton	TS21 1EA	Michael Poole
Lot 78	30 Brook Court, Bedlington	NE22 5DF	Rook Matthews Sayer
Lot 79	12 Selwood Court, South Shields	NE34 6QJ	Andrew Craig
Lot 80	39 Hillcrest Avenue, Fairfield	TS18 5AF	Michael Poole
Lot 81	24 Monkton Hall, Hebburn	NE31 2RH	Andrew Craig
Lot 82	35 Finchley Crescent, Walkergate, Newcastle	NE6 4YJ	Rook Matthews Sayer
Lot 83	15 Alnwick Street, Newburn	NE15 8PT	Rook Matthews Sayer
Lot 84	52 Conyers Crescent, Horden	SR8 4AE	Kimmit & Roberts
Lot 85	Apperley House, Milbourne, Newcastle	NE20 0JG	Rook Matthews Sayer
Lot 86	10 South View, Easington Lane	DH5 0NS	Kimmit & Roberts
Lot 87	11 Acomb Court, Killingworth	NE12 6YN	Rook Matthews Sayer
Lot 88	93 Barnaby Crescent, Eston	TS6 9HL	Michael Poole
Lot 89	33 Cranwell Grove, Thornaby	TS17 9PQ	Michael Poole
Lot 90	66 Cauldwell Villas, South Shields	NE34 0SX	Andrew Craig
Lot 91	17 The Avenue, Stockton On Tees	TS19 7ET	Michael Poole
Lot 92	34 Ellerton Road, Hartburn, Stockton	TS18 5PU	Michael Poole
Lot 93	20 Crofton Road, South Shields	NE34 0QP	Andrew Craig



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	76 Gleneagles, New Marske	TS11 8DS	Michael Poole
Lot 95	6 Cottages Road, Seaham	SR7 7RL	Kimmitt & Roberts
Lot 96	9 Crowood Avenue, Stokesley	TS9 5HY	Michael Poole
Lot 97	8 Lyndhurst, Ashington	NE63 9SS	Rook Matthews Sayer
Lot 98	5 Mainside, Redmarshall, Stockton	TS21 1HY	Michael Poole
Lot 99	29 Chatsworth Drive, Bedlington	NE22 5YS	Rook Matthews Sayer
Lot 100	Deneside Cottage, Beamish, Stanley	DH9 0QY	JW Wood Estate Agents/Andrew Craig
Lot 101	23 Winford Grove, Wingate	TS28 5DU	Kimmitt & Roberts
Lot 102	16 College View, Durham	DH7 7DY	JW Wood Estate Agents
Lot 103	40 Hunters Court, South Gosforth	NE3 1SP	Rook Matthews Sayer
Lot 104	8 Park Side, Hepscoth, Morpeth	NE61 6LZ	Mike Rogerson
Lot 105	9 Park Side, Hepscoth, Morpeth	NE61 6LZ	Mike Rogerson
Lot 106	63 Front Street, Wickham	NE16 4JQ	Andrew Craig
Lot 107	19 Waggonway Road, Alnwick	NE66 1QR	Rook Matthews Sayer
Lot 108	29 Stephens Road, Murton, Seaham	SR7 9HA	Kimmitt & Roberts
Lot 109	42 Coniston Road, Low Fell	NE9 6XY	Andrew Craig
Lot 110	31 Callender, Ouston, Chester Le Street	DH2 1LG	JW Wood Estate Agents
Lot 111	381 Norton Road, Stockton	TS20 2PJ	Michael Poole
Lot 112	The Old Chapel, 66a Park Road, Blackhill, Consett	DH8 5SR	JW Wood Estate Agents
Lot 113	42 Wellington Street, Hebburn	NE31 2UQ	Andrew Craig
Lot 114	15 Cook Crescent, Murton	SR7 9QQ	Kimmitt & Roberts
Lot 115	2 Wreken Gardens, Wardley	NE10 8ST	Andrew Craig
Lot 116	14 Bothal Avenue, Choppington	NE62 5NT	Rook Matthews Sayer
Lot 117	47 Parkfield, Ryton	NE40 3RN	Rook Matthews Sayer
Lot 118	2 Burtons Yard, North Broomhill, Amble	NE65 9UA	Rook Matthews Sayer

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

8 South View, Shiney Row DH4 4JR

kimmitt & roberts



Description:

Kimmitt & Roberts are delighted to present to the auction market this spacious mid terrace property situated in the ever popular South View, Shiney Row. Accommodation comprises entrance hall, living room, kitchen/dining room, rear lobby, bathroom, landing and three bedrooms. Externally, the property benefits lawned garden with patio area and off street parking to the front and enclosed yard to rear.



EPC Band D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £64,950+

Lot No. 2

25 Tunstall Terrace West, Ashbrooke Sunderland SR3 1HQ

Andrew Craig



Description:

NO RESERVE PRICE !!!

Situated in the Centre of Sunderland close to University and metro links. End terraced property requires upgrading.

OPEN VIEWINGS

Saturday 15/7/17 10.00 - 11.00 Wednesday 19/7/17 12.00 - 13.00 Saturday 22/7/17 14.00 -

15.00 Tuesday 25/7/17 9.30 - 10.30 Saturday 29/7/17 12.00 - 13.00 Monday 31/7/17 11.00 - 12.00



epc band tbc

Call: Andrew Craig 0191 5653377

Price Guide: £1+

Lot No. 3

23 Ninth Street, Blackhall TS27 4LZ

kimmitt & roberts



Description:

This is two bed mid terraced briefly comprising of a lounge, dining room, kitchen, bathroom/W.C and two bedrooms to first floor. The property also comes with double glazed windows and an enclosed yard to rear. Within walking distance to all local amenities and primary school.



EPC Band D

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £20,000+


Lot No. 4

158 Canterbury Avenue, Wallsend NE28 9PY


Description:

Mike Rogerson are pleased to welcome to the sales market this two bedroom first floor flat situated on Canterbury Avenue, Hadrian Park, Wallsend. The property briefly comprises entrance, stairs to first floor landing, lounge, kitchen, two bedrooms and a family bathroom. Externally there is a garden to the rear. The accommodation has UPVC double glazed windows and has ducted air heating. The property needs refurbishing through and is an ideal investment opportunity.



EPC Band D

Call: Mike Rogerson 0191 2621206

Price Guide: £50,000+

Lot No. 5

62 Henry Nelson Street, South Shields NE33 2EZ

Andrew Craig

Description:

A three bedroom flat, currently tenanted at £5520 per annum on an AST.

EPC band TBC

Call: Andrew Craig 0191 4271722

Price Guide: £50,000+

Lot No. 6

5 Dallymore Drive, Bowburn, Durham DH6 5ES

WOOD
ESTATE AGENTS

Description:

Available with the benefit of immediate vacant possession, we offer for sale this individually designed and built detached bungalow with gas fired central heating and double glazing. Occupying a pleasant position on the outskirts of Bowburn and not directly overlooked to the front and rear, it briefly comprises: entrance hall, lounge, kitchen, utility room, three bedrooms, shower room and separate wc. It has a single garage and pleasant gardens to both front and rear.



EPC Band D

Call: J W Woods 0191 3869921

Price Guide: £129,950+

Lot No. 7

7 Baker Street, Houghton Le Spring DH5 8BD

kimmitt & roberts

Description:

Appealing to both the private and residential buyer and the buy to let investor is this 2 bed, 2 reception mid terraced house situated within this residential area and fronted on a pedestrian walkway. The property briefly comprises entrance hall, dining room, living room, kitchen, rear lobby and bath/wc to the ground floor. There are 2 bedrooms to the first floor with a yard to the rear. Similar properties are currently advertised for rent at £345-375pcm giving a potential return of £4,140-4,500 per annum.



EPC Band E

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £22,500+

Lot No. 8

17 Warren Street, Horden SR8 4NA



Description:

A two bedroom mid terrace house located on a well established residential site with views over the roof tops to the sea from the 2nd bedroom. The property is offered for sale with vacant possession and benefits include double glazed windows and gas central heating. Property briefly comprises entrance lobby, living room, dining kitchen, rear porch, two bedrooms, bathroom and yard to rear.

Å



EPC Band D

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £18,000+

Lot No. 9

6 Gowan Court, Jarrow NE32 3PE



Description:

Ideal for the first time buyer or investor alike, this modern second floor flat is conveniently situated for Jarrow Town Centre with its excellent range of shopping, leisure amenities and transport links. Offered for sale with No Onward Chain the property benefits from gas central heating and double glazing. Briefly the accommodation comprises: Communal entrance hall with stairs to second floor. Private entrance hall, lounge, fitted kitchen, two bedrooms and bathroom. Externally communal gardens and parking surround the development.



EPC Band B

Call: Andrew Craig 0191 4280025

Price Guide: £49,950+

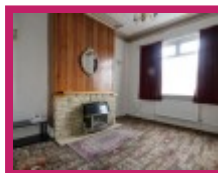
Lot No. 10

6 St Andrews Terrace, Bishop Auckland DL14 6DS



Description:

Requiring cosmetic refurbishment, but with the benefit of uPVC double glazing and gas central heating to radiators. Conveniently situated, this two reception room, two bedroom mid terraced property would make a comfortable home. With forecourt front garden and yard to rear. Offered with immediate vacant possession.



EPC Band D

Call: J W Woods 01388 604273

Price Guide: £29,950+

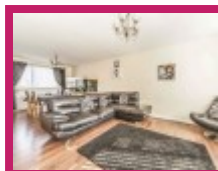
Lot No. 11

House at Former Sports and Social Club, Front Street, Lumley DH3 4JB



Description:

A great opportunity to purchase this 3 bedroom, 2 reception room house which has been upgraded and modernised by the present vendor and will appeal to a wide variety of buyers. The property benefits include double glazed windows, gas central heating, refitted kitchen and bathroom, redecoration and good size gardens to the front side and rear. Property briefly comprises entrance porch, entrance hall, cloak/wc, kitchen, dining room and living room to the ground floor. There are 3 bedrooms and a bath/wc to the first floor. Externally there are lawned gardens to the front, side and rear of the property.



