



# Agents Property AUCTION

TOGETHER WE GET RESULTS

# Auction Catalogue



THIS AUCTION

## Tuesday 31st May 2016

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

Andrew Craig

WOOD  
ESTATE AGENTS

kimmitt & roberts

Michael Poole

ROOK  
MATTHEWS  
SAYER



**Richard Francis**  
Auctioneer MNAVA

**01661 831 360**  
[www.agentspropertyauction.com](http://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](http://www.agentspropertyauction.com) or call **01661 831360**. All potential buyers and their legal representatives are advised to read them prior to bidding. All reasonable efforts have been made by the auctioneer, vendor and Partner Agents to ensure that the properties in this catalogue are described fairly. It is important that prospective buyers satisfy themselves in regards to any aspect of the lot prior to bidding.

#### Particulars of Sale:

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

#### Price Guides:

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

#### Option 1 Terms & Conditions:

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

#### Option 2 Terms & Conditions:

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

#### Administration Fee:

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

#### Deposits:

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

#### Remote Bidding:

If you are unable to attend the auction, bidding is available remotely by telephone or proxy bid. The Remote Bidding Form is provided in the auction catalogue, online [www.agentspropertyauction.com](http://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:

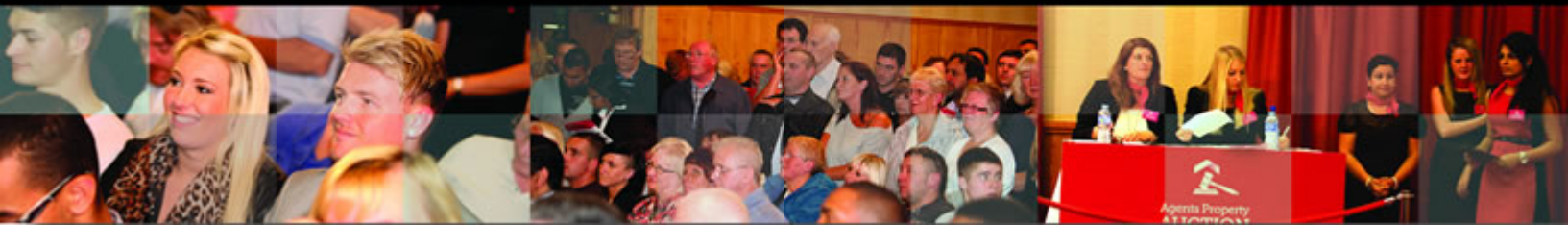
Join A1 north for 2.5 miles then turn off left for Wideopen (A1056). Take the 2nd exit at the roundabout and the hotel lies straight ahead. For all Sat/Nav system please type in 'A1056 Sandy Lane' for directions to hotel.





## Order Of Sale

Lot No	Address	Post Code	Partner Agent
<b>OPTION 1</b>			
Lot 1	5 Seventh Street, Blackhall Colliery	TS27 4ET	Kimmitt & Roberts
Lot 2	63 Whiteleas Way, South Shields	NE34 8LJ	Andrew Craig
Lot 3	75/77 Rawling Road, Gateshead	NE8 4QS	Andrew Craig
Lot 4	17 Seventh Street, Blackhall Colliery	TS27 4ET	Kimmitt & Roberts
Lot 5	9 Jane Street, Stanley	DH9 7BH	JW Wood Estate Agents
Lot 6	21 Rickleton Avenue, Chester Le Street	DH3 4AE	JW Wood Estate Agents
Lot 7	275/277 Benson Road, Byker, Newcastle	NE6 2SE	Rook Matthews Sayer
Lot 8	21 Seventh Street, Blackhall Colliery	TS27 4ET	Kimmitt & Roberts
Lot 9	98 Glenfield Road, Newcastle	NE12 8EA	Rook Matthews Sayer
Lot 10	158 Burbank Street, Hartlepool	TS24 7JW	Andrew Craig/Kimmitt & Roberts
Lot 11	218/219 High Street West – 69 John Street, Sunderland	SR1 1TZ	Andrew Craig
Lot 12	51 Fifth Street, Horden, Peterlee	SR8 4LA	Kimmitt & Roberts
Lot 13	Garage 1, Norfolk Way, Dumpling Hall, Newcastle	NE15 9QL	Rook Matthews Sayer
Lot 14	5 Cone Terrace, Chester Le Street	DH3 3QH	JW Wood Estate Agents
Lot 15	55 Lenin Terrace, Stanley	DH9 6LL	JW Wood Estate Agents
Lot 16	79 Charters Crescent, South Hetton	DH6 2TW	Andrew Craig/Kimmitt & Roberts
Lot 17	26 Lambton Road, Stockton	TS19 0ER	Andrew Craig/Michael Poole
Lot 18	59 Fifth Street, Horden, Peterlee	SR8 4LA	Kimmitt & Roberts
Lot 19	282 Scarborough Road, Byker, Newcastle	NE6 2RX	Rook Matthews Sayer
Lot 20	43 South Durham Court, Hendon, Sunderland	SR1 2JA	Andrew Craig
Lot 21	153 Newgate Street, Bishop Auckland	DL14 7EN	Rook Matthews Sayer
Lot 22	5 William Street, Ferryhill Station	DL17 0DJ	JW Wood Estate Agents/Andrew Craig
Lot 23	67 Fifth Street, Horden, Peterlee	SR8 4LA	Kimmitt & Roberts
Lot 24	51 West Street, Grange Villa	DH2 3LP	JW Wood Estate Agents/Andrew Craig
Lot 25	Garage 2, Norfolk Way, Dumpling Hall, Newcastle	NE15 9QL	Rook Matthews Sayer
Lot 26	83 Bentinck Road, Newcastle	NE4 6UX	Rook Matthews Sayer
Lot 27	103 Sixth Street, Horden, Peterlee	SR8 4JX	Kimmitt & Roberts
Lot 28	5 Thirteenth Street, Horden, Peterlee	SR8 4QP	Kimmitt & Roberts
Lot 29	41 Crossgate, Durham	DH1 4PS	JW Wood Estate Agents
Lot 30	88 John Street, No Place, Beamish	DH9 0QP	JW Wood Estate Agents
Lot 31	99b Second Avenue, Heaton	NE6 5XT	Rook Matthews Sayer
Lot 32	3 The Old School House, Nedderton Village Bedlington	NE22 6AT	Rook Matthews Sayer
Lot 33	16 Redworth Road, Shildon, Co Durham	DL4 2JE	Rook Matthews Sayer
Lot 34	65 Seventh Street, Horden, Peterlee	SR8 4LX	Kimmitt & Roberts
Lot 35	4 Shaftoe Terrace, Shield Row, Stanley	DH9 0EP	JW Wood Estate Agents/Andrew Craig
Lot 36	10 Lake View, Station Town, Peterlee	TS28 5DQ	Andrew Craig/Kimmitt & Roberts
Lot 37	28 Tindale Crescent, Bishop Auckland	DL14 9SX	JW Wood Estate Agents/Andrew Craig
Lot 38	21 Howarth Terrace, Haswell, Co Durham	DH6 2BN	Andrew Craig/Kimmitt & Roberts
Lot 39	2 Twelfth Street, Horden, Peterlee	SR8 4QH	Kimmitt & Roberts
Lot 40	17 Blckett Street, Bishop Auckland	DL14 7TD	JW Wood Estate Agents/Andrew Craig
Lot 41	17 Eighth Street, Horden, Peterlee	SR8 4LY	Kimmitt & Roberts
Lot 42	23 Primitive Street, Shildon, Bishop Auckland	DL4 1EQ	JW Wood Estate Agents/Andrew Craig
Lot 43	22 Ninth Street, Horden, Peterlee	SR8 4LZ	Kimmitt & Roberts
Lot 44	59 Russell Street, Jarrow	NE32 3AW	Andrew Craig
Lot 45	15 Straker Street, Hartlepool	TS26 8BP	Andrew Craig/Kimmitt & Roberts
Lot 46	12 Eleventh Street, Horden, Peterlee	SR8 4QQ	Kimmitt & Roberts
Lot 47	1 Thornley Terrace, Bedlington	NE22 7AQ	Rook Matthews Sayer



## Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	1 Twelfth Street, Horden, Peterlee	SR8 4QH	Kimmitt & Roberts
Lot 49	37 Faraday Grove, Gateshead	NE8 4UL	Andrew Craig
Lot 50	30 Twelfth Street, Horden, Peterlee	SR8 4QH	Kimmitt & Roberts
Lot 51	141/143 Allendale Road, Walker, Newcastle	NE6 2SY	Rook Matthews Sayer
Lot 52	36 Twelfth Street, Horden, Peterlee	SR8 4QH	Kimmitt & Roberts
Lot 53	Garage, Marsham Close, Dumpling Hall, Newcastle	NE15 7QL	Rook Matthews Sayer
Lot 54	41 Twelfth Street, Horden, Peterlee	SR8 4QH	Kimmitt & Roberts
Lot 55	43 Twelfth Street, Horden, Peterlee	SR8 4QH	Kimmitt & Roberts
Lot 56	74 Bilbrough Gardens, Benwell, Newcastle	NE4 8YA	Rook Matthews Sayer
Lot 57	2 Sandringham Court, Benton	NE12 8JX	
Lot 58	4 Twelfth Street, Horden, Peterlee	SR8 4QH	Kimmitt & Roberts
Lot 59	66 Beechbrooke Road, Ryhope, Sunderland	SR2 0NZ	Andrew Craig
Lot 60	Clara House, Church Parade, Sacriston	DH7 6AD	Rook Matthews Sayer
Lot 61	20 Tees Street, Horden, Peterlee	SR8 4NF	Kimmitt & Roberts
Lot 62	40 Whitehall Street, West Harton, South Shields	NE33 4SX	Andrew Craig
<b>OPTION 2</b>			
Lot 63	18a Castle View, Chester Le Street	DH3 3XA	JW Wood Estate Agents
Lot 64	25 Thirlmere Court, Hebburn	NE31 2RP	Andrew Craig
Lot 65	73 Longford Street, Middlesbrough	TS1 4RW	Michael Poole
Lot 66	88 Colchester Terrace, Sunderland	SR4 7QE	Andrew Craig
Lot 67	48 Morris Street, Birtley	DH3 1DX	Andrew Craig
Lot 68	70 Thrush Road, Redcar	TS10 2AS	Michael Poole
Lot 69	3 Attlee Close, Burradon, Newcastle	NE23 7PB	Andrew Craig/Rook Matthews Sayer
Lot 70	69 Charlotte Street, Redcar	TS10 3HU	Michael Poole
Lot 71	20 Shakespeare Avenue Hebburn	NE31 1PT	Andrew Craig
Lot 72	12 Arrathorne Road, Hartburn, Stockton	TS18 5NS	Michael Poole
Lot 73	16 Ullswater Road, Stockton	TS18 4NE	Michael Poole
Lot 74	Brinkburn Farmhouse, Ashley Road, South Shields	NE34 0PD	Andrew Craig
Lot 75	39 Hawthorn Square, Seaham	SR7 7DF	Andrew Craig/Kimmitt & Roberts
Lot 76	2 Burlison Gardens, Gateshead	NE10 0EE	Andrew Craig
Lot 77	9 Ruislip Road, Sunderland	SR4 0ND	Andrew Craig
Lot 78	114 Quarry Lane, South Shields	NE34 7RD	Andrew Craig
Lot 79	22 The Wynding, Bedlington	NE22 6HN	Rook Matthews Sayer
Lot 80	12 Slaley Close, Wardley, Gateshead	NE10 8TW	Andrew Craig
Lot 81	3 Ada Street, South Shields	NE33 3PX	Andrew Craig
Lot 82	366 Stanhope Road, South Shields	NE33 4RB	Andrew Craig
Lot 83	40 Weidner Road, Condercum Park, Newcastle	NE15 6QQ	Rook Matthews Sayer
Lot 84	14 Markham Square, Elm Tree, Stockton	TS19 0TE	Michael Poole
Lot 85	27 Weardale Drive, Bishop Auckland	DL14 0RA	JW Wood Estate Agents
Lot 86	9 West Park Road, Cleadon	SR6 7RR	Andrew Craig
Lot 87	Ricklene, Edmondsley, Durham	DH7 6DR	JW Wood Estate Agents
Lot 88	7 Pine Street, Chester Le Street	DH3 3DW	JW Wood Estate Agents
Lot 89	24 Slatyford Lane, Slatyford, Newcastle	NE5 2UP	Rook Matthews Sayer
Lot 90	14 Hoylake Road, Middlesbrough	TS4 3JJ	Michael Poole
Lot 91	16 Wedgewood Road, Seaham	SR7 8JL	Kimmitt & Roberts
Lot 92	25 Tranquil House, Gateshead	NE8 2EU	Andrew Craig
Lot 93	14 Eden Avenue, Burnopfield	NE16 6QQ	JW Wood Estate Agents



## Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	4 Coniston Avenue, Ashington	NE64 6TP	Rook Matthews Sayer
Lot 95	15 Valley Close, Stanley	DH9 6HQ	JW Wood Estate Agents
Lot 96	Merok, The Fairway, Darlington	DL1 1ES	JW Wood Estate Agents
Lot 97	19 Nursery Park, Ashington	NE63 0DH	Rook Matthews Sayer
Lot 98	72a Gladstone Street, Roker, Sunderland	SR6 0HZ	Andrew Craig
Lot 99	11 Oakley Manor, West Auckland	DL14 9AQ	JW Wood Estate Agents
Lot 100	23 Thornbury Avenue, Seghill, Cranlington	NE23 7RT	Rook Matthews Sayer
Lot 101	70 Melbourne Gardens, South Shields	NE34 9DJ	Andrew Craig
Lot 102	32 Low Gosforth Court, Melton Park, Gosforth	NE3 5QY	Rook Matthews Sayer
Lot 103	7 Alfred Street, Redcar	TS10 3HZ	Michael Poole
Lot 104	Chapel Lodge, High Lords, Cockfield, Bishop Auckland	DL13 5AR	JW Wood Estate Agents
Lot 105	79 Howdon Road, North Shields	NE29 6ST	Andrew Craig/Rook Matthews Sayer
Lot 106	Alder Cottage, 3A North Lodge, Chester Le Street	DH3 4BA	JW Wood Estate Agents
Lot 107	13 Fairview Terrace, Greencroft, Stanley	DH9 8NR	JW Wood Estate Agents
Lot 108	133 Roworth Road, Middlesbrough	TS3 9PL	Michael Poole
Lot 109	6 Church Street, Amble	NE65 0DZ	Rook Matthews Sayer
Lot 110	West View, Northside, Birtley	DH3 1RD	Andrew Craig
Lot 111	98 Curzon Place, Gateshead	NE8 2ES	Andrew Craig
Lot 112	11 Fuller Road, Hendon, Sunderland	SR2 8QJ	Andrew Craig
Lot 113	76 Whitethorn Crescent, Cowgate, Newcastle	NE5 3BJ	Rook Matthews Sayer
Lot 114	10 South Park, Slaley	NE47 0AB	Rook Matthews Sayer
Lot 115	57 Deanham Gardens, Fenham	NE5 2JD	Rook Matthews Sayer
Lot 116	13 Windermere Road, Cleadon Village	SR6 7QQ	Andrew Craig
Lot 117	2 Dryburn View, Durham	DH1 5AP	JW Wood Estate Agents
Lot 118	32 Eastfield Road, Benton, Newcastle	NE12 8BD	Rook Matthews Sayer
Lot 119	292 Silver Lonnen, Fenham, Newcastle	NE5 2HJ	Rook Matthews Sayer
Lot 120	8 Cotswold Road, Whitley Bay	NE29 9QJ	Rook Matthews Sayer
Lot 121	118 Prince Edward Road, South Shields	NE34 7PJ	Andrew Craig
Lot 122	42 Russell Street, Waterhouses, Durham	DH7 9AR	JW Wood Estate Agents
Lot 123	51 Dorset Road, Denton Burn, Newcastle	NE15 6ER	Rook Matthews Sayer
Lot 124	29 Hencotes, Hexham	NE46 2EQ	Rook Matthews Sayer
Lot 125	14 The Beeches, Ponteland	NE20 9SZ	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

5 Seventh Street, Blackhall Colliery TS27 4ET

**kimmitt & roberts**



#### Description:

This is a two bed mid terraced property just of the centre of Blackhall. Ideal purchase for local investor or developer. Briefly comprises of Lounge, Dining Room, Kitchen, Bathroom/W.C and Two Bedrooms. EPC Band C

**Call:** Kimmit & Roberts 0191 5183334

**Price Guide:** £15,000+

### Lot No. 2

63 Whiteleas Way, South Shields NE34 8LJ

**Andrew Craig**



#### Description:

A three bedroom semi-detached house situated in this popular location at Whiteleas, conveniently positioned within excellent access to amenities, shops, popular schools and transport links into the Town Centre. The property briefly comprises of: - Lounge, dining room, kitchen, three bedrooms, bathroom and separate w.c. Externally there are gardens to the front and rear. Further benefits include gas central heating and double glazing. Call to view now!!  
EPC Rating: D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £49,950+

### Lot No. 3

75/77 Rawling Road, Gateshead NE8 4QS

**Andrew Craig**



#### Description:

An investment opportunity to purchase a pair of flats situated on Rawling Road, Gateshead. Both flats benefit from double glazed windows, gas central heating and consist of a three bedroom first floor flat which is tenanted (copy of tenancy agreement to follow) and a two bedroom ground floor flat which is currently vacant.  
EPC bands: TBC

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £99,950+

**Lot No. 4** 17 Seventh Street, Blackhall Colliery TS27 4ET



**Description:**  
This is a two bed mid terraced property just off the centre of Blackhall. Ideal purchase for local investor or developer. Briefly comprises of Lounge, Dining Room, Kitchen, Bathroom/W.C and Two Bedrooms. EPC Band D

**Call:** Kimmit & Roberts 0191 5183334

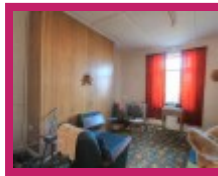
**Price Guide:** £15,000+

**Lot No. 5** 9 Jane Street, Stanley DH9 7BH



**Description:**  
The property requires modernisation and improvement but does have the benefit of a gas fired combination boiler system. Ideally suited to investors, the property offers accommodation which briefly comprises; entrance lobby, lounge and kitchen, to the first floor there are two bedrooms and a bathroom/w.c. externally there is a large garden to the front of the property and a yard to the rear. Agents Note: The property is to be sold including all contents under Option 1 conditions.

EPC Rating: C



**Call:** J W Wood 01207 235221

**Price Guide:** £12,500+

**Lot No. 6** 21 Rickleton Avenue, Chester Le Street DH3 4AE



**Description:**  
Excellent opportunity to acquire a spacious traditional style semi detached property situated on an outstanding, extensive corner plot with Garage and large Gardens, offering tremendous potential for further development and alteration subject to necessary planning approvals. The accommodation includes Hall, two good size Reception Rooms and Kitchen. To the first floor, the original three Bedroom layout has been altered to create an En Suite Wet Room off the Master Bedroom. There is also a Bathroom and wc. Offered at an exceptional price, early viewing is essential!  
EPC Rating: D

**Call:** J W Wood 0191 3887245

**Price Guide:** £129,950+

**Lot No. 7** 275/277 Benson Road, Byker, Newcastle NE6 2SE



**Description:**  
A pair of flats situated on Benson Road offered for sale with vacant possession. Briefly comprising of  
275 Benson Road stairs to first floor, living room, two bedrooms, bathroom, kitchen.  
277 Benson Road, entrance hall, two bedrooms, living room, bathroom, kitchen.  
Externally there are shared gardens to front and rear.  
EPC Bands D

**Call:** Rook Matthews Sayer 0191 2761283

**Price Guide:** £64,950+

**Lot No. 8**

21 Seventh Street, Blackhall Colliery TS27 4ET



**Description:**

This is a two bed mid terraced property just off the centre of Blackhall. Ideal purchase for local investor or developer. Briefly comprises of Lounge, Dining Room, Kitchen, Bathroom/W.C and Two Bedrooms. EPC Band D

**Call:** Kimmit & Roberts 0191 5183334

**Price Guide:** £15,000+

**Lot No. 9**

98 Glenfield Road, Newcastle NE12 8EA



**Description:**

SEMI DETACHED -THREE BEDROOMS -OPEN PLAN LOUNGE/DINING ROOM Situated within this popular location is this well presented three bedroom semi detached house which will appeal to a variety of buyers. The accommodation includes; entrance hall, door to the lounge which incorporates a dining area with UPVC French doors out to the rear garden, kitchen with door out to the side. To the first floor, three bedrooms and a bathroom/W.C. Externally to the front is a small lawned area, driveway and side access to the rear garden. The property benefits from gas central heating and UPVC double glazing.



EPC Band E

**Call:** Rook Matthews Sayer 0191 2667788

**Price Guide:** £52,000+

**Lot No. 10**

158 Burbank Street, Hartlepool TS24 7JW


**Andrew Craig**

**Description:**

3 Bedroom Mid Terrace House  
Gas C.H.S & Mostly Double Glazed  
Close To Town Centre  
EPC Band E

**Call:** Kimmit & Roberts 0191 5183334 AC 0191 4921234

**Price Guide:** £20,000+

**Lot No. 11**

218/219 High Street West – 69 John Street, Sunderland SR1 1TZ

**Andrew Craig**

**Description:**

Please see full description on the following page.

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £350,000+





**Description:** Six superbly presented two bedroom, two bathroom furnished apartments over 1st to 3rd floors offering immediate access to the city centre and superbly located for both University campuses. Originally converted in August/September 2014. We are advised the scheme has been let in the past on an inclusive basis generating on average over £43,000 net income per annum. The six apartments have double bedrooms throughout and tastefully considered contemporary interiors with fitted and integrated kitchens and luxury shower rooms. Five of the apartments have gas central heating on communal boiler with the sixth using electric heating. The scheme is to be sold as one lot (leasehold 999 years). To be sold as a going concern with tenants in situ. On the instruction of Joint LPA Receivers Derek Mason and Peter Hayward. The ground floor level is in retail use let to Coral Bookmakers and does not form part of your security. The building was built around 1890s and is formed of a solid brick built construction under a dual pitched slate tile roof.

Access is via communal entrance hall from John Street;-  
 Flat 218/219 High Street West - Two bedrooms - 60sq.m  
 Flat 69a John Street - Two bedrooms - 60sq.m  
 Flat 69b John Street - Two bedrooms - 55sq.m  
 Flat 69c John Street - Two bedrooms - 53sq.m  
 Flat 69d John Street - Two bedrooms - 54sq.m  
 Flat 69e John Street - Two bedrooms - 56sq.m

**Call:** 0191 565 3377

**Price Guide:** £350,000+

**Lot No. 12**

51 Fifth Street, Horden, Peterlee SR8 4LA



**Description:**

This is a two bed mid terraced property just off the centre of Horden. Ideal purchase for local investor or developer.  
EPC Band E

**Call:** Kimmit & Roberts 0191 5183334

**Price Guide:** £11,000+

**Lot No. 13**

Garage 1, Norfolk Way, Dumpling Hall, Newcastle NE15 9QL



**Description:**

A single garage of brick construction with a flat felt roof, we were unable to inspect the garage internally. We are verbally informed the garage is let on a month by month basis with no written contract. The garage could be purchased with vacant possession if the tenant is given 1 month notice. Rental Income £504 per annum (Paid monthly) Yield 10.08 % on guide price

EPC Rating: exempt


**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £5000+

**Lot No. 14**

5 Cone Terrace, Chester Le Street DH3 3QH



**Description:**

Situated in a very popular and sought after location close to town centre amenities, this two bedroomed property is offered at an attractive price. The property has a forecourt garden and a pleasant garden to rear with a detached garage. The accommodation includes Entrance Lobby, Lounge, Dining room, Kitchen, two double sized Bedrooms and Bathroom/wc. There is gas central heating via radiators to the ground floor with combination boiler and uPVC double glazing. It is available with no onward chain.

