



Agents Property  
AUCTION

Remote Bidding



# Agents Property AUCTION

TOGETHER WE GET RESULTS



# Auction Catalogue

This Auction

## Thursday 27th August 2015

at Marriott Hotel, Gosforth Park, Newcastle, NE3 5HN  
6.30pm registration for 7.00pm start



Andrew Craig

JW  
**WOOD**  
ESTATE AGENTS

kimmitt & roberts

Michael Poole

ROOK  
MATTHEWS  
SAYER



**Richard Francis**  
Auctioneer MNAVA

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## 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 identification in the form of photographic ID (ie driving licence or passport) a copy of a utility bill and Solicitors details are required at the time of paying the deposit.

#### 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

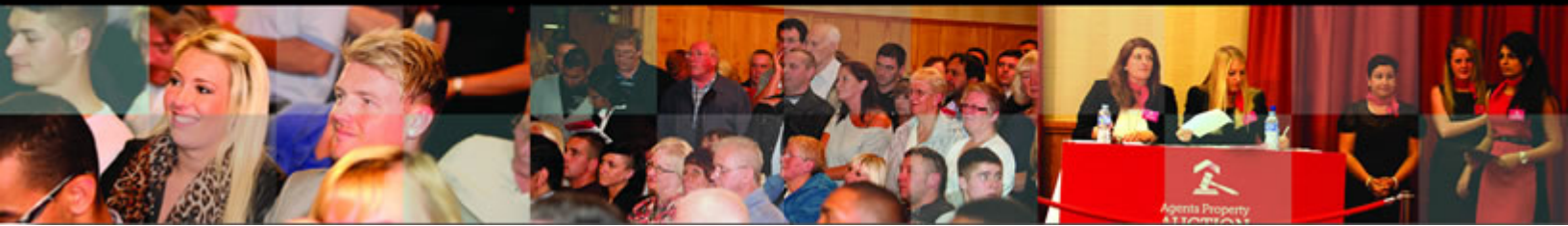
Newcastle Marriott Hotel  
Gosforth Park,  
Newcastle Upon Tyne  
NE3 5HN

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	414 Plessey Road, Blyth, Northumberland	NE24 4NE	Rook Matthews Sayer
Lot 2	50 Main Street, Spittal, Berwick	TD15 1QY	Rook Matthews Sayer
Lot 3	Building Plot Haugh Lane Hexham	NE46 3PR	Rook Matthews Sayer
Lot 4	82 Gladstone Street, Blyth	NE24 1HU	Andrew Craig/Rook Matthews Sayer
Lot 5	4 Coquet Street, Chopwell	NE17 7DA	Andrew Craig/Rook Matthews Sayer
Lot 6	70/72 Borrowdale Avenue, Walkerdene	NE6 4HL	Rook Matthews Sayer
Lot 7	28 Bouch Street, Shildon, Co Durham	DL4 2JW	JW Wood Estate Agents/Andrew Craig
Lot 8	293 Benson Road, Walker, Newcastle	NE6 2SE	Andrew Craig/Rook Matthews Sayer
Lot 9	13 Kearsley Close, Seaton Delaval	NE25 0BL	Rook Matthews Sayer
Lot 10	14 Weardale Crescent Tow Law	DL13 4EL	JW Wood Estate Agents/Andrew Craig
Lot 11	13 Mostyn Terrace, Cockfield, Bishop Auckland	DL13 5DY	JW Wood Estate Agents/Andrew Craig
Lot 12	69 Albert Street, Grange Villa, Chester Le Street	DH2 3LS	JW Wood Estate Agents
Lot 13	7 James Street, Southwick, Sunderland	SR5 2DJ	Andrew Craig/Kimmitt & Roberts
Lot 14	309 Benson Road, Walker, Newcastle	NE6 2SE	Andrew Craig/Rook Matthews Sayer
Lot 15	5 Main Street, Seghill, Northumberland	NE23 7SD	Rook Matthews Sayer
Lot 16	43 Reed Street, South Shields	NE33 5PT	Andrew Craig
Lot 17	13 Office Row, Eldon, Bishop Auckland	DL14 8XA	JW Wood Estate Agents/Andrew Craig
Lot 18	40 Glendale Avenue, Stakeford, Northumberland	NE62 5AN	Rook Matthews Sayer
Lot 19	Flat 10 Hawthorn Close, Newcastle	NE15 6AG	Rook Matthews Sayer
Lot 20	51 Commercial Street, Cornsay Colliery, Durham	DH7 9BW	JW Wood Estate Agents/Andrew Craig
Lot 21	51 Brandon Village, Brandon Village, Durham	DH7 8SU	JW Wood Estate Agents
Lot 22	6 Walter Terrace, Easington Lane, Houghton Le Spring	DH5 0JJ	Kimmitt & Roberts
Lot 23	51 Midway, Walker, Newcastle	NE6 3PA	Andrew Craig/Rook Matthews Sayer
Lot 24	46 Pringle Place, New Brancepeth, Durham	DH7 7JD	JW Wood Estate Agents/Andrew Craig
Lot 25	296 Thornaby Road, Stockton	TS18 8PJ	Michael Poole
Lot 26	3 Craven Cottages, Wingate, Co Durham	TS28 5EQ	Kimmitt & Roberts
Lot 27	46-60 Park View, Whitley Bay	NE26 2TH	Rook Matthews Sayer
Lot 28	East Ord Stores, East Ord, Berwick	TD15 2NS	Rook Matthews Sayer
Lot 29	83 Collingwood Street, Hebburn	NE31 2XW	Andrew Craig
Lot 30	47 Bondicar Terrace, Blyth, Northumberland	NE24 2JW	Rook Matthews Sayer
Lot 31	2 Hawthorn Close, Benwell, Newcastle	NE15 6AG	Rook Matthews Sayer
Lot 32	3 Cheviot Road, South Shields	NE34 7LQ	Andrew Craig
Lot 33	10 Olive Street, South Shields	NE33 4RH	Andrew Craig
Lot 34	1 Haugh Lane, Hexham, Northumberland	NE46 3PR	Rook Matthews Sayer
Lot 35	21 Howarth Terrace, Haswell, Co Durham	DH6 2BN	Andrew Craig/Kimmitt & Roberts
Lot 36	Harlands, 24 Woods Terrace, Seaham	SR7 9AG	Rook Matthews Sayer/Kimmitt & Roberts
Lot 37	39 Millbank Road, Hartlepool	TS24 8NE	Andrew Craig/Kimmitt & Roberts
Lot 38	24 Tower Street, Hendon, Sunderland	SR2 8NF	Andrew Craig
Lot 39	27 Close Street, Bishop Auckland	DL14 8RR	JW Wood Estate Agents/Andrew Craig
Lot 40	16 Riversdale House, Stakeford, Northumberland	NE62 5LG	Rook Matthews Sayer
Lot 41	11 Oswald Street, Craghead, Stanley	DH9 6ED	JW Wood Estate Agents/Andrew Craig
Lot 42	24 Cook Crescent, Murton	SR7 9QQ	Andrew Craig/Kimmitt & Roberts
Lot 43	116 Londonderry Road, Stockton	TS19 0ET	Andrew Craig/Michael Poole
Lot 44	23 Primitive Street, Shildon, Co Durham	DL4 1EQ	JW Wood Estate Agents/Andrew Craig
Lot 45	167 Burbank Street, Hartlepool	TS24 7JW	Andrew Craig/Kimmitt & Roberts
Lot 46	46 Jackson Street, Brotton, Redcar	TS12 2TE	Andrew Craig/Michael Poole
Lot 47	Remond House, Fern Court Brackenhill Business Park	SR8 2RR	Rook Matthews Sayer



## Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	79 Shinwell Crescent, Thornley, Durham	DH6 3DE	JW Wood Estate Agents/Andrew Craig
Lot 49	8 Canterbury House, Baxter Road, Sunderland	SR5 4LN	Andrew Craig
Lot 50	67 Jutland Road, Hartlepool	TS25 1LP	Rook Matthews Sayer
Lot 51	70 High Street, Willington	DL15 0PF	Rook Matthews Sayer
<b>OPTION 2</b>			
Lot 52	113 Newsham Road, Blyth	NE24 5TL	Rook Matthews Sayer
Lot 53	2 Valley Close, Stanley	DH9 6HQ	JW Wood Estate Agents
Lot 54	8 Mainsforth Terrace West, Hendon, Sunderland	SR2 8JX	Andrew Craig
Lot 55	28 Edgefield Avenue, Fawdon, Newcastle	NE3 3AB	Rook Matthews Sayer
Lot 56	15 North View, Blackhill, Consett	DH8 0JJ	JW Wood Estate Agents/Andrew Craig
Lot 57	2 Gilpin Street, Houghton Le Spring	DH4 5DR	Andrew Craig/Kimmitt & Roberts
Lot 58	11 Cairn Park, Longframlington, Northumberland	NE65 8JS	Rook Matthews Sayer
Lot 59	15 Outram Street, Houghton le Spring	DH5 8AZ	Kimmitt & Roberts
Lot 60	140 Hexham Avenue, Hebburn	NE31 2DL	Andrew Craig
Lot 61	26 Linden Avenue, Fenham, Newcastle	NE4 9QN	Rook Matthews Sayer
Lot 62	11 Langdale Billingham	TS23 1AN	Michael Poole
Lot 63	6 Robert Adam Court, Alnwick	NE66 1PH	Rook Matthews Sayer
Lot 64	11 Portia Street, Ashington	NE63 9DL	Rook Matthews Sayer
Lot 65	53 Chestnut Avenue, Cowgate, Newcastle	NE5 3AY	Andrew Craig/Rook Matthews Sayer
Lot 66	21 Warden Grove, Houghton Le Spring	DH5 8HL	Kimmitt & Roberts
Lot 67	116 Reading Road, South Shields	NE33 4SE	Andrew Craig
Lot 68	368 Saltwell Road, Gateshead	NE8 4TQ	Andrew Craig
Lot 69	67 Harwood Drive, Killingworth, Newcastle	NE12 6FQ	Rook Matthews Sayer
Lot 70	48 Morris Street, Birtley	DH3 1DX	Andrew Craig/Kimmitt & Roberts
Lot 71	28 Ingleby Way, Blyth, Northumberland	NE24 3PD	Rook Matthews Sayer
Lot 72	4 Hedley Road, Wylam	NE41 8EF	Rook Matthews Sayer/Yellow Estate Agency
Lot 73	3 William Street, Chopwell, Newcastle Upon Tyne	NE17 7JH	Andrew Craig/Rook Matthews Sayer
Lot 74	64 Devonshire Street, Monkwearmouth, Sunderland	SR5 1DP	Andrew Craig/Kimmitt & Roberts
Lot 75	7 Grants Crescent, Seaham	SR7 7TR	Kimmitt & Roberts
Lot 76	5 Holyoake Terrace, South Moor, Stanley	DH9 7AU	JW Wood Estate Agents
Lot 77	17 Blakett Street, Bishop Auckland	DL14 7TD	JW Wood Estate Agents/Andrew Craig
Lot 78	44 Hill Crescent, Murton, Seaham	SR7 9EW	Andrew Craig/Kimmitt & Roberts
Lot 79	11 Washington Street, Millfield, Sunderland	SR4 6JJ	Andrew Craig/Kimmitt & Roberts
Lot 80	25 Meadow Avenue, Blackhall, Co Durham	TS27 4JE	Kimmitt & Roberts
Lot 81	1 Caroline Street, Hetton Le Hole	DH5 9BB	Kimmitt & Roberts
Lot 82	5 Gladewell Court, Choppington, Ashington	NE62 5YY	Rook Matthews Sayer
Lot 83	17 Morgy Hill West, Crawcrook, Tyne and Wear	NE40 4UG	Rook Matthews Sayer
Lot 84	7 Greenock Close, New Marske	TS11 8BY	Michael Poole
Lot 85	95 Delaval Crescent, Blyth, Northumberland	NE24 4BD	Andrew Craig/Rook Matthews Sayer
Lot 86	Cahill, Foxton, Northumberland	NE66 3BB	Rook Matthews Sayer
Lot 87	4 James Street North, Murton, Seaham	SR7 9AR	Andrew Craig/Kimmitt & Roberts
Lot 88	4 Lancaster Road, Moorside, Consett, Durham	DH8 8DR	JW Wood Estate Agents/Andrew Craig
Lot 89	2 Roseden, Great Park, Newcastle	NE13 9BD	Rook Matthews Sayer
Lot 90	4 Alexandra Terrace, Evenwood, Co Durham	DL14 9QN	JW Wood Estate Agents/Andrew Craig
Lot 91	26 Hawthorn Square, Seaham	SR7 7DD	Kimmitt & Roberts
Lot 92	2 Field Street, South Gosforth	NE3 1RY	Rook Matthews Sayer
Lot 93	7 Glebe Avenue, Forest Hall	NE12 9NS	Rook Matthews Sayer



## Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	17 Rothbury Close, Ingleby Barwick	TS17 0YR	Michael Poole
Lot 95	18 Rosalind Street, Ashington	NE63 9BJ	Rook Matthews Sayer
Lot 96	7 Kinsdale Close, Stanley	DH9 8FB	JW Wood Estate Agents
Lot 97	41 Swarland Avenue, Amble, Northumberland	NE61 5AW	Rook Matthews Sayer
Lot 98	Flat 5, 120 St Georges Terrace, Jesmond, Newcastle	NE2 2DP	Andrew Craig/Rook Matthews Sayer
Lot 99	24 Willow Court, Ryton, Tyne and Wear	NE40 3PE	Rook Matthews Sayer
Lot 100	467 Normanby Road, Normanby	TS6 0EA	Michael Poole
Lot 101	9 Parkway Grove, Middlesbrough	TS3 8PL	Michael Poole
Lot 102	10 Campion Way, Ashington	NE63 8JG	Rook Matthews Sayer
Lot 103	13 Doxford Terrace, Hetton Le Hole	DH5 9PY	Kimmitt & Roberts
Lot 104	70 Jubilee Road, Shildon, Co Durham	DL4 2EF	JW Wood Estate Agents
Lot 105	14 Coverley, Great Lumley, Chester Le Street	DH3 4LS	JW Wood Estate Agents
Lot 106	22 Percy Avenue, Cullercoats, North Shields	NE30 4PE	Rook Matthews Sayer
Lot 107	4 Castle Close, Prudhoe, Northumberland	NE42 6NF	Rook Matthews Sayer/Yellow Estate Agency
Lot 108	16 Barehirst Street, South Shields	NE33 5LY	Andrew Craig/Kimmitt & Roberts
Lot 109	92 Ash Hill, Coulby Newham	TS8 0SY	Michael Poole
Lot 110	7 The Chase, West Moor, Newcastle	NE12 7EW	Rook Matthews Sayer
Lot 111	13 Finchdale Terrace, Chester Le Street	DH3 3DL	JW Wood Estate Agents
Lot 112	53 Woodbine Street, Gateshead	NE8 1ST	Andrew Craig
Lot 113	18 Jubilee Terrace, Bedlington	NE22 5UW	Rook Matthews Sayer
Lot 114	20 Ivy Terrace, Stanley	DH9 6BP	JW Wood Estate Agents
Lot 115	10 Westbourne Grove, Hexham, Northumberland	NE46 3DU	Rook Matthews Sayer
Lot 116	62 Pembroke Avenue, Sunderland	SR3 2DJ	Andrew Craig
Lot 117	3a William Street, Chopwell, Newcastle	NE17 7JH	Andrew Craig/Rook Matthews Sayer
Lot 118	4 Overdale Close, Redcar	TS10 4SF	Michael Poole
Lot 119	28 Tindale Crescent, Bishop Auckland	DL14 9SX	JW Wood Estate Agents/Andrew Craig
Lot 120	334 Whitehall Road, Gateshead	NE8 4PX	Andrew Craig
Lot 121	7 South Magdalene, Consett, Co Durham	DH8 6RH	JW Wood Estate Agents
Lot 122	23 Brandon Gardens, Gateshead	NE9 7BD	Andrew Craig
Lot 123	7 Park View Court, Westmoor Newcastle	NE12 7DP	Andrew Craig/Rook Matthews Sayer
Lot 124	4 Glebe Terrace, Scotland Gate, Choppington	NE62 5TA	Rook Matthews Sayer
Lot 125	22 Dowson Road, Hartlepool	TS24 9ND	Andrew Craig/Kimmitt & Roberts
Lot 126	69 Chestnut Avenue, Cowgate, Newcastle	NE5 3AY	Andrew Craig/Rook Matthews Sayer
Lot 127	18 Elm Park Terrace, Shotley Bridge	DH8 0NA	JW Wood Estate Agents
Lot 128	16 Viewforth Terrace, Sunderland	SR5 1PZ	Andrew Craig
Lot 129	108 Richmond Road, South Shields	NE34 0QQ	Andrew Craig
Lot 130	35 Leicester Way, Eaglescliffe	TS16 0LP	Michael Poole
Lot 131	Ivy House, Front Street, Burnopfield	NE16 6PT	Rook Matthews Sayer
Lot 132	12 The Paddock, Witton Le Wear, Bishop Auckland	DL14 0GA	JW Wood Estate Agents
Lot 133	45 Middlewood Avenue, St Helen Auckland, Bishop Auckland	DL14 9DJ	JW Wood Estate Agents
Lot 134	10 Lake View Station Town, Peterlee	TS28 5DQ	Andrew Craig/Kimmitt & Roberts
Lot 135	4 Eastbourne Avenue, Gateshead	NE8 4NH	Andrew Craig
Lot 136	12 Palmer Street, South Hetton, Houghton Le Spring	DH6 2SU	Kimmitt & Roberts