EPC Band D

Call: J W Woods 0191 3887245

Price Guide: £99,950+

Lot No. 12

10 Lord Street, South Shields NE33 3DB

Andrew Craig



Description:

Spacious two bedroom upper floor flat located in Lord Street off Mowbray Road. Accessible down to the coast, town centre and local schools. Benefiting from gas central heating and double glazing. Briefly the property comprises entrance with stairs to first floor landing, lounge/diner, two bedrooms, bathroom and kitchen and a private rear yard. Ideal for couples and investors. Call now to view.



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

Lot No. 13

4 Sandringham Road, Redcar TS10 1EX

Michael Poole



Description:

Absolutely Stunning Three Bedroom Terraced Home Offering Tastefully Decorated Accommodation and Benefitting From a Modern Kitchen and Bathroom. Offered to the Market with No Onward Chain and with a Sitting Tenant (at the Buyers Discretion). This Lovely Home Could Make a Very Tidy Little Investment or a Great Home For Yourself. We Advise Early Viewing to Avoid Disappointment.

EPC Band D

Call: Michael Poole 01642 285041

Price Guide: £85,000+

Lot No. 14

25 Eighth Street, Horden SR8 4LY

kimmitt & roberts



Description:

This is a two bedroomed mid terraced home which comprises of double glazed windows, lounge, dining room, kitchen, bathroom to ground floor elevation whilst to the first floor are two bedrooms. Situated within easy access to all local amenities and Primary School.



EPC Band E

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £17,000+

Lot No. 15

21 Alexandra Terrace, Wheatley Hill, Durham DH6 3JW

WOOD
ESTATE AGENTS



Description:

A mid-terrace two storey property with pitched slate roof, the accommodation comprises ground and first floor retail space that would suit a variety of uses subject to planning. The net internal area is 72.41 sq. m. (779.4 sq. ft.) consisting open plan retail area, store and w/c to ground floor with two offices, kitchen and w/c to the first floor.
EPC Band D



Call: J W Woods 0191 3869921

Price Guide: £27,000+

Lot No. 16

11 The Woodlands, Thornaby, Stockton TS17 8QJ

Michael Poole


Description:

Having been very well cared for over the years, this three bedroom detached bungalow with no onward chain needs a general course of modernisation and is a wonderful opportunity to style and re-model it to your own taste. Comprising briefly spacious entrance hall, lounge, breakfast kitchen, side porch/utility, three bedrooms (two with fitted wardrobes) and bathroom. The loft space has a good sized room which can be used as you wish and offers great potential for further development (subject to approvals, of course). Being on a corner plot means you get gardens to three sides and the driveway to the rear provides ample parking which in turn leads to a larger than usual detached garage. Other features include UPVC double glazing and central heating with combi boiler.

EPC Band D


Call: Michael Poole 01642 355000

Price Guide: £125,000+

Lot No. 17

Rose Cottage, High Street, Wrecketon NE9 7JS

 ROOK
MATTHEWS
SAYER

Description:

Potential development site (subject to planning), including 4 bed bungalow with garages. Site area approx 0.140 hectares (0.35 acres). Suitable for a variety of uses (subject to planning). Situated on busy main road. Verbally informed fuel storage tanks have been removed.

EPC Band E.


Call: Rook Matthews Sayer 0191 2120000

Price Guide: £239,950+

Lot No. 18

13 Canterbury Way, Fellgate, Jarrow NE34 9RB

Andrew Craig


Description:

A top floor flat, comprises of communal hall with stairs to first floor, private entrance hall, lounge, kitchen, two beds and bathroom/wc.

EPC Band E


Call: Andrew Craig 0191 4280025

Price Guide: £45,000+

Lot No. 19

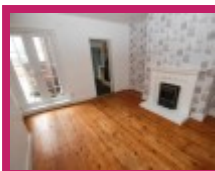
102 Nora Street, South Shields NE34 0RB

Andrew Craig


Description:

Two bedroom ground floor flat located close to popular schools, South Tyneside Hospital and a short distance to the town centre. Ideal for the first time buyer and couples. Benefiting from a private rear yard and gas central heating. Briefly the property comprises entrance hallway, lounge, kitchen, rear hallway, bathroom and two bedrooms. Call now to view.

EPC band: D


Call: Andrew Craig 0191 4271722

Price Guide: £35,000+

Lot No. 20

45 Queen Street, Birtley DH3 1EB

Andrew Craig

Description:

An opportunity to purchase an ideal buy to let with no upper chain. This first floor flat in conveniently located for access to Birtley Town centre which offers shops, restaurants and schools. The A1M is on the doorstep making this an ideal commuters base. The internal layout comprises entrance lobby with stairs up, lounge, refitted kitchen and bathroom, three bedrooms. Warmed by gas central heating and improved with double glazing. Externally there is a rear yard. Sure to attractive an array of buyers and an early viewing is urged.



EPC Band D

Call: Andrew Craig 0191 4921234

Price Guide: £37,000+

Lot No. 21

27 Berryhill Close, Blaydon NE21 5JW

ROOK MATTHEWS SAYER

Description:

We are advised that the property is terrace house consisting of two ground floor rooms, kitchen, first floor are three rooms and bathroom/wc. No internal access has been gained as the property is currently occupied on a fixed rent of £2779 per annum.

EPC Band tbc

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £55,000+

Lot No. 22

3 Langley Terrace, New Kyo, Stanley DH9 7TT

WOOD ESTATE AGENTS

Description:

A three-bedroom terraced house with two open-plan reception rooms, and a ground floor W.C. The house has uPVC double glazing and gas central heating, via combi boiler, with accommodation comprising: front entrance lobby, dining room, which opens into the front living room, fitted kitchen through to rear lobby with a cupboard and W.C., first floor landing to three bedrooms and a bathroom. There is a rear yard with wooden gates and space for parking, and there is a small, lawned forecourt garden to the front, where there is a path for pedestrian access.



EPC Band D

Call: J W Woods 01207 235221

Price Guide: £50,000+

Lot No. 23

187 Park Road, Stanley DH9 7QE

WOOD ESTATE AGENTS

Description:

Ideally suited to families or first time buyers, the property was formerly two flats converted into a house in the 1970's and offers spacious accommodation with the benefit of uPVC double glazing and a combination boiler which was fitted in 2015. The property comprises on the ground floor: Large entrance hallway leading to modern kitchen and lounge open plan to dining room, to the first floor there are three bedrooms (one leading to another room suitable as a dressing room or nursery) and a modern bathroom/w.c. Externally the property has a small forecourt area to the front and a large yard to the rear.



EPC Band D

Call: J W Woods 01207 235221

Price Guide: £50,000+

Lot No. 24

47 Croft Road, Blyth NE24 2EL

 ROOK
MATTHEWS
SAYER

 MIKE
ROGERSON

Description:

The property is a former co-op building and is situated within walking distance of the town centre and is currently used as a retail carpet centre. The surrounding area is a mix of both residential and commercial occupiers and there is significant local development and regeneration taking place with Blyth. The property comprises an extensive 3 storey end terrace building of mixed stone and brick construction. Floor area of 1,190 sq. m/ 12,809 sq. ft. EPC Band


Call: RMS 0191 2120000 JWW 01388 604273

Price Guide: £179,950+

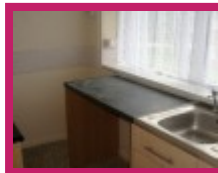
Lot No. 25

112 Woodhorn Drive, Choppington NE62 5EP

 ROOK
MATTHEWS
SAYER

Description:

A one bedroom top floor flat situated in this popular residential area. The property benefits include double glazed windows and night storage heating. Briefly comprises of communal entrance, internal lobby, bathroom, living room, bedroom and kitchen. EPC Band D


Call: Rook Matthews Sayer 01670 531114

Price Guide: £20,000 - 30,000.

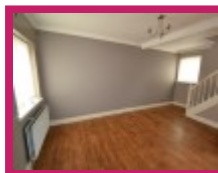
Lot No. 26

38 Dene Avenue, Easington Colliery SR8 3NL

kimmitt & roberts


Description:

A good sized family home which offers gas central heating system and double glazing. Briefly comprises of two reception rooms, kitchen, ground floor bathroom/wc, three bedrooms and enclosed garden to front elevation housing single garage.



EPC Band D

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £35,000+

Lot No. 27

12 Saltholme Close, Middlesbrough TS2 1TL

Michael Poole


Description:

Three Bedroom Mid-Terraced House, sensibly priced to reflect the level of work required. The property offers two floors of living accommodation and briefly comprises, kitchen/diner, lounge, landing, three bedrooms and bathroom. Externally we have off street parking to the front of the property along with gardens to the front and rear. EPC band: F

Call: Michael Poole 01642 254222

Price Guide: £5000+

Lot No. 28

23 Southburn Terrace, Hartlepool TS25 1SQ



Description:

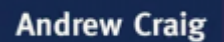
We are advised that the property is a terrace house consisting of two ground floor rooms, kitchen, three first floor rooms and bathroom with outside wc. No internal access has been gained as the property is currently occupied by a regulated tenant who we are advised is paying £2938 per annum. EPC Band tbc

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £30,000+

Lot No. 29

29 Turfside, Leam Lane, Gateshead NE10 8EX



Description:

Situated in the popular area at Leam Lane, requiring updating throughout, however offers a great opportunity for investors looking for a project. Briefly comprising of hall, lounge, spacious dining/kitchen, three well proportioned bedrooms and bathroom with a separate w.c. With double glazed windows, gas central heating and gardens front and rear. EPC Band to be confirmed.