EPC Band D


**Call:** J W Wood 0191 3887245

**Price Guide:** £49,950+

**Lot No. 15**

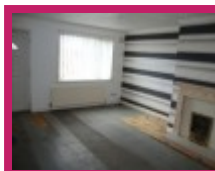
55 Lenin Terrace, Stanley DH9 6LL



**Description:**

A end terrace property located in this residential area appealing to a wide variety of buyers. Property briefly comprises entrance door, leading to the living room, kitchen, rear lobby and a bathroom to the ground floor. On the first floor there are two bedrooms and loft space and there is also a cellar to the property. Externally there is a yard to the rear and a lawned garden to the front.

EPC BAND D


**Call:** J W Wood 01207 235221

**Price Guide:** £39,950+

**Lot No. 16**

79 Charters Crescent, South Hetton DH6 2TW

**Andrew Craig**

**kimmitt & roberts**



**Description:**

A three bedroom semi detached house offered for sale with vacant possession, the property benefits from gas central heating and double glazing. The property briefly comprises of living room, dining room, kitchen. To the first floor there are three bedrooms and a bathroom. Externally there is a lawned garden to rear. EPC Band D



**Call:** AC 0191 5653377 K&R 0191 5848080

**Price Guide:** £50,000+

**Lot No. 17**

26 Lambton Road, Stockton TS19 0ER

**Andrew Craig**

**Michael Poole**



**Description:**

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



**Call:** AC 0191 4921234 MP 01642 355000

**Price Guide:** £33,000+

**Lot No. 18**

59 Fifth Street, Horden, Peterlee SR8 4LA

**kimmitt & roberts**



**Description:**

This is a two bed mid terraced property just off the centre of Horden. Ideal purchase for local investor or developer. EPC Band D

**Call:** Kimmit & Roberts 0191 5183334

**Price Guide:** £13,000+

**Lot No. 19**

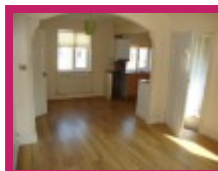
282 Scarborough Road, Byker, Newcastle NE6 2RX

**ROOK MATTHEWS SAYER**



**Description:**

A two bed flat offered for sale with vacant possession the property benefits from gas central heating and double glazing. The property briefly comprises of entrance hall, living room- kitchen, bathroom, two bedrooms. Externally there is a garden to the rear. EPC Band E



**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £29,950+

**Lot No. 20**

43 South Durham Court, Hendon, Sunderland SR1 2JA

**Andrew Craig**



**Description:**

A well presented two double bedroom Sixth floor apartment enjoying sea views over Sunderland Docks. To the ground floor there are stairs and a lift to all floors and access to the residents lounge, computer room, laundry room and well maintained communal gardens. There is also secure parking, electric heating and upvc double glazing. Close to City Centre and the Coast. An ideal investment property that must be viewed to appreciate.



EPC Band tbc

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £39,950+

**Lot No. 21**

153 Newgate Street, Bishop Auckland DL14 7EN

**ROOK MATTHEWS SAYER**



**Description:**

The property is a substantial two storey end terrace red brick building with pitched roof. The ground floor consists of an open plan retail area, store, office, kitchen and W/C, it benefits from having a large cellar area, it is fully carpeted and has air conditioning. The first floor which is accessed via a separate door to the side of the building, it consists two 1 bedroom flats with a communal entrance. Our clients currently run their Pet store business from the unit and live in one of the first floor flats however the unit will be sold with vacant possession.



EPC Bands E

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £119,950+

**Lot No. 22**

5 William Street, Ferryhill Station DL17 0DJ

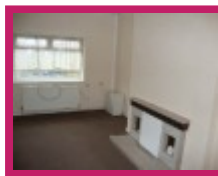
**Andrew Craig**

**WOOD ESTATE AGENTS**



**Description:**

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



**Call:** AC 0191 4921234 JWW 01388 604273

**Price Guide:** £20,000+

**Lot No. 23**

67 Fifth Street, Horden, Peterlee SR8 4LA

**kimmitt & roberts**



**Description:**

This is a two bed mid terraced property just of the centre of Horden. Ideal purchase for local investor or developer. Briefly comprises of Lounge, Kitchen/Diner, Two Bedrooms and Bathroom/W.C. EPC Band D

**Call:** Kimmit & Roberts 0191 5183334

**Price Guide:** £12,000+



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**mincoffs**  
SOLICITORS

**Lot No. 24**

51 West Street, Grange Villa DH2 3LP

**Andrew Craig**

**WOOD**  
ESTATE AGENTS



**Description:**

A three bedroom mid terrace house offered for sale with vacant possession. Briefly comprises of living room, kitchen, rear lobby, bathroom. To the first floor there are three bedrooms and a wc. Externally there is a yard to rear. EPC Band D

**Call:** JWW 0191 3887245 AC 0191 4921234

**Price Guide:** £25,000 +

**Lot No. 25**

Garage 2, Norfolk Way, Dumpling Hall, Newcastle NE15 9QL

**ROOK MATTHEWS SAYER**



**Description:**

A single garage of brick construction with a flat felt roof, we were unable to inspect the garage internally. We are verbally informed the garage is let on a month by month basis with no written contract. The garage could be purchased with vacant possession if the tenant is given 1 month notice. Rental Income £504 per annum (Paid monthly) Yield 10.08 % on guide price

EPC Rating: exempt



**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £5000+

**Lot No. 26**

83 Bentinck Road, Newcastle NE4 6UX

**ROOK MATTHEWS SAYER**



**Description:**

A four storey mid terrace house situated on Bentinck Road and offered for sale with vacant possession. Benefiting from gas central heating the property briefly comprises of entrance lobby, living room, dining room, kitchen, utility room, shower room, there is a basement with three rooms and a bathroom, to the first floor there are four bedrooms and a bathroom, to the second floor there are two further rooms and a bathroom.  
EPC BAND E

**Call:** Rook Matthews Sayer 0191 2761283

**Price Guide:** £129,950+

**Lot No. 27**

103 Sixth Street, Horden, Peterlee SR8 4JX

**kimmit & roberts**



**Description:**

This is a two bed end terraced property, an ideal opportunity for local investor or developer. Briefly comprises of Lounge, Kitchen/Diner, Two Bedrooms and Bathroom/W.C  
EPC Band D

**Call:** Kimmit & Roberts 0191 5183334

**Price Guide:** £12,000+

**Lot No. 28**

5 Thirteenth Street, Horden, Peterlee SR8 4QP


**Description:**

2 Bed Mid Terrace with vacant possession  
Gas Central Heating System  
Double Glazed Windows in Wood Frames Rear Yard

EPC Band D

**Call:** Kimmit & Roberts 0191 5183334

**Price Guide:** £25,000+

**Lot No. 29**

41 Crossgate, Durham DH1 4PS


**Description:**

Requiring considerable modernisation and updating, we are pleased to offer for sale this Grade II listed three bedroomed mid terraced property which has a good sized rear garden. Having been owned for more than 70 years by our clients, the property has accommodation comprising: entrance hallway, lounge, kitchen/breakfast room, utility room and bathroom. To the first floor there are 3 bedrooms. Externally there is a yard to the rear with a raised garden.



EPC Band F

**Call:** J W Wood 0191 3869921

**Price Guide:** £200,000+

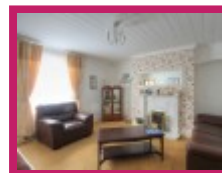
**Lot No. 30**

88 John Street, No Place, Beamish DH9 0QP


**Description:**

Available with the benefit of vacant possession, a well maintained two bedroomed terraced house ideal for first time buyers or investment purchasers.

Situated in No Place near Beamish the property has the benefit of uPVC double glazing, gas central heating with combination boiler and offers accommodation which briefly comprises; entrance lobby, large lounge, kitchen, two bedrooms and a shower room/w.c. Externally there is a yard to the rear suitable for off road parking.



EPC Band E

**Call:** J W Wood 01207 235221

**Price Guide:** £29,950+

**Lot No. 31**

99b Second Avenue, Heaton NE6 5XT


**Description:**

A unique opportunity to purchase this three bedroom end terrace house located within this popular residential area well served by public transport, local amenities and road links into Newcastle. The property benefits include modern kitchen, double glazed windows and gas central heating and en suite to master bedroom.

Property briefly comprises entrance hall, kitchen, inner hallway, living room. To the first floor there is a bathroom-wc, study and a bathroom, stairs to 2nd floor with two further bedrooms and one of which has an ensuite.

EPC Band D

**Call:** Rook Matthews Sayer 0191 2761283

**Price Guide:** £84,950+

**Lot No. 32**

3 The Old School House, Nedderton Village Bedlington NE22 6AT

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Situated in Nedderton Village this four bedroom detached house is ideally located close to local amenities and transport links. The property briefly comprises, Entrance hallway, stairs to first floor, shower room, bedroom three, spacious open plan kitchen/lounge to first floor, bedroom four, stairs to second floor, fitted family bathroom, master bedroom with ensuite and walk in wardrobe, bedroom two and office. Externally the property has a decking and lawned area and open aspect countryside views and an attached integral garage.

Viewings are highly recommended to appreciate the accommodation on offer

EPC Band D

**Call:** Rook Matthews Sayer 01670 531 114

**Price Guide:** £165,000+

**Lot No. 33**

16 Redworth Road, Shildon, Co Durham DL4 2JE

**ROOK  
MATTHEWS  
SAYER**



**Description:**

The property is located within Shildon, County Durham and situated 2 miles south east of Bishop Auckland, and 13 miles from Durham City Center. The property occupies a prominent Corner position fronting the B6282 joining the B6072. This prominent two storey end terrace property with pitched slate roof consisting ground floor retail unit 92.46 sq. m. (995.23 sq. ft.) The first floor benefits from a separate entrance to the left of the property and consist 3 bedrooms, living room and bathroom. Internally the property is in a poor condition and will require works to bring it to a usable standard.

EPC Band G

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £27,950+

**Lot No. 34**

65 Seventh Street, Horden, Peterlee SR8 4LX

**kimmitt & roberts**



**Description:**

This is a two bed mid terraced property, an ideal opportunity for local investor or developer. Briefly comprises of Lounge, Kitchen/Diner, Two Bedrooms, Bathroom/W.C & Yard

EPC Band D

**Call:** Kimmit & Roberts 0191 5183334

**Price Guide:** £12,000+

**Lot No. 35**

4 Shaftoe Terrace, Shield Row, Stanley DH9 0EP

**WOOD  
ESTATE AGENTS**

**Andrew Craig**



**Description:**

A two bedroom mid terrace house on Shaftoe Terrace, Stanley.

The property benefits from gas central heating and double glazing and is offered for sale with vacant possession.

The accommodation briefly comprises of entrance porch, lounge, kitchen, utility room to the ground floor. To the first floor there are two bedrooms and a bathroom/w.c.