Agents Property  
**AUCTION**

## 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

414 Plessey Road, Blyth, Northumberland NE24 4NE

**ROOK  
MATTHEWS  
SAYER**



#### Description:

TWO BEDROOM END TERRACE - POPULAR LOCATION - CLOSE TO SCHOOLS AND ROAD/TRANSPORT LINKS on Plessey Road in Blyth. Briefly comprising: Entrance, lounge, breakfasting kitchen and ground floor bathroom. To the first floor two bedrooms. The property is double glazed and to the rear a small yard. An ideal starter/investment opportunity. Viewings recommended.



EPC Band E

**Call:** Rook Matthews Sayer 01670 352900

**Price Guide:** £37,950+

### Lot No. 2

50 Main Street, Spittal, Berwick TD15 1QY

**ROOK  
MATTHEWS  
SAYER**



#### Description:

Great development potential for conversion/division, vacant possession, good location.

A large property over two storeys with rear access and yards.

Spittal has school and local amenities whilst Berwick caters for all other requirements. The main A1 road allows good access north and south and Spittal promenade is very popular with tourists and locals alike.



EPC band to follow

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £50,000+

### Lot No. 3

Building Plot Haugh Lane Hexham NE46 3PR

**ROOK  
MATTHEWS  
SAYER**



#### Description:

The unit is situated on Haugh Lane directly opposite Fawdingtons Suzuki within the heart of Hexham and benefits from a good passing trade. Hexham is a densely populated bustling market town in the west of Northumberland. Hexham has a diverse range of businesses including those regulated to agriculture as well retail, manufacturing and professional. Hexham is located just off A69 Newcastle to Carlisle and therefore is centrally positioned from Newcastle in the east and Cumbria in the West. Description A derelict stone/brick building on a tall plot that would be ideal for residential/commercial development subject to planning.



EPC Band N-A

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £38,000+

**Lot No. 4**

82 Gladstone Street, Blyth NE24 1HU

**Andrew Craig**


**Description:**

A two bedroom house situated on Gladstone Street, Blyth. The property is offered for sale with vacant possession and the accommodation briefly comprises of living room, inner lobby, kitchen, first floor are two bedrooms, bathroom/wc and there is a yard to the rear.  
EPC : D


**Call:** AC 0191 4921234 RMS 01670 352900

**Price Guide:** £25,000+

**Lot No. 5**

4 Coquet Street, Chopwell NE17 7DA

**Andrew Craig**


**Description:**

An investment opportunity to purchase a 2 bedroom mid terrace house fronted onto a pedestrian walkway. The property does require some refurbishment and is offered for sale with vacant possession. Property briefly comprises living room, kitchen, bathroom, to the first floor 3 bedrooms and yard to the rear. Offering a good rental yield as once refurbished a 2 bedroom (this is a 3 bedroom) is currently advertised for rent on Coquet Street at £395pcm £4,7490 per annum).



EPC Band F

**Call:** AC 0191 4921234 RMS 0191 4131313

**Price Guide:** £20,000+

**Lot No. 6**

70/72 Borrowdale Avenue, Walkerdene NE6 4HL



**Description:**

THIS PAIR OF FLATS SITUATED ON BORROWDALE AVENUE, WALKERDENE WITHIN CLOSE PROXIMITY OF AMENITIES INCLUDING SCHOOLS, SHOPS AND TRANSPORT LINKS. The accommodation comprises: (70 Borrowdale Ave Ground floor) Entrance hall, lounge, kitchen, 2 bedrooms and a bathroom/wc. Externally there are gardens to the front and rear. (72 Borrowdale Ave First floor) Entrance hall, lounge, kitchen, 2 bedrooms and a bathroom/wc. Externally there is a driveway to the front and a rear garden. Both properties have double glazing.  
NOTE: There is a sitting tenant residing in number 70, currently paying £300pcm.

EPC : band E

**Call:** Rook Matthews Sayer 0191 2761283

**Price Guide:** £94,950+

**Lot No. 7**

28 Bouch Street, Shildon, Co Durham DL4 2JW

**Andrew Craig**


**Description:**

Appealing to investors is this two bedroom, two reception room mid terrace house being offered for sale with vacant possession and requiring some refurbishment. The property benefits include double glazed windows, gas central heating and briefly comprises entrance lobby, entrance hall, dining room, living room and a kitchen to the ground floor. There are two bedrooms and a bathroom to the first floor with a yard to the rear.



EPC Band G

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

**Price Guide:** £25,000+

**Lot No. 8**

293 Benson Road, Walker, Newcastle NE6 2SE

**Andrew Craig**

**ROOK  
MATTHEWS  
SAYER**



**Description:**

A two bedroom ground floor flat situated on Benson Road, Newcastle offered for sale with vacant possession. The accommodation comprises entrance hall, two bedrooms, living room, bathroom, kitchen. EPC : D

**Call:** AC 0191 2859024 RMS 0191 2744661

**Price Guide:** £25,000 - £30,000

**Lot No. 9**

13 Kearsley Close, Seaton Delaval NE25 0BL

**ROOK  
MATTHEWS  
SAYER**



**Description:**

A much improved a one bedroom first floor flat offered for sale with vacant possession We are verbally informed that the property has previously been let at approx £336pcm (£4032 per annum)The property benefits include double glazed windows, refitted kitchen to include oven, hob and fridge, refitted shower room, electric heating and a single garage situated in a nearby block. Property briefly comprises of external communal staircase to first floor, shower room, open plan to living room - kitchen and a bedroom.