Call: Andrew Craig 0191 4875330

Price Guide: £64,950+

Lot No. 30

1 Silkeys Lane , North Shields NE29 0JT



Description:

We are advised that the property is a first floor flat consisting of four rooms, kitchen and bathroom/wc. No internal access has been gained as the property is currently occupied by a regulated tenant who we are advised is paying £5148 per annum. EPC Band tbc

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £30,000+

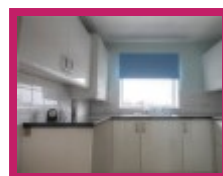
Lot No. 31

2 Rosemount Court, South Church DL14 6XN



Description:

A deceptively spacious two bedroom first floor Freehold flat with refitted kitchen and shower room, garage and parking. Neatly presented and with the benefit of gas central heating and uPVC double glazing. Situated in a purpose built block in a popular village, this property is equally suited to first time buyers, downsizers or investors. Viewing is highly recommended.



EPC Band C

Call: J W Woods 01388 604273

Price Guide: £29,950+

Lot No. 32

Land & Buildings on the South Side of Eastgate Road, Middlesbrough TS5 5LN



Description:

Detached brick built double garage with two wooden double doors, flat roof and UPVC double glazed window to the side elevation. Concrete yard to the front elevation. There are currently no plans in place to develop this plot.
EPC Except


Call: Michael Poole 01642 254222

Price Guide: £18,000+

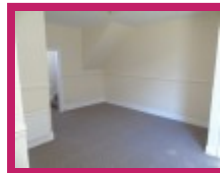
Lot No. 33

5 Severn Street, Chopwell NE17 7BY



Description:

A two bedroom mid terrace house with no onward chain. Briefly comprising; lounge/diner, kitchen, two bedrooms and bathroom. Externally there is a rear yard.



EPC Band E

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £27,000+

Lot No. 34

Chapel Lodge, High Lands, Cockfield DL13 5AR



Description:

SOLD PRIOR A beautifully presented former Methodist Chapel, converted to provide excellent living accommodation. Situated in the small village of High Lands and surrounded by beautiful countryside, this home must be viewed to be fully appreciated. Internally the property has been modernised to a high standard and has the benefit of central heating and uPVC double glazing throughout. The modernisation carried out by the owners has transformed this property and in brief the accommodation comprises entrance hall, an open plan lounge, kitchen and dining area reaching over 27ft in length. Three double bedrooms (ensuite to master) and family bathroom. Externally the property features a wall enclosed rear courtyard and useful store.
EPC Band EXEMPT

Call: J W Woods 01388 604273

Price Guide: £135,000+

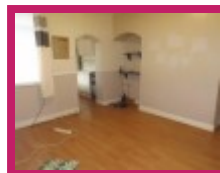
Lot No. 35

26 Alfred Avenue, Bedlington NE22 5AZ



Description:

We at Mike Rogerson Estate Agents are pleased to bring to the sale market this two bedroom ground floor flat situated on Alfred Avenue, Bedlington. The property on offer benefits from both gas central heating and double glazing as well as being near local amenities, schools and the local Bedlington Terriers Football Ground. The property briefly comprises of; entrance hallway, master bedroom, bedroom two, lounge, kitchen, rear hallway, bathroom and a shared rear yard.



EPC Band C

Call: Mike Rogerson 01670 822223

Price Guide: £25,000+

Lot No. 36

74 Sixth Street, Horden, Peterlee SR8 4JX

kimmitt & roberts



Description:

A traditional mid terraced house in an established area. It already has combi gas central heating system and UPVC double glazing and offers undoubted scope and potential. It comprises of lounge, kitchen/dining area, two bedrooms and yard.
EPC Band D



Call: Kimmitt and Roberts 0191 5183334

Price Guide: £18,000+

Lot No. 37

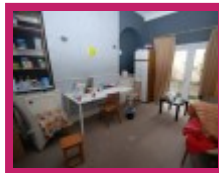
21 Fox Street, Thornhill, Sunderland SR2 7NF

Andrew Craig



Description:

A three bedroom two reception room end terraced property offering an ideal family sized home close to the City Centre, schools and transport links. Upvc double glazing and gas central heating are included and there is a yard to the rear.



EPC Band D

Call: Andrew Craig 0191 5653377

Price Guide: £84,950+

Lot No. 38

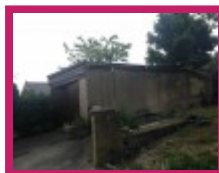
1 Commercial Street, Trimdon Colliery TS29 6AD

GREIG CAVEY COMMERCIAL LTD



Description:

The property comprises of a ground floor retail unit with kitchen to the rear and to the first and second floor there is office/storage accommodation and a bathroom. Externally the property has a large garage to the rear and approximately 0.9 acre of land. The property is currently operating as a Newsagents/convenient store. We have been advised by our client that the weekly turn over excluding lottery is £2,500 per week. Location- The property is situated in Trimdon which is a small village in the borough of Sedgfield in County Durham approximately 5 miles north of Sedgfield and 8 miles south east of Durham City.



EPC Band tbc

Call: Greig Cavey 01429 275791

Price Guide: £54,950+

Lot No. 39

21 Derwent Street, Chopwell NE17 7HU

WOOD ESTATE AGENTS



Description:

A rare opportunity to purchase a spacious building - formerly Lloyds Bank on the ground floor and first floor flat above - with the potential for mixed commercial and residential use situated on a prominent corner of the main road in the village of Chopwell, Requiring some improvement, the property is situated at the corner of South Road and Derwent Street, and the old bank still has many of the former shop fittings, but has the potential for conversion subject to the necessary consents and permissions. Each floor has an approximate floor area of 1250sq.ft. (116 sq.m.) and the ground floor consists primarily of a large shop front/office with partition, additional private office, W.C., rear lobby/kitchen area with steps down to the old bank vault / safe room. The first floor flat, accessed via the external metal staircase, has an entrance lobby with stairs up to a partitioned loft space (with two storage rooms), further lobby with access to a bedroom, long landing (on two levels), two large front rooms, another bedroom and a further room that is three steps up from the kitchen. There is also bathroom next-door to the kitchen, at the far end of the landing. Externally there is a rear yard. EPC Band D

Call: J W Woods 01207 502109

Price Guide: £37,000+

Lot No. 40

121 Middle Street, Blackhall Colliery TS27 4ED



Description:

Occupying a fine position in the centre of this village, stands this larger style three bedroomed mid terrace house has gas central heating system, UPVC double glazing and modern kitchen facilities. It comprises hall, lounge, kitchen/dining room, bathroom/W.C, three bedrooms and forecourt yard. The property is currently let at £360pcm from 03 June 2017 on as AST. EPC Band D

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £24,950+

Lot No. 41

13 Second Street, Blackhall Colliery TS27 4EN



Description:

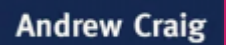
An ideal opportunity for the local investor to purchase this two bedroom mid terrace home which has gas central heating system and double glazed windows and briefly comprises lounge, dining room, kitchen, ground floor bath/w.c., two bedrooms and yard to rear elevation. EPC Band E

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £17,000+

Lot No. 42

7 Vine Street South Shields NE33 4RF



Description:

Three bedroom end terrace ground floor flat located close to transport links and a short distance into the town centre being sold at auction. The property offers double glazing and good sized rooms. Briefly the property comprises entrance hallway, lounge, rear hallway, kitchen, utility room, three bedrooms and a bathroom. Externally there is a rear yard.



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £29,950+



Agents Property
AUCTION

Option 2

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

Lot No. 43

10 Willsway, Throckley NE15 9LJ

**ROOK
MATTHEWS
SAYER**



Description:

A great opportunity to purchase this extended 3 bed semi detached bungalow which is being offered for sale with vacant possession. The property does require some updating and refurbishment, however, does benefit from double glazed windows, gas central heating and gardens. The property briefly comprises: entrance porch, entrance hall, living room, bedroom 3/dining room, bathroom, kitchen, utility, separate w.c, externally gardens front and rear. EPC Band E.



Call: Rook Matthews Sayer 0191 2761283

Price Guide: £99,950+

Lot No. 44

119 Bishopton Road West, Stockton TS19 7HD

Michael Poole



Description:

Offered For Sale with the Benefit of NO ONWARD CHAIN, A Spacious Three Bedroom Terraced Property Which Will Interest Both First Time or Family Buyers, Generous Lounge/Dining Room, Kitchen with Fitted Wall & Base Units, Built in Oven & Hob & Integrated Fridge/Freezer, Three Spacious First Floor Bedrooms, Extensive Bathroom with White Suite Including a Corner Bath & Separate Shower Cubicle, Gas Central Heating System via a Baxi Duo-Tec Combination Boiler, Double Glazed Windows (Except the Side Kitchen Window), Lawned Gardens to Front & Rear & Outhouse/Store, Early Viewing Comes Highly Recommended.



EPC Band D

Call: Michael Poole 01642 355000

Price Guide: £89,950+

Lot No. 45

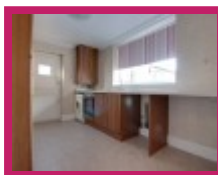
19 Churchill Road, Eston TS6 9PN

Michael Poole



Description:

Offered with No Forward Chain. Three-Bedroom Semi-Detached Bungalow, Situated Within This Favoured Area of Eston. This Property Will Appeal to A Retired Person or Couple. Viewing Comes Highly Recommended.