EPC : G

**Call:** Jww 01207 235221 AC 0191 4921234

**Price Guide:** £30,000+



**Lot No. 36**

10 Lake View, Station Town , Peterlee TS28 5DQ

**Andrew Craig**

**kimmitt & roberts**



**Description:**

A three bedroom mid terrace house situated on Lake View, Station Town. The accommodation entrance hall, living room, dining kitchen, utility, bathroom, three bedrooms to the first floor and yard to the rear. EPC : E



**Call:** K&R 0191 5183334 AC 0191 4921234

**Price Guide:** £25,000+

**Lot No. 37**

28 Tindale Crescent, Bishop Auckland DL14 9SX

**WOOD**  
ESTATE AGENTS

**Andrew Craig**



**Description:**

A three bedroom mid terrace house which offers good size living accommodation (living room over 6 meters long) and is offered for sale with vacant possession. The property has been upgraded by the current vendor and benefits of the property include double glazed windows, gas central heating, modern kitchen units and a white bathroom suite. Property briefly comprises entrance hall, living room, kitchen opening out to a breakfasting area to the ground floor whilst on the first floor there are three bedrooms. Externally there is a yard to the rear of the property. EPC Band E



**Call:** Jww 01388 604273 AC 0191 4921234

**Price Guide:** £44,000+

**Lot No. 38**

21 Howarth Terrace, Haswell, Co Durham DH6 2BN

**kimmitt & roberts**

**Andrew Craig**



**Description:**

A three bedroom first floor flat on Howarth Terrace, Haswell. The property is offered for sale with vacant possession and the accommodation briefly comprises of entrance hall, with access to rear, wc, first floor is the living room, kitchen, bathroom and three bedrooms. EPC : E

**Call:** Kimmit & Roberts 0191 5183334 AC 0191 4921234

**Price Guide:** £18,500+

**Lot No. 39**

2 Twelfth Street, Horden, Peterlee SR8 4QH

**kimmitt & roberts**



**Description:**

A fantastic opportunity to purchase this three bedroomed end terrace property which requires updating throughout. Property briefly comprises of entrance vestibule, lounge, kitchen/breakfast room, rear lobby, bathroom/w.c, three bedrooms and yard to rear. EPC Band D

**Call:** Kimmit & Roberts 0191 5183334

**Price Guide:** £17,000+

**Lot No. 40**

17 Blackett Street, Bishop Auckland DL14 7TD

**WOOD**  
ESTATE AGENTS

**Andrew Craig**



**Description:**

A two bedroom mid terrace house situated on Blackett Street, Bishop Auckland. The accommodation comprises entrance hall, dining room, living room, kitchen, first floor are two bedrooms and bathroom.  
EPC : D



**Call:** J W Wood 01388 604273 AC 0191 4921235

**Price Guide:** £35,000+

**Lot No. 41**

17 Eighth Street, Horden, Peterlee SR8 4LY

**kimmitt & roberts**



**Description:**

This is a two bed mid terraced property, an ideal opportunity for local investor or developer. Briefly comprises of Lounge, Kitchen/Diner, Two Bedrooms and Bathroom/W.C  
EPC Band D

**Call:** Kimmit & Roberts 0191 5183334

**Price Guide:** £12,000+

**Lot No. 42**

23 Primitive Street, Shildon, Bishop Auckland DL4 1EQ

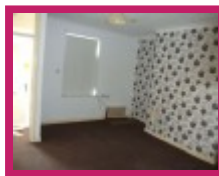
**WOOD**  
ESTATE AGENTS

**Andrew Craig**



**Description:**

Appealing to the investor is this mid terrace property offered for sale with vacant possession. The property may be able to be improved and with adaption (subject to planning and building regulations) increase the number of bedrooms. The house currently has double glazed windows and electric heating. The accommodation briefly comprises entrance lobby, living room, inner hall, kitchen and a conservatory. To the first floor there is a bedroom, dressing room leading to the bathroom. Externally there is a yard to the rear.



EPC Band E

**Call:** J W Wood 01388 604273 AC 0191 4921235

**Price Guide:** £22,000+

**Lot No. 43**

22 Ninth Street, Horden, Peterlee SR8 4LZ

**kimmitt & roberts**



**Description:**

This is a one bed mid terraced property, an ideal opportunity for local investor or developer. Briefly comprises of Lounge, Kitchen/Diner, One Bedroom and Bathroom/W.C  
EPC Band D

**Call:** Kimmit & Roberts 0191 5183334

**Price Guide:** £12,000+

**Lot No. 44**

59 Russell Street, Jarrow NE32 3AW

**Andrew Craig**



**Description:**

Enjoying a location with Town Centre shops and amenities within easy reach, this three bedroom end terraced house which would be ideally suited towards the investment buyer or anyone wishing to further develop this property to it's full potential. We expect a great deal of interest of this realistically priced flat - view now to avoid disappointment.  
EPC Band E

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £32,500+

**Lot No. 45**

15 Straker Street, Hartlepool TS26 8BP

**kimmitt & roberts**

**Andrew Craig**



**Description:**

Appealing to the buy to let investor is this two bedroom mid terrace house which is offered for sale as vacant possession. .  
Property briefly comprises of entrance hall, living room, inner lobby, kitchen and a bathroom-wc to the ground floor. There are two bedrooms to the first floor and a yard to the rear of the property.  
EPC Band G



**Call:** Kimmit & Roberts 0191 5183334 AC 0191 4921234

**Price Guide:** £20,000+

**Lot No. 46**

12 Eleventh Street, Horden, Peterlee SR8 4QQ

**kimmitt & roberts**



**Description:**

This is a two bed mid terraced property, an ideal opportunity for local investor or developer.  
Briefly comprises of Lounge, Kitchen/Diner, Two Bedrooms and Bathroom/W.C

EPC Band E

**Call:** Kimmit & Roberts 0191 5183334

**Price Guide:** £11,000+

**Lot No. 47**

1 Thornley Terrace, Bedlington NE22 7AQ

**ROOK MATTHEWS SAYER**



**Description:**

Situated on Thornley Terrace in Bedlington, this Three bedroom end terrace property briefly comprises; entrance hallway with stairs to first floor, lounge (with original feature fireplace), dining room (with original feature fireplace), kitchen, first floor landing leading Three bedrooms and a family bathroom, Externally to the front of the property is a low maintenance garden that is mainly paved with mature bushes / shrubs and walled surrounds, to the rear a private enclosed yard with detached outhouse and access to a garden over the lane mainly laid to lawn, mature bushes / shrubs, garage with driveway and fencing to boundaries  
EPC Band tbc

**Call:** Rook Matthews Sayer 01670 531 114

**Price Guide:** £39,950+

**Lot No. 48**

1 Twelfth Street, Horden, Peterlee SR8 4QH

**kimmitt & roberts**



**Description:**

This is a three bed end terraced property, an ideal opportunity for local investor or developer. Briefly comprises of Lounge, Kitchen/Diner, Lobby, Bathroom/W.C and Three Bedrooms

EPC Band E

**Call:** Kimmit & Roberts 0191 5183334

**Price Guide:** £12,000+

**Lot No. 49**

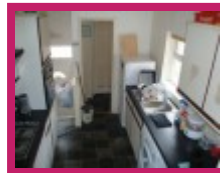
37 Faraday Grove, Gateshead NE8 4UL

**Andrew Craig**



**Description:**

A first floor flat currently tenanted at £5720 per annum (awaiting copy of tenancy agreement) the property benefits from combi boiler and pvc double glazing. Briefly comprises of entrance hall, three bedrooms, living room, kitchen, inner hallway and bathroom. EPC Rating: E



**Call:** Andrew Craig 0191 4875330

**Price Guide:** £40,000+

**Lot No. 50**

30 Twelfth Street, Horden, Peterlee SR8 4QH

**kimmitt & roberts**



**Description:**

This is a two bed mid terraced property, an ideal opportunity for local investor or developer. Briefly comprises of Lounge, Kitchen/Diner, Lobby, Bathroom/W.C and Two Bedrooms EPC Band D

**Call:** Kimmit & Roberts 0191 5183334

**Price Guide:** £12,000+

**Lot No. 51**

141/143 Allendale Road, Walker, Newcastle NE6 2SY

**ROOK MATTHEWS SAYER**



**Description:**

An investment opportunity to purchase this vacant pair of flats which are in need of upgrading and modernisation. The properties briefly comprise of a two bedroom lower flat and a two bedroom upper flat which subject to planning and building regulations may be able to be converted into three bedrooms as the current layout suggests the original third bedroom has been incorporated into the living room. EPC Band 141- D 143 -C

**Call:** Rook Matthews Sayer 0191 2761283

**Price Guide:** £69,950+

**Lot No. 52**

36 Twelfth Street, Horden, Peterlee SR8 4QH



**Description:**

This is a three bed mid terraced property, an ideal opportunity for local investor or developer. Briefly comprises of Lounge, Kitchen/Diner, Lobby, Bathroom/W.C and three Bedrooms  
EPC Band D

**Call:** Kimmit & Roberts 0191 5183334

**Price Guide:** £12,000+

**Lot No. 53**

Garage, Marsham Close, Dumpling Hall, Newcastle NE15 7QL



**Description:**

A single garage of brick construction with a flat felt roof, we were unable to inspect the garage internally. We are verbally informed the garage is let on a month by month basis with no written contract. The garage could be purchased with vacant possession if the tenant is given 1 month notice. Rental Income £504 per annum (Paid monthly) Yield 10.08 % on guide price

EPC Rating: exempt


**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £5000+

**Lot No. 54**

41 Twelfth Street, Horden, Peterlee SR8 4QH



**Description:**

This is a three bed mid terraced property, and ideal opportunity for local investor or developer. Briefly comprises of Lounge, Kitchen/Diner, Lobby, Bathroom/W.C and three Bedrooms  
EPC Band E

**Call:** Kimmit & Roberts 0191 5183334

**Price Guide:** £12,000+

**Lot No. 55**

43 Twelfth Street, Horden, Peterlee SR8 4QH



**Description:**

This is a three bed mid terraced property, an ideal opportunity for local investor or developer. Briefly comprises of Lounge, Kitchen/Diner, Lobby, Bathroom/W.C and three Bedrooms  
EPC Band E

**Call:** Kimmit & Roberts 0191 5183334

**Price Guide:** £12,000+

**Lot No. 56**

74 Bilbrough Gardens, Benwell, Newcastle NE4 8YA


**Description:**

Fantastic Buy To Let Investment in popular location. Two bedrooms, two reception room upper flat. Benefits include double glazing, gas central heating and a garden. To be sold tenanted, copy of tenancy agreement to follow. All amenities are nearby to include shops, public transport links and major road links.  
EPC Band D

**Call:** Rook Matthews Sayer 0191 2744661

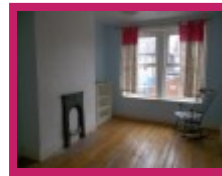
**Price Guide:** £35,000+

**Lot No. 57**

2 Sandringham Court, Benton NE12 8JX


**Description:**

This end of terrace property is situated in a sought after location. The property comprises of a five bedroom end terrace maisonette over first and second floors, plus a ground floor shop unit which has a separate entrance door, shop front and additional rooms to the rear. This could be altered, subject to planning permission, to combine with the maisonette and present an exceptional family home with appropriate development. There is also the possibility, again subject to appropriate planning permission, for the shop unit with updating, to become a ground floor flat.



EPC Band G

**Call:** Agents Property Auction 01661 831360

**Price Guide:** £160,000+

**Lot No. 58**

4 Twelfth Street, Horden, Peterlee SR8 4QH


**Description:**

A fantastic opportunity to purchase this three bedroomed mid terrace property which requires updating throughout. Property briefly comprises of Entrance vestibule, lounge, kitchen/diner, rear lobby, bathroom/w.c, three bedrooms and yard to rear.  
EPC Band D

**Call:** Kimmit & Roberts 0191 5183334

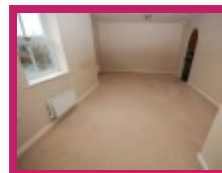
**Price Guide:** £17,000+

**Lot No. 59**

66 Beechbrooke Road, Ryhope, Sunderland SR2 0NZ


**Description:**

This modern two bedroom second floor apartment is offered to the market with no chain involved. Located within easy access to a wide range of local shops, schools and amenities as well as good transport routes. Internally the property briefly comprises entrance hallway, lounge and dining area, kitchen, two bedrooms, ensuite shower room and bathroom. The property has gas central heating and double glazed windows. An ideal purchase for first time buyers, couples and professionals alike. Viewing comes highly recommended.



EPC Band C

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £60,000+

**Lot No. 60**

Clara House, Church Parade, Sacriston DH7 6AD

**ROOK  
MATTHEWS  
SAYER**



**Description:**

The former care home known as Clara House consists 38 bedrooms 3 of which are en-suite, 9 communal areas, 4 bathrooms, 8 W/Cs, laundry room, 3 kitchens and conservatory. The property is 3 internally linked buildings consisting of a two storey sandstone building, two storey rendered building and a single storey building to the east of the site. We have not inspected the building internally recently so cannot confirm condition, we advise you make your own enquiries. External There is a grassed area and patio located to the rear extension. Services The property includes gas, water, electricity, drainage and lift shaft. Site Area Circa 0.168 Hectares (0.416 Acres) EPC Band D

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £140,000+

**Lot No. 61**

20 Tees Street, Horden, Peterlee SR8 4NF

**kimmitt & roberts**



**Description:**

This is a two bed mid terraced property, an ideal opportunity for local investor or developer. Briefly comprises of Lounge, Kitchen/Diner, Lobby, Bathroom/W.C and Two Bedrooms EPC Band D

**Call:** Kimmit & Roberts 0191 5183334

**Price Guide:** £12,000+

**Lot No. 62**

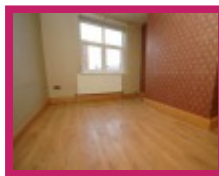
40 Whitehall Street, West Harton, South Shields NE33 4SX

**Andrew Craig**



**Description:**

Ideal first time buy, to be sold with vacant possession and no chain, viewing essential\*\* This two bedroom first floor flat is situated in this popular location just off Stanhope Road, within excellent access to amenities, shops, bus routes into the Town Centre and access to the A19 for commuting. Briefly comprising of: - Entrance hall with stairs to first floor, lounge, two bedrooms, kitchen and shower room/w.c. Further benefits include gas central heating and uPVC double glazing. The property is to be sold with the Freehold of flat number 38, call to view now!!