EPC Band D



**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £25,000+

**Lot No. 10**

14 Weardale Crescent Tow Law DL13 4EL

**Andrew Craig**

**WOOD  
ESTATE AGENTS**



**Description:**

A two bedroom semi detached house situated on Weardale Crescent, Tow Law. The accommodation comprises entrance hall, living room, kitchen, rear lobby, wc, first floor are two bedrooms and a bathroom/wc. There are gardens to the front and rear. EPC : D



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

**Price Guide:** £20,000- £25,000

**Lot No. 11**

13 Mostyn Terrace, Cockfield, Bishop Auckland DL13 5DY

**Andrew Craig**

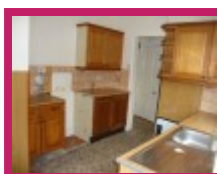
**WOOD  
ESTATE AGENTS**



**Description:**

A two bedroom mid terrace house situated on Mostyn Terrace, Cockfield, Bishop Auckland. The accommodation comprises entrance hall, living room, kitchen, bathroom, first floor are two bedrooms.

EPC : G



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

**Price Guide:** £29,950+



**Lot No. 12**

69 Albert Street, Grange Villa, Chester Le Street DH2 3LS


**Description:**

Available with immediate vacant possession a terraced house which has the benefit of gas central heating and double glazing. The property offers an ideal opportunity for investment purchasers or first time buyers. The accommodation briefly comprises, on the ground floor: Lobby, Lounge and kitchen. To the first floor there are two bedrooms and a bathroom w.c. Externally there is an enclosed yard to the rear.



EPC band E

**Call:** J W Wood 0191 3887245

**Price Guide:** £32,950+

**Lot No. 13**

7 James Street, Southwick, Sunderland SR5 2DJ

**Andrew Craig**


**Description:**

Viewing recommended on this two bedroom mid terraced cottage which would make an ideal investment opportunity. The property is located with good local amenities available together with primary and secondary Schools close by.



EPC Band D

**Call:** AC 0191 5160239 K & R 0191 5813213

**Price Guide:** £45,000+

**Lot No. 14**

309 Benson Road, Walker, Newcastle NE6 2SE

**Andrew Craig**


**Description:**

A two bedroom ground floor flat situated on Benson Road, Newcastle offered for sale with vacant possession. The accommodation comprises entrance hall, two bedrooms, living room, bathroom, kitchen.



EPC : D

**Call:** AC 0191 2859024 RMS 0191 2744661

**Price Guide:** £30,000 - £35,000

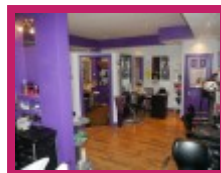
**Lot No. 15**

5 Main Street, Seghill, Northumberland NE23 7SD



**Description:**

The property is an end terrace two storey house/commercial unit with loft space and garage with a total floor area circa 190.66 sq. m. The ground floor consists of a vacant retail unit which was previously used as a hair salon, it would be suitable for a variety of uses subject to planning. A connecting door from the retail unit leads to a residential kitchen, living room, office and garage. The first floor consists of 3 bedrooms and bathroom with two further rooms located in the attic. The property is very well presented and benefits from separate entrances and utilities for the house and retail unit, double glazing throughout, gas central heating and electric roller shutters.



EPC BAND C

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** Was £159,950 Now £110,000+

**Lot No. 16**

43 Reed Street, South Shields NE33 5PT

**Andrew Craig**



**Description:**

Great opportunity to purchase this refurbished 1 bedroom end terrace house located in a residential within close proximity to local amenities and road links. The property benefits include double glazed windows, gas central heating, refitted kitchen and re-decoration. Property briefly comprise entrance hall, living room, kitchen, to the first floor one bedroom with en-suite shower room. Externally there is space for the wheelie bin.

Likely rental income would be in the region of £325 - £350 pcm (£3,900 - £4,200 per annum).



EPC Band G

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £30,000+

**Lot No. 17**

13 Office Row, Eldon, Bishop Auckland DL14 8XA

**Andrew Craig**

**WOOD**  
ESTATE AGENTS



**Description:**

An investment opportunity to purchase this mid terrace property which does require modernisation and refurbishment however does presently boast double glazed windows and central heating. Another notable feature is the lawned garden to the front of the property. The property briefly comprises entrance hall, breakfasting kitchen, living room, rear lobby and a utility room. To the first floor there are 3 bedrooms and a bathroom/wc. Externally there is a yard to the rear and a lawned garden to the front.



EPC : D

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

**Price Guide:** £25,000+

**Lot No. 18**

40 Glendale Avenue, Stakeford, Northumberland NE62 5AN

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



**Description:**

**\*\*CHAIN FREE - ONE BEDROOMED - FIRST FLOOR FLAT - FOR SALE BY AUCTION\*\*** Chain free one bedroomed first floor flat for sale by auction on the sought after Glendale Road Wansbeck Estate, Stakeford. In need of refurbishment this is an ideal investment opportunity. The property is close to local shops and amenities and has good road links for those commuting to other towns and areas. Comprising of entrance hall, lounge, kitchen and bedroom. Externally there are communal gardens.

EPC Rating D

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £19,950+

**Lot No. 19**

Flat 10 Hawthorn Close, Newcastle NE15 6AG

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



**Description:**

We welcome to the market for sale this two bedroom top floor apartment ideal for a First Time Buy or Investment. The accommodation briefly comprises: entrance hallway, lounge, kitchen, bathroom w/c and two bedrooms. Externally there are communal gardens and allocated parking. Conveniently located close local shops and amenities including schools and public transport links. Benefits include gas central heating, double glazing and no onward chain.