EPC Band tbc

Call: Michael Poole 01642 955180

Price Guide: £99,950+

Lot No. 46

6 Primrose Avenue, South Shields NE34 0AN

Andrew Craig



Description:

A three bedroom semi-detached house situated in this popular location at West Harton, South Shields. Having a range of shops and amenities within walking distance on Boldon Lane as well as Metro Station and main bus routes into the Town Centre. The property boast neutral decor and briefly comprises of: - Entrance hall, lounge, kitchen/diner, three bedrooms and bathroom. Externally there are large lawned garden to the front and side with driveway providing off road parking for one car. To the rear there is a low maintenance gravel garden with shed. Further benefits include gas central heating and double glazing.



EPC band: D

Call: Andrew Craig 0191 4271722

Price Guide: £74,950+

Lot No. 47

46 The Avenue, Chester Le Street DH2 2DA

WOOD
ESTATE AGENTS



Description:

A spacious semi detached property available for sale with the benefit of no onward chain. This attractively priced property is situated in a convenient location within walking distance of the many town centre shops and amenities. It includes gas fired central heating via radiators with combination boiler and uPVC double glazing. On the ground floor there is a good sized living room, leading on to a kitchen dining room which in turn leads to the bathroom/wc. To the first floor there are three bedrooms. Early viewing is recommended.



EPC Band C

Call: J W Woods 0191 3887245

Price Guide: £59,950+

Lot No. 48

16 Tenby Close, Eston TS6 9RP

Michael Poole



Description:

Available with no forward chain. Notable features include gas central heating, double glazing and an enclosed rear garden. The property offers two floors of living accommodation and briefly comprises; lounge, dining area, kitchen, hallway, WC, landing, three bedrooms and a family bathroom. Externally, gardens to the front and rear of the property.



EPC Band D

Call: Michael Poole 01642 955180

Price Guide: £36,000+

Lot No. 49

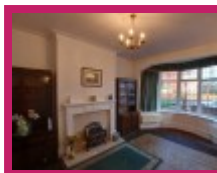
5 Polwarth Drive, Gosforth NE3 2ED

ROOK
MATTHEWS
SAYER



Description:

A larger style traditional four bedroom semi detached house located within the sought after Brunton Park development in Gosforth offering ideal family accommodation and benefiting from a southerly facing garden and ample off street parking. The property is conveniently located close to local shops, amenities and transport links as well as providing access to a range of excellent schools. It is available for sale with no onward chain.



EPC Band C

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £250,000+

Lot No. 50

2 Deepdene, Lesbury, Northumberland NE66 3PL



Description:

Garden House occupies a secluded site on the edge of Lesbury with a $\frac{1}{4}$ acre of gardens stretching down towards the river Aln. Comprising of entrance, sitting room, dining room with French doors to the garden, kitchen. Hall and stairs lead to first floor. On the first floor there are four double bedrooms, one with en-suite, and a family bathroom. Externally there are ample, private south facing, lawned terraced gardens to the side. There is private off street parking and an outhouses, one housing the boiler plus a shared septic tank. Garden House has an up to date biomass heating system which provides an annual income irrespective of energy use. Partial double timber/secondary glazing is also included.



EPC Band E

Call: Rook Matthews Sayer 01665 510044

Price Guide: £209,950+

Lot No. 51

120 Stanhope Road, South Shields NE33 4BP

Andrew Craig



Description:

VACANT POSSESSION - An ideal purchase for couples, single persons, first time buyers and investors alike. This two bedroom upper flat is situated in this popular location at Stanhope Road, South Shields. Conveniently positioned close by to amenities, shops, well regarded schools, main transport links and the West Park. The property briefly comprises of: - Entrance hall with stairs to first floor landing. Open plan lounge/diner, kitchen, bathroom and two bedrooms. 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: £39,950+

Lot No. 52

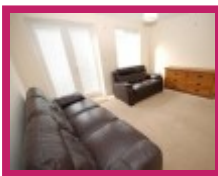
67 Forest Road, Highfield Road, Sunderland SR4 0DY

Andrew Craig



Description:

A recently constructed three bedroom semi detached property with good sized gardens and driveway. Situated within this modern development within easy reach to local shops, schools and transport links to the A19/City Centre. Being neutrally decorated, bright and spacious makes this home sure to appeal to a wide range of buyers. Offered with no chain and still having the 10 years home warranty and insurance NHBC Buildmark. Viewing is recommended.



EPC Band B

Call: Andrew Craig 0191 5653377

Price Guide: £89,950+

Lot No. 53

15 The Crescent, Redcar TS10 3AX

Michael Poole



Description:

What a Brilliant Opportunity to Purchase a Detached 3 bedroom Bungalow with Fantastic Views Across Zetland Park to the Sea. This Home is in Need of Full Refurbishment However Has the Potential to Make a Fantastic Home. Offered to the Market with No Onward Chain, We Advise Early Viewing to Avoid Disappointment.
EPC Band F

Call: Michael Poole 01642 285041

Price Guide: £99,950+

Lot No. 54

75 Sea Winnings Way, South Shields NE33 3NE

Andrew Craig



Description:

SEA VIEWS...Offered with vacant possession top floor two bedroom apartment on the popular coastal development of Westoe Crown Village. With its schools and local amenities making this is a very desirable area of South Shields, close to the town centre and a walk away to the seafront. Briefly the property comprises of secure communal entrance and hallway, stairs to top floor, hallway, lounge and kitchen. There are two bedrooms and a family bathroom with the property offering sea views and allocated parking bay. Viewing comes highly recommended. This property was previously rented and achieved a rental income of £625 PCM.



EPC Band C.

Call: Andrew Craig 0191 4271722

Price Guide: £79,950+

Lot No. 55

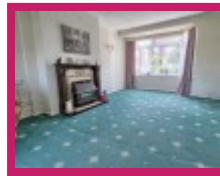
32 Queens Drive, Billingham TS22 5JL

Michael Poole



Description:

Having been very well cared for over the years, this Wolviston Court three bedroom semi-detached house now just needs the next owners to come along and add their own stamp. Yes, some improvement and modernisation is required in places but the end result will be well worth it. As well as having the advantage of no onward chain and a sensible price tag, it features UPVC double glazing, central heating with a condensing combi boiler, garage and an attractive, well established garden. Comprising entrance porch, hall, lounge, separate dining room and kitchen. The first floor has three bedrooms, shower room and separate WC.



EPC Band C

Call: Michael Poole 01642 955140

Price Guide: £89,950+

Lot No. 56

20 Tweed Street, Berwick Upon Tweed TD15 1NG

tyne & tweed
estate agents



Description:

This 2 bedroom end terraced property is situated within walking distance of all town amenities and Berwick railway station. Requiring total refurbishment which is reflected in the asking price, the property offers spacious accommodation set out over three floors with views from the upper floors across towards the Royal Border Bridge, River Tweed and Cheviot & Eildon hills in the distance. Externally there is a small gravelled area to the rear.



EPC Band F

Call: Tyne and Tweed 01289 331555

Price Guide: £69,950+

Lot No. 57

42 Breamish Street, Jarrow NE32 5SH

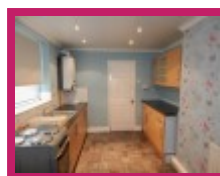
Andrew Craig

MIKE ROGERSON



Description:

Located within walking distance to Jarrow Park we offer new to the market this Two Bedroom Ground Floor Flat. The property is within close proximity to Jarrow School, Local Shops and Transport Links and is sure to appeal. Benefitting from Double Glazing and Gas Central Heating the property briefly comprises of entrance hall, living room, kitchen, bathroom and two bedrooms. Externally there is a yard to the rear, available now call us to arrange to view!



EPC Band D

Call: Andrew Craig 0191 4280025 MR 0191 2621206

Price Guide: £49,950+

Lot No. 58

57 Longstone Close, Beadnell NE67 5BS



Description:

This spacious four bedroom detached house is situated just off the popular Harbour Road on the Longstone Close development. Also accompanying the property there is a large quarry pond. In the past, the property has been a successful holiday let. The accommodation offers entrance hall with stairs off, a large living/dining room with door to outside, a fitted kitchen with door leading off to the garden and a downstairs shower room. On the first floor there are four bedrooms and a family bathroom. There is an attached garage and to the front there is ample off street parking and a gravelled area. To the side there is a large lawned garden with access down to the quarry pond. To the rear of the property there is a patio area. The property benefits from uPVC double glazing and oil central heating. An early viewing is highly recommended.
EPC Band f

Call: Rook Matthews Sayer 01665 510044

Price Guide: £234,950+

Lot No. 59

36a West Street, Belford, Northumberland NE70 7QF



Description:

A mid-terraced stone fronted two storey cottage in the popular village of Belford with good access via the A1 road leading north to The Borders and south to Morpeth and Newcastle. The property includes entrance to lobby, large sitting room/kitchen with stone inglenook fireplace and multi-fuel burning stove with door leading to utility. On the first floor there are two bedrooms and a shower room. The property has uPVC double glazing, composite front door and electric heating. The property would make a fantastic second home, permanent house or holiday let.

EPC Band E



Call: Rook Matthews Sayer 01665 510044

Price Guide: £89,950+

Lot No. 60

54 Whickham Road, Hebburn, NE31 1QU



Description:

Ideally located for Hebburn Town Centre shops and leisure amenities and having good transport links by bus and Metro is this ground floor flat. The property should appeal to a wide range of buyers including a first time buyer or retired person wanting stair free accommodation. Offered with gas central heating and double glazing and the benefit of a small flagged area to the front and an enclosed yard to the rear. Briefly the accommodation comprises: Entrance hall, lounge with feature fireplace, fitted kitchen, two bedrooms and bathroom/w.c.