EPC Band C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £39,950+

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## Option 2

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

**Lot No. 63**

18a Castle View, Chester Le Street DH3 3XA

**WOOD**  
ESTATE AGENTS



### Description:

This attractively priced property offers tremendous scope for alteration and improvement and early viewing is recommended. The property includes Hall, large Lounge, Dining Room, Kitchen with Breakfast Room, two Double Bedrooms and two Bathrooms. A large loft space offers the possibility for further development. Castle View is a small and prestige development of exclusive detached homes created within an attractive woodland cul-de-sac style development. Despite its attractive setting the development lies within walking distance of Chester-le-Street town centre



EPC Band D

**Call:** J W Wood 0191 3887245

**Price Guide:** £215,000+

**Lot No. 64**

25 Thirlmere Court, Hebburn NE31 2RP

**Andrew Craig**



### Description:

A three bed semi detached property in a popular residential area but in need of updating and modernisation. Ideal for a variety of buyers, the property benefits from gas central heating with an excellent sized garden to the rear. Early viewing urged  
EPC Band tbc



**Call:** Andrew Craig 0191 4281428

**Price Guide:** £59,950+

**Lot No. 65**

73 Longford Street, Middlesbrough TS1 4RW

**Michael Poole**



### Description:

Well placed for Teesside University, Middlesbrough town centre and Albert Park. This three bedroom terraced house comes to the market with immediate vacant possession. Briefly comprises, entrance hall, lounge, kitchen, utility room, landing, three bedrooms and a family bathroom. Externally, small front garden to the front and an enclosed yard to the rear.  
EPC Band D



**Call:** Michael Poole 01642 254222

**Price Guide:** £49,950+

**Lot No. 66**

88 Colchester Terrace, Sunderland SR4 7QE

**Andrew Craig**



**Description:**

A great opportunity to purchase this three bedroom mid terrace house located in this popular residential area, well placed for local amenities, public transport and access roads to heart of Sunderland. The property does require some updating and modernisation however benefits include double glazed windows and gas central heating.

Briefly comprises entrance hall, living room, dining room, kitchen. To the first floor there are three bedrooms and a shower room-wc. Externally there is a yard to the rear with a car port.



EPC Band tbc

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £84,950+

**Lot No. 67**

48 Morris Street, Birtley DH3 1DX

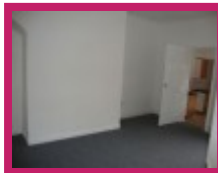
**Andrew Craig**



**Description:**

Appealing to both the private residential buyer and the buy to let investor is this well presented 3 bedroom first floor flat offered for sale with vacant possession. The property has been upgraded and modernised by the current vendor and benefits include upvc double glazed windows, gas central heating, re fitted carpet and re decoration.

The property briefly comprises entrance hall with stairs to the first floor, 3 bedrooms, living room, kitchen and a bathroom/wc. Externally there is a yard to the rear.



EPC Band E

**Call:** Andrew Craig 0191 4921234

**Price Guide:** £43,500+

**Lot No. 68**

70 Thrush Road, Redcar TS10 2AS

**Michael Poole**



**Description:**

Suitable For Investment or First Time Buyer. Three Bedroom Mid Terraced House, Situated Close to The Town Centre.

EPC Band D



**Call:** Michael Poole 01642 285041

**Price Guide:** £59,950+

**Lot No. 69**

3 Attlee Close, Burradon, Newcastle NE23 7PB

**Andrew Craig**

**ROOK MATTHEWS SAYER**

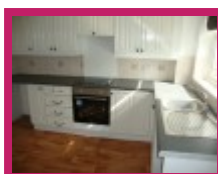


**Description:**

A three bedroom mid terrace house offered for sale with vacant possession, the property benefits from gas central heating and double glazing.

The property briefly comprises of living room, kitchen and rear porch. To the first floor there are three bedrooms and a bathroom. Externally there is a gravelled garden to rear.

EPC Band D



**Call:** AC 0191 2859024 RMS 0191 2667788

**Price Guide:** £69,950+

**Lot No. 70**

69 Charlotte Street, Redcar TS10 3HU



**Description:**

Two bedroom end of terraced property. Ideal for investment or first time buyer. Well positioned for access to local school, shops, amenities and transport links. Property briefly comprises, entrance hall, lounge, kitchen, landing, two bedrooms and bathroom. Externally, small yard and a brick built garage to the rear.

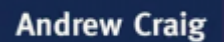
EPC Band D


**Call:** Michael Poole 01642 285041

**Price Guide:** £49,950+

**Lot No. 71**

20 Shakespeare Avenue Hebburn NE31 1PT



**Description:**

A well presented three bed end terrace family home in this residential area of Hebburn conveniently placed for access to Town Centre amenities including the recently opened Hebburn Central Community Swimming Baths, Library and Gym. Good transport links are provided by both bus and Metro with a selection of local shopping outlets together with Schools within close proximity. The property briefly comprises: Entrance hallway. Lounge with double doors to dining/kitchen. First floor has family bathroom and three bedrooms. Externally there is a garden area to the front with concrete drive for off street parking and a good size garden to rear with patio and lawn area. This property is neutrally decorated, well maintained and benefits from gas combi central heating, double glazing and is ideal as a first time buy or suitable for families alike Early viewing recommended

EPC Band C

**Call:** Andrew Craig 0191 4281428

**Price Guide:** £64,950+

**Lot No. 72**

12 Arrathorne Road, Hartburn, Stockton TS18 5NS



**Description:**

Recently Fully Refurbished Bungalow in Hartburn, Ready to Move into, Extended Porch, Beautiful Conservatory, Extremely Well Presented, Gardens and Block Paved Double Width Drive and Garden Shed. Viewing is a Must!

EPC Band D


**Call:** Michael Poole 01642 355000

**Price Guide:** £89,950+

**Lot No. 73**

16 Ullswater Road, Stockton TS18 4NE



**Description:**

Attention Investors and Landlords!! A Three Bedroom Property in Grangefield Offered with No Onward Chain and in Rental Condition.

The property briefly comprises of entrance hall, living room, kitchen, bathroom, first floor are three bedrooms and there gardens to front and rear.

EPC BAND E


**Call:** Michael Poole 01642 355000

**Price Guide:** £79,950+

**Lot No. 74**

Brinkburn Farmhouse, Ashley Road, South Shields NE34 0PD

**Andrew Craig**



**Description:**

CALL TO VIEW NOW!! Brinkburn Farmhouse - A genuine piece of South Shields History! A rare opportunity has arisen to acquire this is Grade II listed property due to the fact that it is the only remaining Ashlar stone built property within the Borough. Enjoying a Southerly facing aspect this four bedroom detached Farmhouse comes with extensive secluded gardens. This hidden gem of a property offers unrivalled space having a 30ft lounge, separate dining room, dining kitchen, utility room and cellar. Four bedrooms and a good size family bathroom. The property also boasts two attic rooms, a 30ft garage and extensive secluded gardens sitting on an eight of acre plot plus a private gated driveway

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £325,000+

**Lot No. 75**

39 Hawthorn Square, Seaham SR7 7DF

**Andrew Craig**

**kimmittroberts**



**Description:**

We have pleasure in offering this pleasantly presented four bedroom mid terraced home with combi central heating and double glazing. Suitable for young families, first time buyers and investors - we anticipate great interest.



EPC Band E

**Call:** AC 0191 5653377 K&R 0191 5813213

**Price Guide:** £49,950+

**Lot No. 76**

2 Burlison Gardens, Gateshead NE10 0EE

**Andrew Craig**



**Description:**

A well proportioned semi detached property situated in this popular residential area conveniently located within close proximity to a range of local amenities alongside good transport routes via the A184 leading to Gateshead Town Centre and Newcastle City Centre. The property benefits from gas central heating and upvc double glazing. The accommodation comprises of;- Lounge with gas fire. Kitchen, two double bedrooms and bathroom/w.c. Externally there are private gardens to the front and rear.

EPC Band D

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £45,000+

**Lot No. 77**

9 Ruislip Road, Sunderland SR4 0ND

**Andrew Craig**



**Description:**

IMPRESSIVE SEMI DETACHED BUNGALOW - OFFERED WITH NO UPPER CHAIN - MUST BE VIEWED A well presented semi detached bungalow located in this popular residential area of South Hylton within easy access to amenities which include transport links to Sunderland City Centre and local shops. Upgraded by the current owners to a high standard throughout offering accommodation all on one level which briefly comprises of entrance porch, lounge with views of Sunderland Vista, kitchen, two bedrooms, conservatory and bathroom. Externally there is a front garden with driveway providing off street parking and a good sized garden to the rear. Boasting uPVC double glazing and combi gas central heating. A ready to move into property which must be viewed to appreciate !!!!!



EPC Rating: D

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £79,950+

**Lot No. 78**

114 Quarry Lane, South Shields NE34 7RD

**Andrew Craig**



**Description:**

A three bedroom mid terrace house offered for sale with vacant possession. The property benefits from gas central heating and double glazing. Briefly comprises of entrance hall, living room, bathroom, kitchen. To the first floor landing there are the bedrooms. Externally gardens to front and rear. EPC Rating: D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £69,950+

**Lot No. 79**

22 The Wynding, Bedlington NE22 6HN

**ROOK MATTHEWS SAYER**



**Description:**

Situated on The Wynding in The Chesters Estate in Bedlington, this extended semi detached property briefly comprises: entrance porch, lounge with stairs to first floor, dining room, extended kitchen, first floor landing, extended master bedroom, Three further bedrooms (Two of which doubles) and a family bathroom. Externally to the front of the property is a garden mainly laid to lawn, mature bushes / shrubs, double block paved driveway leading to a single attached garage, to the rear a garden mainly laid to lawn, patio area and fencing to boundaries. This property is also complimented by its close proximity to local amenities and transport links.



EPC: C

**Call:** Rook Matthews Sayer 01670 531 114

**Price Guide:** £124,950+

**Lot No. 80**

12 Slaley Close, Wardley, Gateshead NE10 8TW

**Andrew Craig**



**Description:**

This one bedroom end terraced house situated within this most sought after area of Wardley having superb access to most local amenities with excellent road access links to both north and south of the region. Viewing comes highly recommended! EPC Band D



**Call:** Andrew Craig 0191 4875330

**Price Guide:** £74,950+

**Lot No. 81**

3 Ada Street, South Shields NE33 3PX

**Andrew Craig**



**Description:**

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

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £69,950+

**Lot No. 82**

366 Stanhope Road, South Shields NE33 4RB

**Andrew Craig**



**Description:**

Having undergone a scheme of improvements this two bedroom first floor flat boasts neutral décor and modern kitchen/bathroom suites. Conveniently positioned within close proximity to local amenities, shops and transport links into South Shields Town Centre and Coastline. The property briefly comprises of: - Entrance hall with stairs to first floor, lounge, kitchen, two bedrooms and bathroom. Externally lies a shared yard to the rear. An internal inspection is highly recommended.



EPC Rating: D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £49,950+

**Lot No. 83**

40 Weidner Road, Condercum Park, Newcastle NE15 6QQ

**ROOK MATTHEWS SAYER**



**Description:**

Offered onto the market with no onward chain is this two bedroom semi-detached bungalow situated at the top end of Weidner Road. The property briefly comprises of a lounge, kitchen, two bedrooms and a shower room. Externally there is a garden to the rear and a garden to the front with a driveway and garage. Benefits include gas central heating and double glazing. Local shops and bus routes are all close at hand.