EPC BAND B

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £49,950+

**Lot No. 20**

51 Commercial Street, Cornsay Colliery, Durham DH7 9BW

**Andrew Craig**

**WOOD**  
ESTATE AGENTS



**Description:**

A two bedroom mid terrace house situated on Commercial Street, Cornsay Cottage. The accommodation comprises entrance lobby, living room, dining room, kitchen, bathroom, first floor are two bedrooms the second with suite facilities and stairs to the attic space.



EPC : D

**Call:** JWW 0191 3869921 AC 0191 4921234

**Price Guide:** £59,950+

**Lot No. 21**

51 Brandon Village, Brandon Village, Durham DH7 8SU

**WOOD**  
ESTATE AGENTS



**Description:**

We are pleased to offer for sale this attractive 3 bedroomed mid terraced property requiring modernisation and updating. The property has an attractive floor plan comprising: entrance lobby, hallway, lounge, kitchen/breakfast room, rear lobby and bathroom. To the first floor there are 3 bedrooms. Externally there are gardens to the front and rear.



EPC Band E

**Call:** J W Wood 0191 3869921

**Price Guide:** £75,000+

**Lot No. 22**

6 Walter Terrace, Easington Lane, Houghton Le Spring DH5 0JJ

**kimmitt & roberts**



**Description:**

A two bedroom house situated on Walter Terrace, Hetton le Hole. The property is offered for sale with vacant possession and the accommodation briefly comprises of lounge, dining room, kitchen, bathroom, first floor are two bedrooms and there is a patio garden to the front with detached garage and a yard to the rear.



EPC Band E

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £30,000+

**Lot No. 23**

51 Midway, Walker, Newcastle NE6 3PA

**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. Briefly comprises of entrance porch, living room, kitchen. To the first floor there are three bedrooms and a shower room. Externally there are gardens to rear and a drive to the front. EPC band D

**Call:** Rook Matthews Sayer 0191 2761283

**Price Guide:** £49,950+

**Lot No. 24**

46 Pringle Place, New Brancepeth, Durham DH7 7JD

**Andrew Craig**


**Description:**

A three bedroom semi detached house situated on Pringle Place, New Brancepeth. The accommodation comprises entrance hall, living room, conservatory, kitchen, first floor are three bedrooms and a bathroom/wc. Externally there is a paved area to the front and a lawned garden to the rear.



EPC : D

**Call:** JWW 0191 3869921 AC 0191 4921234

**Price Guide:** £42,000+

**Lot No. 25**

296 Thornaby Road, Stockton TS18 8PJ



**Description:**

Attention Investors! A Renovation Project Consisting of Two Bedroom Ex-Council Semi Detached Property on Corner Plot in Thornaby.  
EPC : E

**Call:** Michael Poole 01642 355000

**Price Guide:** £45,500+

**Lot No. 26**

3 Craven Cottages, Wingate, Co Durham TS28 5EQ



**Description:**

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



EPC : Band C

**Call:** Kimmit & Roberts 0191 518 3334

**Price Guide:** £20,000- £25,000

**Lot No. 27**

46-60 Park View, Whitley Bay NE26 2TH



**Description:**

(Reflects 13.6 % Yield on a Rental Income of £68,000 per annum)  
This Freehold Investment is situated on Park View, located in the centre of Whitley Bay within walking distance of local amenities. The parade benefits from a large amount of passing traffic and footfall. Whitley Bay is a very popular town within North Tyneside and is densely populated with a large variety of independent and specialist outlets. The building is located over 3 floors with a floor area of circa (825.26 sq. m. VOA). The Tenants are Pound stretcher Properties Limited on a 25 Year Lease that commenced 30 January 1998, Rental Income £68,000 per annum

EPC band to follow

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £499,950+

**Lot No. 28**

East Ord Stores, East Ord, Berwick TD15 2NS

**ROOK  
MATTHEWS  
SAYER**

**Description:**

The Business is situated on the main route running through the village of East Ord on the outskirts of Berwick. Berwick is the northern most town in England and is in the upper most part of Northumberland approximately 58 miles south of Edinburgh and 63.5 north of Newcastle upon Tyne. Berwick upon Tweed is situated just off the A1 and therefore provides easy access to the north and south. The property is a single storey detached building with pitched slate roof. The floor area measures 70.57 sq. m. (759.61 sq. ft.) which consists of open plan sales area, store, kitchen and w/c. Towards the rear of the property is the former Post Office counter that could be removed increasing retail space. The Business is still trading and is a Licenced Convenience Store it would be an ideal first business.

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** Was £155,000 Now £65,000+

**Lot No. 29**

83 Collingwood Street, Hebburn NE31 2XW

**Andrew Craig**

**Description:**

A three bed first floor flat offered for sale with vacant possession and located in this popular residential area. The property does require some updating but benefits include double glazed windows, gas central heating and will appeal to both the private and residential buyer and the buy to let investors (likely rental income in the region of £425pcm). The property briefly comprises of entrance hall with stairs to first floor landing, 3 bedrooms, living room, kitchen and bathroom-wc. Externally there is a shared yard to rear. EPC band D

**Call:** Andrew Craig 0191 4281428

**Price Guide:** £37,950+

**Lot No. 30**

47 Bondicar Terrace, Blyth, Northumberland NE24 2JW

**ROOK  
MATTHEWS  
SAYER**

**Description:**

**\*\*CLOSE TO TOWN CENTRE AMENITIES - IDEAL INVESTMENT OPPORTUNITY - DOUBLE GLAZED - GAS CENTRAL HEATING - SHARED REAR YARD \*\*** on Bondicar Terrace in Blyth. Briefly comprising: Entrance/hallway, lounge, one bedroom, fitted kitchen and bathroom. The property benefits from double glazing and gas central heating with shared yard to the rear. EPC Band To follow

**Call:** Rook Matthews Sayer 01670 352900

**Price Guide:** £32,950+

**Lot No. 31**

2 Hawthorn Close, Benwell, Newcastle NE15 6AG

**ROOK  
MATTHEWS  
SAYER**

**Description:**

A modern three bedroom mid terraced town house. Conveniently located close to local shops, schools and public transport links. Comprises: entrance hallway, ground floor w/c, breakfasting kitchen complete with modern units and integrated oven, hob and hood. Moving to first floor there is a bright sunny lounge at the rear and, two bedrooms to the front with a centralised and bathroom. Situated on the second floor is the master suite with bedroom, en-suite shower room and study room/dressing room. Externally there is a garden to the rear and driveway to the front leading to a garage. The property benefits from gas central heating and double glazing.