EPC Band C



Call: Andrew Craig 0191 4281428

Price Guide: £49,950+

Lot No. 61

Beamish House, Rowan Avenue, Washington NE38 9BP



Description:

Detached bungalow, benefiting from gas central heating, double glazed windows, comprising of an entrance lobby, entrance hall, shower room, dining area, living area, conservatory, 4 bedrooms, one with en-suite and one with access to a dressing area, bathroom, snug, kitchen, utility room, bar/living area (located in the garage, no planning permission), shower room, externally there are paved areas, lawned garden, vegetable garden and store sheds.

EPC Band D



Call: Andrew Craig 0191 4921234

Price Guide: £275,000+

Lot No. 62

26 Hills View Road, Eston TS6 9JZ

Michael Poole



Description:

* Deceptively Spacious & Extremely Well Appointed Four Bedroom Semi Detached Property * Impressive & Generous Throughout * Internal Inspection is Absolutely Necessary to Appreciate the Size & Accommodation on Offer * Four First Floor Bedrooms * 18ft plus Lounge * Two Further Reception Rooms * Conservatory * Front & Rear Gardens * Rear Garage * A Superb Example of its Kind



EPC Band D

Call: Michael Poole 01642 955180

Price Guide: £139,950+

Lot No. 63

12 Cliffside, South Shields NE34 7EZ

Andrew Craig



Description:

Situated on a corner plot within a quiet cul-de-sac is this two bedroom semi detached bungalow with gardens and off road parking. This home is sure to appeal to a wide range of buyers including those looking for stair free living. Whilst the property is in need of some works of upgrading and modernisation it benefits from upvc double glazing and gas central heating. Located within close distance to local shops, schools and transport links. Offered with vacant possession and no onward chain. Viewing comes highly recommended.



EPC Band C.

Call: Andrew Craig 0191 4271722

Price Guide: £119,950+

Lot No. 64

14 Walnut Grove, Redcar TS10 3PG

Michael Poole



Description:

EXCEPTIONAL FOUR BEDROOM HOME JUST A STONES THROW FROM THE BEACH!
Situated on a Large Plot and in a Very Sought After Location This Impressive Home Offer Excellent Living Accommodation and is Offered to the Market with No Onward Chain. Viewing is a Must to Appreciate What this Home Has to Offer!



EPC Band E

Call: Michael Poole 01642 285041

Price Guide: £139,950+

Lot No. 65

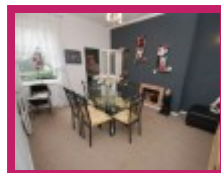
457 Stanhope Road, South Shields NE33 4QY

Andrew Craig



Description:

****OFFERED WITH VACANT POSSESSION****An affordable priced, ideal first time buy/starter home - viewing is a must, CALL TO VIEW NOW!! A well maintained two bedroom ground floor flat which offers spacious and versatile accommodation. Briefly comprising of: - Entrance hall, two good sized bedrooms (one which is currently being utilised as a lounge), lounge with feature fire place, good sized kitchen/diner, shower room and separate w.c. Externally there is a shared yard to the rear.



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

Lot No. 66

Wisteria Lodge, 11 Netherton South Side, Morpeth NE65 7EZ

**ROOK
MATTHEWS
SAYER**

Description:

Wisteria Lodge is situated in the delightful hamlet of Netherton, near to Rothbury. The property is south facing and is situated on the edge of the village, enjoying a private secluded setting. It forms part of an established development of former farm buildings and is full of character. The property briefly comprises of entrance hall, lounge with corner feature fireplace with stove, off the hall there is a downstairs cloakroom, dining room with stairs off. There is a kitchen/breakfast room and further utility/study area with access to the garage. On the first floor the master bedroom has dual aspect windows, bathroom. There are two further bedrooms which also have access to the Jack and Jill bathroom. The detached summer house which is currently used as a studio office has its own private patio. The sweeping driveway offers ample off street parking. The garden terrace has a range of discreet seating areas with decorative surfaces and has been thoughtfully laid out with a range of mature shrubs. There is also steps down to the nearby stream. The property benefits from electric heating and double glazing. EPC Band E

Call: Rook Matthews Sayer 01665 510044

Price Guide: £275,000+

Lot No. 67

18 Bader Avenue, Thornaby, Stockton TS17 0HQ

Michael Poole

Description:

This Large Extended Semi Has Four Bedrooms, One Bathroom, One Shower Room, Breakfast Kitchen, Dining Room, Lounge, Double Garage and is Sat on a Corner Plot.

EPC Band D


Call: Michael Poole 01642 355000

Price Guide: £119,950+

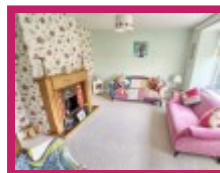
Lot No. 68

6 Ryhope Avenue, Roseworth, Stockton TS19 9JQ

Michael Poole

Description:

A well-presented three bedroomed mid terraced house with gardens to front and rear. This property, which is immaculately presented throughout, internally comprises of entrance hallway, lounge, kitchen, dining room, landing, three bedrooms and bathroom with separate WC. The property benefits from gas central heating, UPVC double glazing and in our opinion, viewing is essential to appreciate what is on offer.



EPC Band C

Call: Michael Poole 01642 355000

Price Guide: £69,950+

Lot No. 69

50 Regent Court , South Shields NE33 5RX

Andrew Craig

Description:

Affordable priced, ideal for first time buyers and families alike is this three bedroom Semi-Detached house situated in this popular location within walking distance to the Town Centre and Sea Front where a range of amenities, shops and transport links can be found. The property benefits from is in need of some upgrading throughout and briefly comprises of: - Entrance hall, cloaks/w.c., lounge, kitchen/diner, three bedrooms and bathroom. Externally there are gardens to the front and 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: £54,950+

Lot No. 70

Meadow Reach, Flat 8 West Court, Hartford Hall NE22 6AG



Description:

Situated within circa 53 acres of Private grounds and overlooking woodland this fabulous apartment ticks a lot of boxes if you are looking for a modern well equipped property with a wonderful rural feel, yet still being close by to all local amenities. Hartford Hall was once a privately owned Victorian Country Estate and retains a lot of the grandeur of that time, with a good mix of houses and apartments surrounded by lawns and woodland and offers a vast array of fabulous plants, trees and wildlife including red squirrels and badgers. Appealing to all sorts of buyers from young professionals to retirees this fantastic apartment needs to be viewed to appreciate not only the spacious accommodation on offer but the peaceful and wonderful location. With gas central heating and double glazing the accommodation briefly comprises: Entrance porch, reception hallway with security entrance phone system, 26 ft living/dining room which is also open onto the fully equipped fitted kitchen with integral appliances, there are two double bedrooms, the Master having ensuite shower/WC and the family bathroom, externally there is a single garage. EPC Band C

Call: Rook Matthews Sayer 01670 531114

Price Guide: £124,950+

Lot No. 71

10 South Street, Eston TS6 9EY



Description:

Three Bedroom Terraced House, Double Glazing, Eston Location, Enclosed Rear Yard, Gas Central Heating, Viewing Recommended.

Notable features include, double glazing, fitted kitchen and gas central heating. The property offers two floors of living accommodation and briefly comprises, entrance hall, lounge, dining room, bathroom, kitchen, landing and three bedrooms. Externally, an enclosed yard to the rear.



EPC Band D

Call: Michael Poole 01642 955180

Price Guide: £58,500+

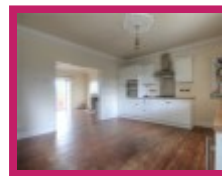
Lot No. 72

4 Albion Terrace, Witton Park DL14 0EL



Description:

JW Wood are delighted to offer for sale this well presented three bedroom family home, which boasts exceptional views across the open countryside. The property offers spacious accommodation comprising lounge, dining kitchen, utility room and shower room to the ground floor. To the first floor are three spacious bedrooms and a family bathroom. Externally there is a tiered garden to the front boasting a good sense of privacy and an enclosed rear yard. With the benefit of gas central heating and uPVC double glazing throughout, this property is sure to be in high demand and a viewing comes highly recommended.



EPC Band D

Call: J W Woods 01388 604273

Price Guide: £69,950+

Lot No. 73

31 Front Street, Westgate, Bishop Auckland DL13 1RZ



Description:

A stone built three bedroom end terrace house benefiting from oil heating and double glazing. The property briefly comprises of entrance hall, living room, kitchen, utility room. To the first floor landing there are three bedrooms and a bathroom. Externally patio area to rear. EPC Band E


Call: J W Woods 01388 604273

Price Guide: £79,950+

Lot No. 74

53 Middleton Street, Blyth NE24 2LS


Description:

We are delighted to welcome to the sales market this three bedroom traditional terrace house located on the very popular Middleton Street in Blyth. The property is situated close to the town centre, nearby bus routes and local schools. The property briefly comprises: Entrance hall, Lounge through Dining Room, Breakfasting Kitchen with walk in pantry to the first floor; Three Bedrooms and a Family Bathroom. Externally the property benefits from on street parking, small town garden to the front and private yard to the rear. This is an ideal investment purchase or family home.



EPC Band E

Call: Mike Rogerson 01670 361911

Price Guide: £59,950+

Lot No. 75

210 Sunnyside, Coulby Newham TS8 0RF



Description:

Michael Poole Property Consultants in Coulby Newham welcome to the market this three bedroom terraced house with accommodation that comprises; large entrance hall, kitchen breakfast diner and living room. The first floor accommodates three spacious bedrooms and a modern bathroom with separate WC. Externally, a delightful private garden to the rear laid to lawn with decked and patio areas, planted borders and garden shed.