EPC BAND D

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £65,000+

**Lot No. 84**

14 Markham Square, Elm Tree, Stockton TS19 0TE

**Michael Poole**



**Description:**

This Good Size Three Bedroom Mid Terrace Property is Perfect for First Time Buyers or Starter Families. The property is Offered For Sale with no Onward Chain

EPC Band C



**Call:** Michael Poole 01642 355000

**Price Guide:** £74,950+

**Lot No. 85**

27 Weardale Drive, Bishop Auckland DL14 0RA

**WOOD ESTATE AGENTS**



**Description:**

Well presented mid terrace property, ideally suited to first time buyers, downsizers or investors. Entrance hall, spacious lounge with feature fire surround and bow window, kitchen/diner with fitted units and patio doors to the delightful rear garden. Two bedrooms and shower room/wc. Attractive gardens to both front and rear. Gas central heating to radiators. Viewing is highly recommended.



EPC Rating: C

**Call:** J W Wood 01388 604273

**Price Guide:** £45,000+

**Lot No. 86**

9 West Park Road, Cleadon SR6 7RR

**Andrew Craig**



**Description:**

Being located on one of the most sought after roads within Cleadon is this substantial five bedroom detached property which is pleasantly positioned and enjoys a private location set back from West Park Road. With a wide range of convenient amenities close by at Cleadon Village including shops, well regarded schools and good transport routes to surrounding areas makes this home is sure to be of interest with a wide range of perspective buyers. With a traditional interior design, the accommodation retains many period features including original tiled flooring and high ceilings with coving and decorative ceiling roses. Whilst this home does require some works of updating to meet present day style. There is a self contained annexe to the rear of the property which is ideal for assisted living/teenage suite or could be rented out if necessary. Viewing comes highly recommended to appreciate the size, style and layout that this traditional family home has to offer  
EPC Rating: D

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £475,000+

**Lot No. 87**

Ricklene, Edmondsley, Durham DH7 6DR

**WOOD**  
ESTATE AGENTS



**Description:**

Stunning views, must be viewed, no upward chain, immediate vacant possession. A rare chance to acquire an immaculately presented substantial family sized three bedroom detached bungalow occupying an extensive site with magnificent far reaching views over open countryside. Briefly comprises large Entrance Hall, Cloaks/wc, 23 ft Lounge with gas fired stove and two large picture windows one with views over the valley to rear, separate Dining room with French doors, 17 ft refitted Kitchen/breakfast room with integral appliances, 31 ft inner hall, three double size Bedrooms (two of which include modern fitted bedroom furniture), two En Suites and large refitted family Bathroom/wc. Quality specification including gas fired central heating via radiators, internal oak doors throughout, uPVC double glazing, uPVC roofline, income generating solar PV system and alarm system  
EPC Rating: B

**Call:** J W Wood 0191 3887245

**Price Guide:** £275,000+

**Lot No. 88**

7 Pine Street, Chester Le Street DH3 3DW

**WOOD**  
ESTATE AGENTS



**Description:**

A recently improved two Bedroom house in a convenient town centre location close to amenities and station linking Durham and Newcastle upon Tyne. The property has been renovated and improved and includes gas central heating via radiators with combination boiler, uPVC double glazing, upgraded wall and loft insulation and alarm system. The property has been attractively priced making this an ideal firsttime buy or investment.



EPC Band C

**Call:** J W Wood 0191 3887245

**Price Guide:** £45,000+

**Lot No. 89**

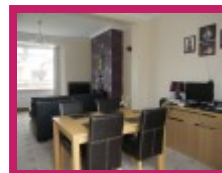
24 Slatyford Lane, Slatyford, Newcastle NE5 2UP

**ROOK**  
**MATTHEWS**  
**SAYER**



**Description:**

Located in the popular residential area of Slatyford is this three bedroom extended family home coupled with spacious living accommodation. Local amenities and facilities are offered in the area to include shops, transport links, A1 and A69 road links are at hand aswell as Newcastle Airport and city centre. To the ground is a spacious and well lit lounge and dining area with patio doors leading out onto the rear garden and a fitted breakfasting kitchen. The first floor offers three good sized bedrooms and family bathroom. Externally there are gardens to the front, side and rear with off street parking.



EPC Band D

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £89,950+

**Lot No. 90**

14 Hoylake Road, Middlesbrough TS4 3JJ



**Description:**

Superbly positioned for access to James Cook hospital and local shops, this property must be viewed to be fully appreciated. Briefly comprises, entrance hall, lounge, kitchen/diner, landing, three bedrooms and a family bathroom. Externally, beautifully maintained gardens to the front and rear, both of which are enclosed and mostly laid to lawn.



EPC Band D

**Call:** Michael Poole 01642 254222

**Price Guide:** £74,950+

**Lot No. 91**

16 Wedgewood Road, Seaham SR7 8JL



**Description:**

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



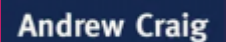
EPC Band E

**Call:** Kimmitt & Roberts 0191 5813213

**Price Guide:** £59,950+

**Lot No. 92**

25 Tranquil House, Gateshead NE8 2EU



**Description:**

This superb luxury apartment is ideal for young professionals being situated just off The River Tyne in the popular Quayside area of Gateshead and being in within walking distance of Newcastle City Centre with its host of amenities, retail outlets, bars and restaurants. Entering Tranquil House is gained by way of a communal area with lifts to all floors and also offers secure underground parking. The apartment offers an internal layout comprising of a superb open plan lounge, dining area and state of the art kitchen with quirky breakfast bar. There are two bedrooms (one with an en-suite) and principal bathroom both with stylish marble fittings. The sitting area has upvc double glazed doors allowing for maximum daylight and is an ideal space to entertain.

EPC Band B

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £169,950+

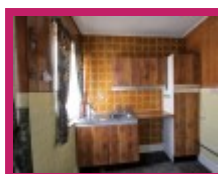
**Lot No. 93**

14 Eden Avenue, Burnopfield NE16 6QQ



**Description:**

A two bedroom terraced house situated in the popular commuter village of Burnopfield with vacant possession and requiring modernisation and updating, the property comprises: Entrance hall, lounge, dining room and kitchen. To the first floor there are two spacious bedrooms and a bathroom w.c. Externally there is a garden to the front and a yard to the rear with brick built garage. Agents note: The property has double glazing, gas central heating, option 2.



EPC Band tbc

**Call:** J W Wood 01207 235221

**Price Guide:** £65,000+



**Lot No. 94**

4 Coniston Avenue, Ashington NE64 6TP



**Description:**

Chain free three bedroomed semi detached family home on the sought after Coniston Avenue, Newbiggin by the sea. Benefitting from double glazing and gas central heating the property is spacious throughout. Close to the local town centre and amenities the property is available to view now. Briefly comprising: Entrance hall, lounge/dining room, conservatory, fitted kitchen, converted garage, stairs to the first floor landing, three good sized bedrooms and modern family bathroom. Externally there are gardens to the front and rear with a drive leading to garage. Early viewings are highly recommended.



EPC Rating: D

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £79,950+

**Lot No. 95**

15 Valley Close, Stanley DH9 6HQ



**Description:**

A modern two bedroom terraced house with a garden, situated close to the town centre. Built in 2007 by Broseley Homes, the property has the remainder of the NHBC guarantee, benefits uPVC double glazing and gas central heating. The property has been occupied since new by our vendor and offers well presented accommodation throughout including: Entrance hallway, kitchen, cloakroom and lounge. To the first floor there are two bedrooms and a bathroom w.c. EPC Rating: tbc

**Call:** J W Wood 01207 235221

**Price Guide:** £55,000+

**Lot No. 96**

Merok, The Fairway, Darlington DL1 1ES



**Description:**

Ideally suiting a variety of purchasers from the owner occupier to the property investor this is a larger semi detached house which occupies a corner plot and provides a good amount of car/vehicle parking. With the potential of providing a healthy rental income this well-proportioned semi detached house offers accommodation which briefly comprises on the ground floor; entrance hallway, lounge with feature fireplace and bay window, dining room with sliding double glazed patio doors leading to the UPVC double glazed conservatory, and there is a good size kitchen fitted with a range of floor and wall units. To the first floor there are three bedrooms, the master with ladies and gents wardrobes, and there is a bathroom/wc with a shower. Externally the property occupies a generous plot with gardens to the front and to the rear, there is also a generous double driveway for car/vehicle parking. EPC Band E

**Call:** J W Wood 01325 485151

**Price Guide:** £79,950+

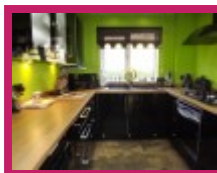
**Lot No. 97**

19 Nursery Park, Ashington NE63 0DH



**Description:**

Modern three bedroomed detached house This property has been fully refurbished and is very nicely presented throughout With double glazing and gas central heating the accommodation comprises of: Spacious entrance hall with access to stairs to the first floor landing, open plan lounge, dining room, modern kitchen, three bedrooms with en-suite to master and family bathroom. Externally there is a good sized garden to the rear with lawn and patio area and a lawn garden to the front with multi car drive leading to the single detached garage. A well presented home which simply must be viewed.



EPC Band C

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £144,950+

**Lot No. 98**

72a Gladstone Street, Roker, Sunderland SR6 0HZ

**Andrew Craig**



**Description:**

A two bedroom ground floor flat located within a popular residential area close to local schools, shops and excellent transport links to the Seafront and City Centre. The property benefits from combi gas central heating and enjoys a yard to the rear. Call now to view!

EPC Band E

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £36,000+

**Lot No. 99**

11 Oakley Manor, West Auckland DL14 9AQ

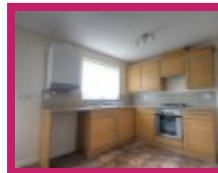
**WOOD**  
ESTATE AGENTS



**Description:**

A well-presented and deceptively spacious detached family home with an entrance hall, lounge, dining kitchen, cloaks wc, three good sized bedrooms (en suite shower room/wc to master) and a modern bathroom. Generous and attractive gardens which are not overlooked to the rear, with a driveway and garage. Benefiting from gas central heating, uPVC double glazing and offered for sale chain free.

EPC Rating: C



**Call:** J W Wood 01388 604273

**Price Guide:** £99,950+

**Lot No. 100**

23 Thornbury Avenue, Seghill, Cranlington NE23 7RT

**ROOK**  
**MATTHEWS**  
**SAYER**



**Description:**

Situated within a quiet cul de sac is this immaculately presented double fronted three bedroom detached bungalow within this favoured residential development. Comprising; entrance hall, lounge to the front with a feature fireplace and incorporating a dining area, UPVC French doors leading through to the conservatory which overlooks the rear garden, a well appointed kitchen with a good range of wall and base units incorporating an electric oven, gas hob with extractor hood over, integrated dishwasher, breakfast bar and door leading through to the garage. There is a modern bathroom/W.C and three bedrooms with the master bedroom benefitting from an ensuiteshower room. Externally to the front is mainly laid to lawn, double driveway with gates access to the rear garden which is mainly laid to lawn, decked area and fenced boundaries. The property benefits from gas central heating and UPVC double glazing.

EPC Band D

**Call:** Rook Matthews Sayer 0191 2667788

**Price Guide:** £209,950+

**Lot No. 101**

70 Melbourne Gardens, South Shields NE34 9DJ

**Andrew Craig**



**Description:**

This three bedroom mid-link house offers great potential, at a great price and is not to be missed, call to view now!! Conveniently positioned with excellent access to amenities, shops, popular schools and major road links for commuting. The property briefly comprises to the ground floor of: - Entrance hall, lounge, kitchen and utility. To the first floor there are two bedrooms and bathroom. Externally there are lawned gardens to the front and rear. An internal inspection is highly recommended.