EPC BAND B

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £80,000 -£85,000

**Lot No. 32**

3 Cheviot Road, South Shields NE34 7LQ

**Andrew Craig**



**Description:**

A three bedroom mid terrace house situated on Cheviot Road, South Shields. The property benefits from double glazing, gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, bathroom, and kitchen with three bedrooms to the first floor. Externally there are gardens to the front and rear.



EPC : D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £60,000+

**Lot No. 33**

10 Olive Street, South Shields NE33 4RH

**Andrew Craig**



**Description:**

A spacious 1 bedroom ground floor flat offered for sale with vacant possession in need of some updating and modernising. Subject to any necessary planning and building regulations there may be the possibility to adapt to 2 bedrooms. Property briefly comprises entrance hall, bedroom (4.46m x 3.91m), living room, kitchen and a bathroom/wc. EPC Band E

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £25,000+

**Lot No. 34**

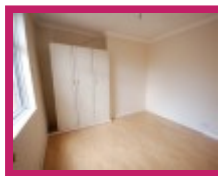
1 Haugh Lane, Hexham, Northumberland NE46 3PR

**ROOK MATTHEWS SAYER**



**Description:**

Two bedroom end terrace in a convenient location within walking distance of the railway station, leisure facilities and local shopping. The property benefits from double glazing and gas central heating.



EPC band E

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

**Price Guide:** £69,950+

**Lot No. 35**

21 Howarth Terrace, Haswell, Co Durham DH6 2BN

**Andrew Craig**

**kimmitt & roberts**



**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:** AC 0191 4921234 K&R 0191 5813334

**Price Guide:** £25,000+

**Lot No. 36**

Harlands, 24 Woods Terrace, Seaham SR7 9AG

**ROOK  
MATTHEWS  
SAYER**

**kimmitt  
roberts**



**Description:**

(Freehold two Storey Newsagents)The property is located on Wood Terrace a mixed commercial / residential shopping parade inMurton. Our client has been trading from this location since 2013, although newsagentshave traded from this location for many years. As well as being a newsagents they also offers National Lotteryand we have verbally been informed a premises and pay point licence have been applied for.They also retail magazines, cards, gifts, confectionary, drinks, tobacco plus muchmore as well as having a number of paper rounds.The property itself is a mid-terrace two storey brick property with pitched slate roof, comprising ground floor retail, storage, w/c with additional first floor office/storage space the total floor area is 130.36 sq. m. (1,403 sq. ft.)

EPC : Band to follow

**Call:** Rook Matthews Sayer 0191 2120000 K & R 0191 5813213

**Price Guide:** £29,950+

**Lot No. 37**

39 Millbank Road, Hartlepool TS24 8NE

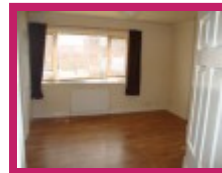
**Andrew Craig**

**kimmitt  
roberts**



**Description:**

Appealing to the buy to let investor or the private residential buyer is this 3 bedroom end terrace property. The property benefits from double glazed windows, gas central heating and briefly comprises entrance hall, living room, kitchen, rear lobby and a bathroom to the ground floor. To the first floor there are 3 bedrooms. Externally there are lawned gardens to both the front and rear of the property with double gates to a paved area.



EPC : E

**Call:** AC 0191 5160239 K & R 0191 5813334

**Price Guide:** £40,000+

**Lot No. 38**

24 Tower Street, Hendon, Sunderland SR2 8NF

**Andrew Craig**



**Description:**

This mid terraced cottage is situated close to local amenities and transport links and comprises of entrance lobby leading to hallway, one reception, kitchen, wet room and two bedrooms. Externally there is a yard providing off street parking. Other benefits include gas central heating and uPVC windows. This property would be ideal for first time buyers and investors alike and should be viewed !!!!!



EPC Band E

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £30,000+

**Lot No. 39**

27 Close Street, Bishop Auckland DL14 8RR

**Andrew Craig**

**WOOD  
ESTATE AGENTS**



**Description:**

A blank canvass for investors - we offer a 2 bedroom terrace house which is in need of full refurbishment and modernisation. The property briefly comprises of entrance lobby, living room, kitchen, rear lobby and a bathroom to the ground floor, there are two bedrooms to the first floor and a yard to the rear of the property.



EPC : D

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

**Price Guide:** £17,500 - £20,000

**Lot No. 40**

16 Riversdale House, Stakeford, Northumberland NE62 5LG

**ROOK  
MATTHEWS  
SAYER**



**Description:**

TOP FLOOR APARTMENT - ONE BEDROOM - NO UPPER CHAIN

Situated in Riversdale House in Stakeford, this Top Floor Apartment Comprises; Entrance Hall, Open Plan Lounge / Kitchen, One Bedroom and Bathroom/WC.  
EPC BAND D



**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £10,000 - £15,000

**Lot No. 41**

11 Oswald Street, Craghead, Stanley DH9 6ED

**Andrew Craig**

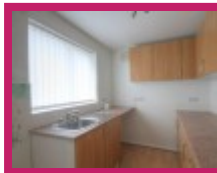
**WOOD  
ESTATE AGENTS**



**Description:**

A two bedroom terrace house situated on Oswald Street, Craghead. The property benefits from double glazing, gas central heating and is offered for sale with vacant possession.