EPC Band D

Call: Michael Poole 01642 288299

Price Guide: £89,950+

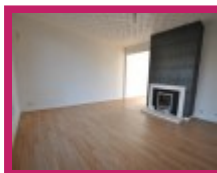
Lot No. 76

32 Patrick Crescent, South Hetton DH6 2UP



Description:

A semi-detached house combines spacious accommodation with external and garage space never seen with this type. Comprising entrance hall, lounge and separate dining room, fitted kitchen, landing, three bedrooms and shower room. Externally, the property boasts front block paved garden providing off street parking for two cars with double gates providing access to a drive for a further 4-5 vehicles leading to the magnificent detached garage/workshop. To the rear is also a separated lawn garden with patio area and perimeter fencing. Please note: This property is of Non-Standard Construction and that only certain mortgage lenders will agree to mortgage such properties.



EPC Band D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £64,950+

Lot No. 77

Poplars Farmhouse, Carlton Village, Carlton TS21 1EA



Description:

A stunning, Grade II Listed, four bedroom detached farmhouse with original Cow Byre. The exceptionally well-presented accommodation includes a games room (700 sq. ft.), separate servants' staircase, three receptions, breakfast kitchen, laundry, WC, bathroom and shower room. A private south facing rear garden, mature front garden and bags of parking compliment this wonderful family home. Planning permission was previously granted to convert the cow byre into further/separate accommodation.



EPC Band F

Call: Michael Poole 01642 355000

Price Guide: £399,950+

Lot No. 78

30 Brook Court, Bedlington NE22 5DF



Description:

Chain Free one bedroom property on Brook Court, Bedlington. Neutrally decorated the property is ready to view now. Close to the town centre and local amenities the property would make a great first time buy for those looking to get on the property ladder. Double glazed and gas centrally heated the accommodation briefly comprises of; entrance porch, lounge/dining room, fitted kitchen, stairs to the first floor landing and modern bathroom. Externally there are low maintenance gardens to the front and rear and an allocated block paved parking space. A must view property.



EPC Band C

Call: Rook Matthews Sayer 01670 531114

Price Guide: £35,000+

Lot No. 79

12 Selwood Court, South Shields NE34 6QJ

Andrew Craig



Description:

Offered with vacant possession and no upward chain, must be viewed - CALL TO VIEW!! Rarely available to the market is this larger than average two bedroom first floor apartment situated off Sunderland Road. Suitable for a range of purchases the property briefly comprises of: - Entrance via secure communal door into communal hallway with stairs to first floor landing and door into apartment. Hallway, lounge with balcony overlooking garden areas and open plan into dining room. Kitchen, two bedrooms and shower room. Externally there is an allocated parking bay and ample visitor parking. Further benefits include gas central heating and double glazing.



EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £114,950+

Lot No. 80

39 Hillcrest Avenue, Fairfield TS18 5AF

Michael Poole



Description:

Approach this nice looking traditional style semi-detached house as an opportunity to create a lovely home of your own. Yes, a little work is required here and there but the end result will be well worth it as the Fairfield location is great! Comprising briefly entrance hall, 24ft through lounge/dining room and breakfast/kitchen. The first floor has three bedrooms and bathroom. Outside, there is good size rear garden, garage and block paved driveway. As well as having the advantage of NO ONWARD CHAIN, features also include UPVC double glazing and central heating with a Baxi combi boiler.



EPC Band D

Call: Michael Poole 01642 355000

Price Guide: £126,000+

Lot No. 81

24 Monkton Hall, Hebburn NE31 2RH

Andrew Craig



Description:

This three bedroom mid linked house looks great value for money for first time buyers, couples and growing families. Spacious accommodation with gardens front and rear and is conveniently placed for local schools, amenities and transport links. Accommodation briefly comprises of hallway, ground floor w.c., spacious lounge, diner and kitchen, utility room and versatile office/study area. Two double bedrooms and a single along with re fitted bathroom which has a white suite. Viewing comes highly recommended to appreciate the size and the layout of the property.



EPC Band D

Call: Andrew Craig 0191 4281428

Price Guide: £64,950+

Lot No. 82

35 Finchley Crescent, Walkergate, Newcastle NE6 4YJ

**ROOK
MATTHEWS
SAYER**



Description:

A two bedroom semi detached hose offered for sale with vacant possession. The property benefits include gas central heating and double glazing. Property briefly comprises of entrance hall, living room, dining kitchen. To the first floor there are 2 bedrooms and a bathroom, Externally there is garden to front with drive offering off street parking with garage and a lawned garden to rear.



EPC Band E

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £79,950+

Lot No. 83

15 Alnwick Street, Newburn NE15 8PT

**ROOK
MATTHEWS
SAYER**



Description:

This is a beautiful and extremely well presented mid terrace house offering potential buyers accommodation including three bedrooms. The house benefits from gas radiator heating and double glazing and has accommodation briefly comprising, a canopied entrance to the hall, a lounge featuring a bay window and double doors leading to the dining room. The modern kitchen includes cooking appliances and a integrated fridge freezer and washing machine. The first floor has three bedrooms, the master fitted with wardrobes and there is a bathroom/w.c. Externally, there is a front garden and a rear enclosed yard with access to the garage.



EPC Band D

Call: Rook Matthews Sayer 0191 267 1031

Price Guide: £99,950+

Lot No. 84

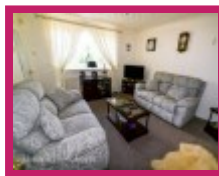
52 Conyers Crescent, Horden SR8 4AE

kimmitt & roberts



Description:

We have great pleasure in offering for sale upon the open market this much improved and well presented two bedroomed semi detached home which boasts a generous plot and fabulous views of sea and farmland beyond. Boasting gas central heating system, double glazing, modern kitchen and bathroom/W.C fittings and additional W.C to first floor. Enjoying enclosed block paved areas to front, side and rear with brick and wrought iron railings. Early viewing essential.



EPC Band D

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £54,950+

Lot No. 85

Apperley House, Milbourne, Newcastle NE20 0JG

**ROOK
MATTHEWS
SAYER**



Description:

Please see overleaf for lot 84

Call: Rook Matthews Sayer 01661 860228

Price Guide: £999,999+

Lot No. 86

10 South View, Easington Lane DH5 0NS

kimmitt & roberts



Description:

A great opportunity to purchase this three bedroom family home appealing to a wide range of buyers. The property does require some modernisation however, does benefits include double glazed windows, coal central heating via a solid fuel back boiler, a conservatory and is offered for sale with vacant possession. The property briefly comprises, entrance porch, living room, dining room, kitchen, conservatory, to the first floor, 3 bedrooms and a family bathroom/wc. Externally there are gardens to both the front and rear, drive leading to a car port.



EPC Band band tbc

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £37,000+

Lot No. 87

11 Acomb Court, Killingworth NE12 6YN

ROOK MATTHEWS SAYER



Description:

This one bedroomed second floor apartment situated within this sought after location. The accommodation briefly comprises: communal entrance via intercom system, stairs to all floors, entrance hall with cloaks cupboard, lounge, bathroom/w.c, one bedroom, breakfasting kitchen, electric heating, double glazing, communal grounds with a garage in a block close by.



EPC Band D

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £49,950+

Lot No. 88

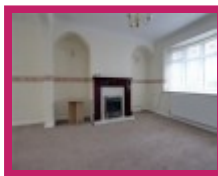
93 Barnaby Crescent, Eston TS6 9HL

Michael Poole



Description:

Notable features include, as central heating, fitted kitchen and double glazing. The property offers two floors of living accommodation and briefly comprises, entrance hall, lounge, dining area, kitchen, sitting room, landing, two bedrooms and bathroom. Externally we have enclosed gardens to the front and rear along with a detached garage.



EPC Band D

Call: Michael Poole 01642 955180

Price Guide: £67,500+

Lot No. 89

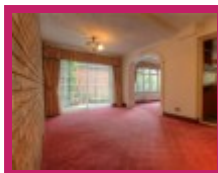
33 Cranwell Grove, Thornaby TS17 9PQ

Michael Poole



Description:

This substantial family home has been extended to the rear and offers adaptable living accommodation which is centrally heated and double glazed. The property boasts three reception rooms, kitchen with built in cooking appliances, useful utility room and double garage plus additional car port. The first floor accommodation extends to four bedrooms with family bathroom and Ensuite shower room. This property is situated at the end of a cul-de-sac and offered with the benefit of immediate vacant possession.



EPC Band D

Call: Michael Poole 01642 355000

Price Guide: £175,000+

Lot No. 90

66 Cauldwell Villas, South Shields NE34 0SX

Andrew Craig



Description:

POPULAR SOUGHT AFTER LOCATION - This ideal three bedroom Semi-Detached family home offers spacious, versatile accommodation and must be viewed!! Conveniently positioned for excellent access to amenities, shops and transport links into the Town Centre. Mortimer primary and secondary schools are also within walking distance. The property briefly comprises of: - Entrance hall, lounge with feature fire, dining room, kitchen, lean to conservatory and ground floor shower room. To the first floor there is a separate W.C. and three bedrooms. Externally to the front there is a driveway providing off road parking for two cars. To the rear there is a low maintenance West facing lawned garden with patio area. Further benefits include gas central heating and part double glazing. CALL TO VIEW NOW!!!
EPC Band D



Call: Andrew Craig 0191 4271722

Price Guide: £129,950+

Lot No. 91

17 The Avenue, Stockton On Tees TS19 7ET

Michael Poole



Description:

A Stunning and Characterful Georgian Semi on "The Avenue" A Mature Tree-Lined Road in Central Fairfield, Close to Local Amenities and Schools. The Ground Floor Has a Wonderful Amount of Living Space with Two Lovely Reception Rooms, Ground Floor Toilet and Kitchen. The Bedrooms and Bathroom Are Over a Split Level Very Common to This Era. The Garden and Courtyard Are Delightful and the Garage Has an Automatic Roller Door.