EPC Band D



**Call:** Andrew Craig 0191 4271722

**Price Guide:** £55,000+

**Lot No. 102** 32 Low Gosforth Court, Melton Park, Gosforth NE3 5QY

**ROOK MATTHEWS SAYER**



**Description:**

A delightful two bedroom stone built cottage occupying a pleasant courtyard position within this private mews development on Melton Park Gosforth. The property has been fully refurbished to offer a range of quality fixtures and fittings throughout. There is a fully integrated kitchen with granite work surfaces together with a fabulous shower room incorporating travertine flooring and walls. The master bedroom has fully fitted wardrobes and drawers and to the rear is a conservatory with electronically operated blinds. Externally there is a pleasant private courtyard to the rear whilst to the front is a landscaped communal garden. The property also benefits from a single garage with electronically operated up and over door.  
EPC Band D

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £200,000+

**Lot No. 103** 7 Alfred Street, Redcar TS10 3HZ

**Michael Poole**



**Description:**

\*\*\* CHAIN FREE \*\* Superior Two Double Bedroom Property, Spacious Throughout and Well Presented.  
EPC Band D



**Call:** Michael Poole 01642 285041

**Price Guide:** £64,950+

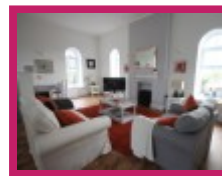
**Lot No. 104** Chapel Lodge, High Lords, Cockfield, Bishop Auckland DL13 5AR

**WOOD ESTATE AGENTS**



**Description:**

A beautifully presented former Methodist Chapel. Situated in the small village of High Lands and surrounded by beautiful countryside. 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 D

**Call:** J W Wood 01388 604273

**Price Guide:** £145,000+

**Lot No. 105** 79 Howdon Road, North Shields NE29 6ST

**ROOK MATTHEWS SAYER**

**Andrew Craig**



**Description:**

This two bedroom first floor flat located on a popular road into North Shields on Howdon Road, ideal for investment or first time buyers, the property offers spacious accommodation and has good access to local transport links for Newcastle and South Shields, close to all local amenities of North Shields and close by to the Royal Quays Marina.

Benefiting from gas central heating and briefly comprising of:- Entrance lobby and stairs to first floor landing, lounge with feature fireplace and open to kitchen area, two bedrooms and a bathroom/w.c. Externally there is a shared rear yard.  
EPC Band D

**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £35,000+



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**Lot No. 106** Alder Cottage, 3A North Lodge, Chester Le Street DH3 4BA



**Description:**

A rare opportunity to acquire a substantial detached bungalow with gardens, ample parking and double garage situated within one of the region's prime residential locations. The property was individually designed and built to create well planned and well proportioned living space. The entrance lobby leads to an entrance hall and inner hallway which provides access to the bedroom accommodation. A large lounge opens to a separate dining room and conservatory. The kitchen/breakfast room has been refitted and has a useful utility room. All three double bedrooms include fitted wardrobes and the master bedroom has a refitted en-suite shower room/wc. There is also a large refitted family bathroom/wc. Immediately to the front of the property there is a parking area and large double garage, whilst to the rear there is a mature well screened garden. The property includes gas fired central heating via radiators with combination boiler, double glazing and alarm system. It is offered with no onward chain and early viewing is recommended in view of the property's size and location. EPC Band D

**Call:** J W Wood 0191 3887245

**Price Guide:** £199,950+

**Lot No. 107** 13 Fairview Terrace, Greencroft, Stanley DH9 8NR



**Description:**

Available with immediate vacant possession, a two bedroomed stone-built terraced house situated in the popular village of Greencroft. The property is ideally suited to first time buyers, has the benefit of uPVC double glazing, Gas central heating and offers accommodation which briefly comprises; entrance lobby, a large open-plan lounge/dining room with French doors to rear and a modern kitchen with integrated cooking appliances. To the first floor there are two bedrooms and a bathroom/w.c. Externally the property has a forecourt garden to the front of the property and a yard to the rear.

EPC BAND C



**Call:** J W Wood 01207 235221

**Price Guide:** £49,950+

**Lot No. 108** 133 Roworth Road, Middlesbrough TS3 9PL



**Description:**

Ideal for first time buyer or investment. The accommodation briefly comprises, entrance hall, lounge, kitchen, dining room, utility room, landing, two bedrooms and a family bathroom. To the front of the property there is a small lawn and off street parking whilst to the rear we have a large enclosed garden which is mostly laid to lawn.

EPC Band C



**Call:** Michael Poole 01642 254222

**Price Guide:** £54,950+

**Lot No. 109** 6 Church Street, Amble NE65 0DZ



**Description:**

A well presented and conveniently located two bedroom ground floor flat which would suit a variety of purchasers including the first time buyer or a retirement purchaser. The attractive accommodation briefly comprises entrance lobby, lounge, dining kitchen, family bathroom and two double bedrooms. This property has gas central heating and double glazing and is close to all shops, schools and amenities available in the small fishing town of Amble. Your early appointment to view is strongly recommended.

EPC Band D



**Call:** Rook Matthews Sayer 01665 713358

**Price Guide:** £44,950+

**Lot No. 110**

West View, Northside, Birtley DH3 1RD

**Andrew Craig**



**Description:**

UNIQUE, QUIANT AND OOZING WITH CHARM, A STYLISH FAMILY HOME WITH VIEWS OVERLOOKING THE VALLEY  
Boasting spacious living accommodation that would suit a range of buyers. Viewing is essential to avoid disappointment and to appreciate what this property has to offer. This detached bungalow is situated in the sought after area of Northside with easy access to Birtley Town Centre with an array of local shops and supermarkets, it is close to good local schools and transport links to the surrounding area not to mention easy access to the A1 with both Southern and Northern Destinations for commuting around the North East and further afield. The internal floor plan comprises of entrance hallway, open plan lounge/kitchen, three bedrooms and family bathroom. Externally occupying an extensive plot with gardens to three sides with a spacious summer house and detached garage with additional parking  
EPC Band D

**Call:** Andrew Craig 0191 4921234

**Price Guide:** £199,950+

**Lot No. 111**

98 Curzon Place, Gateshead NE8 2ES

**Andrew Craig**



**Description:**

This attractively presented two bedroom duplex apartment is ideal for young professionals, pleasantly positioned on the exclusive Curzon Place development at Gateshead Quayside. Available with No Onward Chain and situated on the second floor, the internal accommodation comprises:- Entrance hallway, Guest w.c. Pleasant lounge/dining area, kitchen and stairs to first floor master bedroom boasting an en-suite shower room. Second bedroom along with the main bathroom. Secure parking facilities are on the ground floor and the block benefits also from having a security entry system and lift access.

EPC Band C



**Call:** Andrew Craig 0191 4875330

**Price Guide:** £99,950+

**Lot No. 112**

11 Fuller Road, Hendon, Sunderland SR2 8QJ

**Andrew Craig**



**Description:**

Being well presented throughout and offering spacious and versatile living accommodation, we offer to the market an end terraced cottage comprising of two reception rooms, two bedrooms, modern fitted kitchen, conservatory and bathroom. To the first floor there is a third bedroom which is floored and boarded and accessed via a fixed staircase. To the rear of the property there is a yard providing off road parking. Call now to view!  
EPC Band D



**Call:** Andrew Craig 0191 5653377

**Price Guide:** £54,950+

**Lot No. 113**

76 Whitethorn Crescent, Cowgate, Newcastle NE5 3BJ

**ROOK MATTHEWS SAYER**



**Description:**

Spacious and extended three bedroom family home, must be seen to appreciate size  
Delightful three bedroom family home which has been extended to the rear offering a 17ft open plan kitchen/dining area. The property benefits from gas central heating, double glazing, loft room and no onward chain. Located within close proximity to all amenities, bus routes, A1 and A69 road links. The accommodation comprises; entrance, lounge, open plan kitchen/dining area, stairs to first floor, three bedrooms, bathroom and loft room. Externally there are gardens to the front and rear.

EPC Band E



**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £64,950+

**Lot No. 114** 10 South Park, Slaley NE47 0AB

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Situated in the popular village of Slaley, which has a thriving community and benefits from a first school, village shop and village hall, public house/restaurant. The market town of Hexham is also a short drive away. This three bedroom, semi-detached family home has gas central heating and double glazing; pleasant front and rear gardens; and accommodation which must be viewed to appreciate its location and size. The property briefly comprises reception hall; sitting room; dining room; Kitchen; WC; utility room; three bedrooms; family bathroom.  
EPC BAND C

**Call:** Rook Matthews Sayer 01434 601 616

**Price Guide:** £155,000+

**Lot No. 115** 57 Deanham Gardens, Fenham NE5 2JD

**ROOK  
MATTHEWS  
SAYER**



**Description:**

This three bedroom family home would suite a variety of purchasers from First Time Buyers to Investors alike. Located in the popular residential estate in Fenham which has a variety of amenities to include shops, public transport links, A1 and A69 trunk roads. Positioned in the catchment area for popular schools updating to the property is required. Benefits include gas central heating, double glazing and no onward chain.

EPC Band tbc



**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £79,950+

**Lot No. 116** 13 Windermere Road, Cleadon Village SR6 7QQ

**Andrew Craig**



**Description:**

A link detached three bedroom family home located within a popular residential area located within the centre of Cleadon Village. Spacious living accommodation with a driveway, garage and pleasant rear garden. Must be viewed to appreciate.

EPC Band tbc



**Call:** Andrew Craig 0191 5190011

**Price Guide:** £199,950+

**Lot No. 117** 2 Dryburn View, Durham DH1 5AP

**WOOD  
ESTATE AGENTS**



**Description:**

A rare opportunity to purchase this spacious three bedroomed mid terraced property benefitting from gas fired central heating and double glazing. Requiring some cosmetic updating, the property has accommodation comprising: entrance lobby, lounge, kitchen and rear porch. The first floor has three bedrooms, bathroom and separate wc. Externally there is a small garden to the front and a yard for parking to the rear.

EPC Band tbc



**Call:** J W Wood 0191 3869921

**Price Guide:** £115,000+

**Lot No. 118** 32 Eastfield Road, Benton, Newcastle NE12 8BD

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Located on Eastfield Road in Benton is this attractive looking Semi-detached bungalow available to buy with vacant possession and no chain. The property comprises a long hall that runs through the centre of the bungalow, with doors off to all rooms that include: a lounge to the front with a walk-in bay window, bedroom one to the rear, bedroom two to the side with a fitted cupboard, fitted kitchen to the rear which includes a walk-in in pantry and door to the side of the property, and modern shower room and a separate W.C. One of the best features of the bungalow is its long rear garden which is currently divided into two sections. The rear garden has a lawn and bordered area, then there is an allotment/vegetable plot area at the far end of the garden. To the front there is a walled garden with gates to the drive and access to the garage. The property has been double glazed throughout and heating is via a modern gas combi boiler. We have been informed that the property has also been re-wired.

EPC Rating: D

**Call:** Rook Matthews Sayer 0191 2667788

**Price Guide:** £169,950+

**Lot No. 119** 292 Silver Lonnen, Fenham, Newcastle NE5 2HJ

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Offered with no onward chain is this semi-detached bungalow situated on Silver Lonnen. The property location allows ease of access to good transport links whether this be by car or public transport. The accommodation itself comprises of a lounge, dining room, kitchen, bathroom and a bedroom. Externally there is a garden with off street parking to the front and an enclosed garden to the rear.

EPC Band - E

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £75,000+

**Lot No. 120** 8 Cotswold Road, Whitley Bay NE29 9QJ

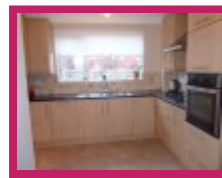
**ROOK  
MATTHEWS  
SAYER**



**Description:**

A perfect opportunity has arisen to purchase this lovely five bedroom extended family home, located in very popular area of Preston Grange, North Shields on Cotswold Road. Benefiting from double glazing, gas central heating and briefly comprising of:- Entrance porch, entrance hallway, lounge to the front with sliding doors to dining room with patio doors leading to rear garden, fitted kitchen with built in appliances, utility room and cloaks w.c. To the first floor there are five bedrooms, bathroom and separate W.C. Externally there are front and rear gardens and there is an integral single garage and drive for off street parking

EPC Band D



**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £199,950+

**Lot No. 121** 118 Prince Edward Road, South Shields NE34 7PJ

**Andrew Craig**



**Description:**

A much improved three bedroom Mid-Terraced family home situated in this popular residential area, much favoured for its access to the coastline, Harton School catchment area and the Nook with its host of shops and cafes. Having spacious accommodation this home would ideally suit the growing family and boasts excellent sized lounge, fitted kitchen/diner with French doors to the rear, three double bedrooms and a contemporary bathroom suite. Externally lie a south facing lawned gardens to the rear with planted border and patio area with space for furniture and driveway to the front. Viewing highly recommended.

EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £79,950+



**Lot No. 122** 42 Russell Street, Waterhouses, Durham DH7 9AR



**Description:**

Available with immediate vacant possession a deceptively spacious 3 bedroom end terrace house with central heating, partial double glazing and retaining many period features. The property has accommodation comprising entrance hallway, lounge, dining room, kitchen, cellar, 3 bedrooms and a bathroom, externally there is a yard to the rear with 2 brick build outhouses, and a good sized garden over the rear lane.



**Call:** J W Wood 0191 3869921

**Price Guide:** £99,950+

**Lot No. 123** 51 Dorset Road, Denton Burn, Newcastle NE15 6ER



**Description:**

Two double bedroom mid link home, Ideal First Time Buy, Panoramic views\*\* This home is ideal for First Time Buyers and Investors alike with a generous sized living room with two sizable picture windows which are South facing and having open views to the front. The property has all local amenities nearby to include shops, public transport links and major road links and schools, Metrocentre, City Centre and Airport are also nearby. The accommodation comprises; entrance hall, lounge, modern kitchen, stairs to first floor, two double bedrooms and a modern bathroom. Externally there is a garden to the front and a larger than average garden to the rear.



EPC Band tbc

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £59,950+

**Lot No. 124** 29 Hencotes, Hexham NE46 2EQ



**Description:**

Hexham is a busy and densely populated market town located in the Tyne Valley approximately 23 miles west of Newcastle upon Tyne. Hexham is situated just off the A69 which is a main route from Newcastle across to Cumbria, therefore Hexham is also well visited by tourists. A mid-terrace three storey property with pitched slate roof, the front is predominantly red brick with the rear being sandstone. To the front on the ground floor there is a retail unit currently let to Tynedale Gallery and to the rear a vacant 2 bedroom maisonette with living room, kitchen, bathroom, large ground floor store room, a small outbuilding/coal store and an outside seating/drying area in the raised garden. The property is in need of modernisation but does have huge potential. Title Documents / Plan - There is no title currently attached to the property but a title has been sent to the Land Registry and we are awaiting them granting it, a copy of the plan will be available. EPC BAND tbc

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £99,950+

**Lot No. 125** 14 The Beeches, Ponteland NE20 9SZ



**Description:**

A fantastic opportunity to purchase this three bedroom semi detached family home priced to reflect the modernisation and refurbishment required yet offering a great opportunity to get onto the housing ladder in Ponteland.  
EPC Rating: to follow



**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £199,950+







## Remote Bidding Application Form

Please select method of bidding:

TELEPHONE

PROXY

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

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

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

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

Date of Auction: ..... Lot Number: .....

Address of Lot: .....

..... Post Code: .....

The Lot is offered for sale under:

Option One

Option Two

Maximum Bid (in words) £: .....

Buyers Information – Full Name/Company Name: .....

Address: .....

..... Post Code: .....

Tel No: Home: ..... Business: ..... Mobile: .....

E-mail address: .....

Solicitors Name & Address: .....

Post Code: ..... Tel No: .....

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

Signature ..... Print Name: ..... Date: .....

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



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



## Terms & Conditions

### About us and Important Auction Information

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

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

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

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

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

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

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

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

6. Payment of Deposit Deposits may be paid by cheque, bankers draft or by prior arrangement into the Client Account of The Agents Property Auction. Unfortunately cash cannot be accepted. Proof of identity and address is required for all successful buyers in order for us to comply with money laundering regulations. Original documents must be provided, photocopies are not accepted. For proof of identity we can accept – current signed passport, current full UK/EU photo card driving licence, resident permit issued by the Home

Office to EU Nationals. Fire Arms Certificate. For proof of address we can accept – A utility bill issued in the last three months (not a mobile phone bill), local authority tax bill, bank or building society statement containing current address. We reserve the right to conduct a soft imprint online identification search on any successful buyer.

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

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

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

Our General Auction Terms of Business

#### 1. Interpretation

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

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

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

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

#### 2. Conditions applicable to the auction types

##### 2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

##### 2.2 Option Two Conditions

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

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

2.2.2 upon a successful bid: (a) a sale memorandum will be exchanged. However, this



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

### 3. General provisions applicable to Sellers and Buyers

#### 3.1 General Auction Conditions

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

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

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

#### 3.2 Charges and payment

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

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

#### 3.3 Proof of Identity and Proceeds of Crime Act

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

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

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

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

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

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

#### 3.4 Miscellaneous

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

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

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

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

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

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

#### 3.5 Notices

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

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

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

#### 3.6 Governing law and jurisdiction

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

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

### Common Auction Conditions

#### Introduction

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

#### Glossary

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

#### Auction Conduct Conditions

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

#### Sale Conditions

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

#### Important Notice

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

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

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

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

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

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

The conditions assume that the buyer has acted like a prudent buyer. If you choose to buy a lot without taking these normal precautions you do so at your own risk.

These common auction conditions (third edition) are reproduced with the consent of the



Royal Institute of Chartered Surveyors (RICS).

#### Glossary

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

Wherever it makes sense:

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

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

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

**Agreed completion date**

Subject to condition G9.3:

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

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

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

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

**Auction** The auction advertised in the catalogue.

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

**Auctioneers** The auctioneers at the auction.

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

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

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

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

**Condition** One of the auction conduct conditions or sales conditions.

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

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

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

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

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

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

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

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

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

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

**Practitioner** An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, any similar official).

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

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

**Sale conditions** The general conditions as varied by any special conditions or addendum. **Sale memorandum** The form so headed (whether or not set out in the catalogue) in which the terms of the contract for the sale of the lot are recorded.

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

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

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

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

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

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

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

**VAT option** An option to tax.

**We (and us and our)** The auctioneers.

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

#### Auction Conduct Conditions

##### A1 Introduction

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

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

##### A2 Our role

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

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

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

**A2.3** We may cancel the auction, or alter the order in which lots are offered for sale. We may also combine or divide lots. A lot may be sold or withdrawn from sale prior to the auction.

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

##### A3 Bidding and reserve prices

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

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

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

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

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

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

##### A4 The particulars and other information

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

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

**A4.3** The particulars and the sale conditions may change prior to the auction and it is your



responsibility to check that you have the correct versions.

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

A5 The contract

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

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

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

A5.4 If you do not we may either:

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

(b) sign the sale memorandum on your behalf.

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

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

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

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

(a) you are personally liable to buy the lot even if you are acting as an agent; and  
(b) you must indemnify the seller in respect of any loss the seller incurs as a result of the buyer's default.

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

A6 Extra Auction Conduct Conditions

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

General conditions of sale

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

The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

G1 The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

G2 Deposit

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

- (a) any minimum deposit stated in the auction conduct conditions (or the total price, if this is less than that minimum); and
- (b) 10% of the price (exclusive of any VAT on the price).

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

- (a) any minimum deposit stated in the auction conduct conditions (or the total price, if this is less than that minimum); and
- (b) 10% of the price (exclusive of any VAT on the price).

G2.2 The deposit

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

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

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

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

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

G3 Between contract and completion

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

- (a) produce to the buyer on request all relevant insurance details;
- (b) pay the premiums when due;
- (c) if the buyer so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;
- (d) at the request of the buyer use reasonable endeavours to have the buyer's interest noted on the policy if it does not cover a contracting purchaser;
- (e) unless otherwise agreed, cancel the insurance at completion, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the buyer; and
- (f) (subject to the rights of any tenant or other third party) hold on trust for the buyer any insurance payments that the seller receives in respect of loss or damage arising after the contract date or assign to the buyer the benefit of any claim; and the buyer must on completion reimburse to the seller the cost of that insurance (to the extent not already paid by the buyer or a tenant or other third party) for the period from and including the contract date to completion.

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

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

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

Title and identity

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

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

- (a) The buyer may raise no requisition on or objection to any of the documents that is made available before the auction.
- (b) If the lot is registered land the seller is to give to the buyer within five business days of the contract date an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the lot is being sold.
- (c) If the lot is not registered land the seller is to give to the buyer within five business days an abstract or epitome of title starting from the root of title mentioned in the special conditions (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the buyer the original or an examined copy of every relevant document.
- (d) If title is in the course of registration, title is to consist of certified copies of:
  - (i) the application for registration of title made to the land registry;
  - (ii) the documents accompanying that application;
  - (iii) evidence that all applicable stamp duty land tax relating to that application has been





paid; and

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

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

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

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

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

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

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

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

#### G5 Transfer

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

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

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

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

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

#### G6 Completion

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

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

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

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

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

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

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

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

#### G7 Notice to complete

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

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

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

(a) terminate the contract;

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

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

(d) resell the lot; and

(e) claim damages from the buyer.

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

(a) terminate the contract; and

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

G8 If the contract is brought to an end

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

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

(b) the seller must return the deposit and any interest on it to the buyer (and the buyer

may claim it from the stakeholder, if applicable) unless the seller is entitled to forfeit the deposit under condition G7.3.

#### G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

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

G9.5 The buyer must:

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

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

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

#### G10 Interest and apportionments

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

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

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

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

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

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

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

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

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

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

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

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

#### G11 Arrears

##### Part 1 Current rent

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

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

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

##### Part 2 Buyer to pay for arrears

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

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

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

##### Part 3 Buyer not to pay for arrears

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

(a) so state; or

(b) give no details of any arrears.

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

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

(b) pay them to the seller within five business days of receipt in cleared funds (plus



interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment);

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

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

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

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

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

#### G12 Management

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

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

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

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

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

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

#### G13 Rent deposits

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

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

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

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

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

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

#### G14 VAT

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

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

#### G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

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

(a) of the buyer's VAT registration;

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

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

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

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

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

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

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

#### G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

#### G17 Maintenance agreements

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

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

#### G18 Landlord and Tenant Act 1987

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

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

#### G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

(a) in its condition at completion;

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

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

G19.5 Where relevant:

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

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

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

#### G20 TUPE

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

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

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

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

(c) in respect of the Transferring Employees.

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

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



#### G21 Environmental

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

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

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

#### G22 Service Charge

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

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

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

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

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

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

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

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

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

#### G23 Rent reviews

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

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

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

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

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

G23.6 When the rent review has been agreed or determined the buyer must account to the seller for any increased rent and interest recovered from the tenant that relates to the seller's period of ownership within five business days of receipt of cleared funds.

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

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

#### G24 Tenancy renewals

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

G24.2 Where practicable, without exposing the seller to liability or penalty, the seller must not without the written consent of the buyer (which the buyer must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

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

G24.4 Following completion the buyer must:

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

#### G25 Warranties

G25.1 Available warranties are listed in the special conditions.

G25.2 Where a warranty is assignable the seller must:

- on completion assign it to the buyer and give notice of assignment to the person who gave the warranty; and
- apply for (and the seller and the buyer must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by completion the warranty must be assigned within five business days after the consent has been obtained.

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

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

#### G26 No assignment

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

#### G27 Registration at the Land Registry

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

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

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

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

#### G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

#### G29 Contracts (Rights of Third Parties) Act 1999

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

#### G30 Extra General Conditions



# Agents Property AUCTION

TOGETHER WE GET RESULTS

## Upcoming Auctions

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Monday 27th June 2016

Thursday 28th July 2016

Wednesday 31st August 2016

Monday 3rd October 2016

Thursday 3rd November 2016

Monday 12th December 2016

Andrew Craig

WOOD  
ESTATE AGENTS

kimmitt & roberts

Michael Poole

ROOK  
MATTHEWS  
SAYER



**Richard Francis**  
Auctioneer MNAVA



see website for auction terms & conditions

Agents Property Auction,  
14a Front Street, Prudhoe, Northumberland, NE42 5HN.

Tel: 01661 831 360

Website: [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

Email: [info@agentspropertyauction.com](mailto:info@agentspropertyauction.com)