EPC Band D

Call: Michael Poole 01642 355000

Price Guide: £167,000+

Lot No. 92

34 Ellerton Road, Hartburn, Stockton TS18 5PU

Michael Poole



Description:

This is a great opportunity to acquire yourself a one bedroom end terraced bungalow in need of some modernisation & improvement. Be it to create a home of your own or a tidy little investment, this property has lots to offer. Comprising briefly entrance porch, hallway, lounge, kitchen, one double bedroom and bathroom. Outside, there is a side garden, small rear garden and some useful car parking space.

EPC Band to be confirmed



Call: Michael Poole 01642 355000

Price Guide: £64,950+

Lot No. 93

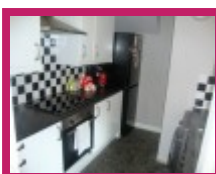
20 Crofton Road, South Shields NE34 0QP

Andrew Craig



Description:

A well presented 2 bed ground floor flat located within this popular residential area well served by local amenities. The property benefits include double glazed windows, gas central heating, fitted kitchen, modern bathroom suite and private yard to the rear. The property briefly comprises entrance lobby, entrance hall, 2 beds, living room, kitchen, rear lobby and a bathroom/wc.



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

Lot No. 94

76 Gleneagles, New Marske TS11 8DS



Description:

A Fantastic Size Three Bedroom First Floor Maisonette Offered to the Market with No Onward Chain and Situated in the Popular Village of New Marske.



EPC Band D

Call: Michael Poole 01642 285041

Price Guide: £45,000+

Lot No. 95

6 Cottages Road, Seaham SR7 7RL



Description:

We have pleasure in offering for sale this superb three bedroom mid terrace home close to the sea front and marina. With impressive gardens to the front, the property has been improved and upgraded by the current owners and now has accommodation which briefly comprises: entrance lobby, lounge, dining room and kitchen, to the first floor there are three bedrooms. Externally there is a garden to the front and yard to the rear of the property.



EPC Band C

Call: Kimmitt and Roberts 0191 5813213

Price Guide: £49,950+

Lot No. 96

9 Crowood Avenue, Stokesley TS9 5HY



Description:

Michael Poole Property Consultants in Nunthorpe present to the market this three bedroom detached bungalow with accommodation that comprises; entrance vestibule, living room, kitchen diner, large bathroom and two to three bedrooms located to the rear of the property with a UPVC double glazed conservatory. Externally, an extensive block paved driveway gives access to a detached single garage. Well maintained gardens to front, side and rear elevations.



EPC Band D

Call: Michael Poole 01642 955625

Price Guide: £174,950+

Lot No. 97

8 Lyndhurst, Ashington NE63 9SS



Description:

This very well presented and modern two bedroom ground floor flat is brought to the market in North Seaton, Ashington. With gas central heating, double glazing and the added benefit of a garage with driveway this is an ideal first time buy/investment. Briefly comprising of entrance porch to good sized lounge, kitchen, inner hallway with the two bedrooms with fitted wardrobes and re-fitted bathroom off. Externally there is a small garden to the front which is access only for the front door, to the rear is a driveway leading to the detached garage and low maintenance garden. Viewing recommended. The vendor advises that the lease has been extended which needs to be verified by legal representatives.



EPC Band C

Call: Rook Matthews Sayer 01670 850850

Price Guide: £49,950+

Lot No. 98

5 Mainside, Redmarshall, Stockton TS21 1HY

Michael Poole



Description:

Truly Gorgeous Is How I Would Describe This Detached Family Home in Redmarshall Village. Enhanced by High Quality Fixtures and Fittings, A Southerly Facing Private Garden, Double Garage, Countryside Walks, Good Commuting Routes and With Bags of Accommodation and Storage Puts This Property Top of the List to View.



EPC Band E

Call: Michael Poole 01642 355000

Price Guide: £365,000+

Lot No. 99

29 Chatsworth Drive, Bedlington NE22 5YS

ROOK MATTHEWS SAYER



Description:

Beautifully presented and well maintained throughout this detached property would make a fantastic family home for those looking in the Bedlington area. Double glazed and gas centrally heated the property briefly comprises of; entrance hall, lounge, dining room, fitted kitchen, downstairs w.c, stairs to the spacious first floor landing, four bedrooms with en-suite and built in wardrobes to the master and modern family bathroom. Externally there is a low maintenance gravelled garden to the rear with nicely established bushes and shrubs and to the front a multi-car drive leading to the single (part converted) attached garage. A truly lovely property which simply must be viewed.



EPC band: C

Call: Rook Matthews Sayer 01670 531114

Price Guide: £149,950+

Lot No. 100

Denese Cottage, Beamish, Stanley DH9 0QY

Andrew Craig

WOOD ESTATE AGENTS



Description:

A unique and individually styled detached Dutch style bungalow, well presented throughout offering family size accommodation. The accommodation could either be used as a two or three bedroom home having a third reception room to the ground floor which could be utilised as bedroom three (dependant on individual needs). There is a comprehensively fitted kitchen and bathroom with a contemporary stylish four piece suite. Externally there is a front garden forecourt and an enclosed rear courtyard style garden with useful brick built outhouse/utility area



EPC Band D

Call: AC 0191 4921234 JWW 01207 235221

Price Guide: £129,950+

Lot No. 101

23 Winford Grove, Wingate TS28 5DU

kimmitt & roberts



Description:

This is a lovely deceptively spacious three bedroomed town house which offers gas central heating system, double glazing, beautiful refitted kitchen/dining room enjoying pleasant views of rear garden, three bedrooms, the master boasting en-suite facility family bathroom/W.C and good sized lounge first floor lounge. To the exterior is a driveway and enclosed rear garden. No forward chain and Priced to sell!



EPC Band D

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £89,950+

Lot No. 102 16 College View, Durham DH7 7DY



Description:

Available with the benefit of vacant possession, we offer for sale this good sized three bedroom semi detached property benefitting from gas fired central heating and double glazing. Situated in an attractive position with views to the front, the property has accommodation comprising: entrance hallway, cloakroom, lounge with French doors to rear garden and kitchen/diner. To the first floor there are three bedrooms and a bathroom. Externally there is a low maintenance garden to the front and a lawned garden to the rear with a patio area and a driveway for parking.



EPC Band D

Call: J W Woods 0191 3869921

Price Guide: £54,950+

Lot No. 103 40 Hunters Court, South Gosforth NE3 1SP



Description:

Well presented second floor flat, One bedroom, Bathroom, Ducted air heating, Double glazing, Garage in block.

EPC Band D



Call: Rook Matthews Sayer 0191 2847999

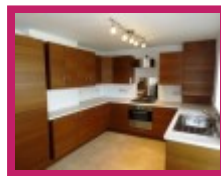
Price Guide: £75,000+

Lot No. 104 8 Park Side, Hepscott, Morpeth NE61 6LZ



Description:

Mike Rogerson Estate Agents are pleased to offer for sale this mature terraced family home, the property has been the subject of much renovation by the current owners and now provides well presented accommodation spread over two floors, on the ground floor the entrance hall leads to the lounge, kitchen/dining room and conservatory, on the first floor are three bedrooms one with en-suite and the family bathroom, added benefits include double glazing and gas fired heating to radiators, outside there are gardens to the front and rear.



EPC Band C

Call: Mike Rogerson 01670 517500

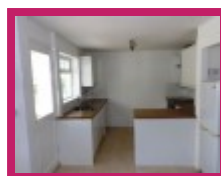
Price Guide: £199,950+

Lot No. 105 9 Park Side, Hepscott, Morpeth NE61 6LZ



Description:

Mike Rogerson Estate Agents are pleased to offer for sale this mature terraced family home, the property has been the subject of much renovation by the current owners and has had a loft conversion to provide a bedroom and en-suite WC, on the ground floor the entrance hall leads to the lounge, kitchen/dining room, utility and cloakroom/WC, on the first floor are three bedrooms and the family bathroom, added benefits include double glazing and gas fired heating to radiators, outside there are gardens to the front and rear.



EPC Band D

Call: Mike Rogerson 01670 517500

Price Guide: £139,950+

Lot No. 106

63 Front Street, Whickham NE16 4JQ

Andrew Craig



Description:

An opportunity to purchase a stone built terraced cottage situated on the highly sought after Front Street within Whickham. Conveniently located for local amenities with shops, bars and restaurants on the doorstep. Nearby is the Metrocentre and A1M which connects to most major routes including Newcastle, Gateshead and Durham. Appealing to an array of buyers the property offers an internal layout of open plan lounge/kitchen to the ground floor, first floor with shower room and double bedroom. Externally the property offers a garden to the front. Warmed by gas central heating via radiators and benefiting from double glazing. Viewing a must to appreciate and avoid disappointment.



EPC Band D

Call: Andrew Craig 0191 4889090

Price Guide: £69,950+

Lot No. 107

19 Waggonway Road, Alnwick NE66 1QR

ROOK MATTHEWS SAYER



Description:

A generous mid-terraced house in a popular area of Alnwick with potential for development, subject to necessary permissions. The property has ground floor accommodation extending to entrance lobby, large sitting room to the rear, kitchen/dining room and family room. On the first floor there are three bedrooms and a family bathroom. There is also a large attic room which may be suitable for conversion. Externally there is an enclosed yard with double gates out to the lane.

EPC Band E

Call: Rook Matthews Sayer 01665 510044

Price Guide: £139,950+

Lot No. 108

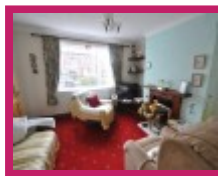
29 Stephens Road, Murton, Seaham SR7 9HA

kimmitt & roberts



Description:

This property is located on the edge of the village and has open farmland directly to the rear. The property has been improved to include UPVC double-glazing, kitchen, shower room, gas central heating etc. The property has accommodation which comprises; Entrance Hall, Lounge, Dining Room, Kitchen, Two Bedrooms and Shower Room. Viewing is absolutely essential.



EPC Band D

Call: Kimmitt and Roberts 0191 5813213

Price Guide: £49,950+

Lot No. 109

42 Coniston Road, Low Fell NE9 6XY

Andrew Craig



Description:

An attractively presented double fronted, two bedroom Semi-Detached Bungalow available with no onward chain. Updated to provide stylish living accommodation suited to a range of buyers. Pleasantly positioned on Coniston Gardens within Low Fell. Benefiting from a block paved driveway to the front and garden area whilst to the rear there is an easily maintained block paved patio style garden which leads to the detached garage positioned to the side of the property along with an additional driveway. Internally the property benefits from: - Entrance hall, spacious lounge with feature fire place, modern stylish dining/kitchen, two well proportioned bedrooms and modern style shower room.



EPC Band E

Call: Andrew Craig 0191 4875330

Price Guide: £139,950+

Lot No. 110 31 Callender, Ouston, Chester Le Street DH2 1LG



Description:

Whilst clearly requiring some updating and modernising, this large detached family home will appeal to a wide range of buyers. The accommodation briefly comprises entrance hallway, living room, dining room, kitchen, utility room, integral garage. To the first floor there is a large 18ft family bathroom and 4 bedrooms, the master having an en suite shower room. It benefits from gas central heating and double glazing. Externally there are gardens and off street parking.



EPC Band D

Call: J W Woods 0191 3887245

Price Guide: £99,950+

Lot No. 111 381 Norton Road, Stockton TS20 2PJ



Description:

What a treasure you will find with this property! Built circa 1900s this handsome Victorian residence has been from pillar to post. From an Orphanage run by Nuns to a Brewery, an Auto Mechanics and finally to this stunning family home. No expense or care has been spared bringing this Titan back to its former glory. Currently very much loved by the present family who are looking to re-locate, we have been charged with the responsibility of finding its next owners. No mean feat as this property could be residential, commercial or perhaps both simultaneously.



EPC Band E

Call: Michael Poole 01642 355000

Price Guide: £257,000+

Lot No. 112 The Old Chapel, 66a Park Road, Blackhill, Consett DH8 5SR



Description:

The stone built chapel was built in 1874 and retains many original features. The generous accommodation comprises, to the first floor entrance, kitchen, conservatory, open-plan living/dining room, a lobby area that opens into a utility room and has a separate W.C., and a staircase down to the ground floor; landing that leads to the main entrance and has a step up to the master bedroom with an en suite shower room, while further stairs lead up to the spacious second floor landing and two bedrooms, bathroom and stairs to a raised platform leading to two further bedrooms. At ground floor level, the accommodation has previously been used as a self-contained apartment, as well as the bakery business, and comprises: two large rooms with a dividing wall with internal windows, a further room (and potential shop front), a shower room, a separate W.C. another conservatory, another fitted kitchen and an integral garage/workshop. The internal floor area of this substantial building is approximately 370sq.m. (almost 4000sq.ft.), The property has gas central heating and sash windows. Externally, there is lawned garden and a block-paved double driveway with large iron gates.

Call: J W Wood 01207 502109

Price Guide: £140,000+

Lot No. 113 42 Wellington Street, Hebburn NE31 2UQ



Description:

Offered with No Onward Chain is this well appointed ground floor flat which is conveniently located for Hebburn Town Centre with its wide range of shops, schools and leisure facilities plus good transport links throughout the area. Ideal for the first time buyer or retired couple looking for stair free living an early inspection is highly recommended. The property benefits from gas central heating and double glazing and briefly comprises: Entrance hall, lounge, fitted kitchen, two bedrooms and bathroom/w.c. Externally there is a small town garden to the front and an enclosed yard to the rear



EPC Band D

Call: Andrew Craig 0191 4281428

Price Guide: £44,950+

Lot No. 114 15 Cook Crescent, Murton SR7 9QQ



Description:

We have pleasure in offering this larger style three bedroom semi detached home with gas fired central heating and double glazing. The property is situated in this ever popular residential area of Murton and is close to all local amenities and bus routes. The accommodation comprises; Entrance Vestibule, Lounge, Kitchen with fitted units and a family bathroom. To the First floor there are three bedrooms. Externally there are pleasant gardens to the rear and a driveway to the front.



EPC Band D

Call: Kimmitt and Roberts 0191 5813213

Price Guide: £59,950+

Lot No. 115 2 Wreken Gardens, Wardley NE10 8ST



Description:

Attractively presented two bed semi detached home which looks to be a great purchase for first time buyers, professionals or investors looking for an investment. Stylish modern kitchen and bathroom with white suite, two well proportioned bedrooms. Pleasantly situated in this tree line cul-de-sac within Wardley, conveniently placed for local amenities and transport links. Externally there are gardens to front and rear, ideal for enjoying summer sun and alfresco dining. Viewing comes highly recommended to appreciate this quality home.



EPC Band D

Call: Andrew Craig 0191 4875330

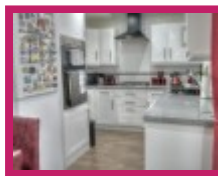
Price Guide: £64,950+

Lot No. 116 14 Bothal Avenue, Choppington NE62 5NT



Description:

A perfect first time buy set in a popular estate in Guidepost, Close to local schools shops and amenities the property has excellent road and transport links to nearby Morpeth and Cramlington. Double glazed and gas centrally heated the accommodation has been upgraded by the current owner and briefly comprises of; spacious lounge, modern fitted kitchen/diner, conservatory, stairs to the first floor landing, two double bedrooms and a fitted bathroom. externally there is a low maintenance garden to the front and an enclosed garden to the rear with decked areas and a multi-car driveway. A lovely starter home or ideal for those downsizing this property simply must be viewed early.



EPC Band D

Call: Rook Matthews Sayer 01670 531114

Price Guide: £64,950+

Lot No. 117 47 Parkfield, Ryton NE40 3RN



Description:

This stunning two bedroom semi detached property is located on the popular Parkfield estate with no onward chain. The property is generously proportioned and beautifully presented. Accommodation briefly comprises of: Entrance hall with storage area, comfortable lounge, impressive dual aspect dining room, stylish modern kitchen, stairs to the first floor landing, family bathroom, and two double bedrooms with storage cupboards. The property also boasts a substantial driveway, mature enclosed rear garden with patio area and planted borders. The property is located in the sought after 'Park Field' estate in Ryton providing easy access to local shops, schools, transport links and the Metrocentre. A viewing is essential to fully appreciate the size and standard of this magnificent property.



EPC Band D

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £79,950+

Lot No. 118

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:** £74,950+



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 buyers solicitor receiving the contract pack. 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 buyers solicitor receiving the contract pack (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 We are required to satisfactorily identify the Seller, Buyer and any other person who proposes to pay funds into our bank account. 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:

- prepare the catalogue from information supplied by or on behalf of each seller;
- offer each lot for sale;
- sell each lot;
- receive and hold deposits;
- sign each sale memorandum; and
- 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 seller against that liability.

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

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

G1.8 Where chattels are included in the lot the buyer takes them as they are at completion

and the seller is not liable if they are not fit for use.

G1.9 The buyer buys with full knowledge of:

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

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

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

G2 Deposit

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

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

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

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

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

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

G2.2 The deposit

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

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

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

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

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

G3 Between contract and completion

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

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

(b) pay the premiums when due;

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

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

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

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

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

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

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

Title and identity

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

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

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

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

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

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

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

(ii) the documents accompanying that application;



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

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

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

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

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

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

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

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

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

G5 Transfer

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

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

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

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

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

G6 Completion

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

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

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

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

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

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

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

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

G7 Notice to complete

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

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

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

(a) terminate the contract;

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

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

(d) resell the lot; and

(e) claim damages from the buyer.

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

(a) terminate the contract; and

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

G8 If the contract is brought to an end

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

(a) the buyer must return all papers to the seller and appoints the seller its agent to cancel any registration of the contract; and

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

G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

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

G9.5 The buyer must:

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

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

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

G10 Interest and apportionments

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

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

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

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

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

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

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

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

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

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

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

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

G11 Arrears

Part 1 Current rent

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

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

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

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

(a) so state; or

(b) give no details of any arrears.

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

(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy;



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

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

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

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

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

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

G12 Management

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

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

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

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

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

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

G13 Rent deposits

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

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

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

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

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

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

G14 VAT

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

G14.2 Where the special conditions state that no VAT option has been made the seller confirms that none has been made by it or by any company in the same VAT group nor will be prior to completion.

G15 Transfer as a going concern

G15.1 Where the special conditions so state:

(a) the seller and the buyer intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

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

(a) of the buyer's VAT registration;

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

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

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

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

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

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

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

G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

G17 Maintenance agreements

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

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

G18 Landlord and Tenant Act 1987

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

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

G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

(a) in its condition at completion;

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

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

G19.5 Where relevant:

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

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

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

G20 TUPE

G20.1 If the special conditions state "There are no employees to which TUPE applies", this is a warranty by the seller to this effect.

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

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

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

(c) in respect of the Transferring Employees.

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

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



Employees after completion.

G21 Environmental

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

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

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

G22 Service Charge

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

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

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

- 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:

(a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the seller must pay to the buyer an amount equal to the excess when it provides the service charge account;

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

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

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

- 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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