The accommodation briefly comprises of entrance hall, living room, kitchen, rear lobby, bathroom, with two bedrooms to the first floor. Externally there is a yard to the front and a lawned garden to the rear.  
EPC : D



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

**Price Guide:** £30,000 - £35,000

**Lot No. 42**

24 Cook Crescent, Murton SR7 9QQ

**Andrew Craig**

**kimmitt & roberts**



**Description:**

A 2 bedroom semi detached house appealing to the buy to let investor where the likely rental income would be anticipated in the region of £400 - £425 pcm (£4,800 - £5,040 per annum).

The property benefits from double glazed windows, gas central heating and briefly comprises entrance hall, living room, kitchen, bathroom/wc, to the first floor there are 2 bedrooms. Externally there are lawned gardens to both the front and rear of the property  
EPC band F

**Call:** AC 0191 5160239 K & R 0191 5813213

**Price Guide:** £35,000+

**Lot No. 43**

116 Londonderry Road, Stockton TS19 0ET

**Andrew Craig**

**Michael Poole**



**Description:**

A three bedroom semi detached house situated on Londonderry Street. Comprises entrance hall, living room, kitchen, rear lobby, wc, first floor are three bedrooms and a bathroom. Gardens to front and rear.  
EPC Band E



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

**Price Guide:** £39,950+





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T: 0191 281 6151 E: [info@mincoffs.co.uk](mailto:info@mincoffs.co.uk)

**mincoffs**  
SOLICITORS

**Lot No. 44**

23 Primitive Street, Shildon, Co Durham DL4 1EQ

**Andrew Craig**

**WOOD**  
ESTATE AGENTS



**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. RENTAL COMPARABLES : Current 2 bedroom terrace houses are being offered for rent at £350 - £400 pcm.



EPC Band E

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

**Price Guide:** £29,950+

**Lot No. 45**

167 Burbank Street, Hartlepool TS24 7JW

**Andrew Craig**

**kimmitt & roberts**



**Description:**

An investment opportunity to purchase this 3 bedroom mid terrace house offered for sale with vacant possession and located in a residential area. The property benefits from double glazed windows, gas central heating and is presently offered for sale with vacant possession. The property briefly comprises entrance hall, through living room/dining room, kitchen, rear lobby and a bathroom/wc. To the first floor there are three bedrooms. Externally there is a yard to the rear of the property.



EPC : E

**Call:** AC 0191 5160239 K & R 0191 5813334

**Price Guide:** £25,000+

**Lot No. 46**

46 Jackson Street, Brotton, Redcar TS12 2TE

**Andrew Craig**

**Michael Poole**



**Description:**

A two bedroom mid terrace house situated on Jackson Street, Brotton.

The property is offered for sale with vacant possession and early viewing is recommended.

EPC Band D

**Call:** AC 0191 4921234 MP 01642 285041

**Price Guide:** £25,000+

**Lot No. 47**

Remond House, Fern Court Brackenhill Business Park SR8 2RR

**ROOK MATTHEWS SAYER**



**Description:**

(Investment Property with Additional Land, Reflecting 14.22 % Yield) The property is a modern detached brick single storey building with pitched tiled roof. There are two units both have tenants occupying them.

Tenancy 1 - Gladiators Nutrition / Black Amber Barber Shop paying £7,200 per annum Lease commencement date: 1st May 2014 Period: 5 Years

Tenancy 2 - Benn's Diner paying £12,000 per annum Lease commencement date: 1st May 2014 Period: 10Years

Rental Gross income is therefore is £19,200 per annum which reflects a yield of 14.22 % on guide price Land - The investment is situated on a plot of land measuring circa 0.080 hectares (0.197 acres) there could be potential to develop the remaining space although no enquires have been made into this. EPC Band C

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £135,000+

**Lot No. 48**

79 Shinwell Crescent, Thornley, Durham DH6 3DE

**Andrew Craig**

**WOOD**  
ESTATE AGENTS



**Description:**

A two bed semi detached property offered for sale with vacant possession and benefiting from double glazed windows and gas central heating. Property briefly comprises of entrance hall, living room, kitchen, rear lobby and a bathroom-wc to the ground floor. There are two bedrooms to the first floor. Externally there are gardens to both the front and rear.  
Likely rental income anticipated to be in the region of £375 - 450pcm



EPC : D

**Call:** AC 0191 4921234 JWW 0191 3869921

**Price Guide:** £45,000+

**Lot No. 49**

8 Canterbury House, Baxter Road, Sunderland SR5 4LN

**Andrew Craig**



**Description:**

This two bedroom first floor apartment is located within a popular residential area. This property has recently been refurbished and decorated to a high standard throughout in a modern neutral theme making it an ideal purchase for first time buyers or alternatively for those wishing to downsize. The property is realistically priced to attract investors and those wanting to purchase a property on a Buy to Let basis. Further benefits include upvc double glazing, combi gas central heating and secure entry system to building/apartment together with attractive communal gardens and allocated parking available.



EPC Band C

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £42,950+

**Lot No. 50**

67 Jutland Road, Hartlepool TS25 1LP

**ROOK MATTHEWS SAYER**



**Description:**

The property is situated on Jutland Road just of the A689 south of Hartlepool. It is within a small shopping parade on a large residential housing estate.  
The Premises-An end-terrace two storey building with pitched roof. The ground floor is used as a takeaway with the first floor being a two bedroom flat.  
Tenancies-15 year lease that commenced 07.01.2015  
Rental Income-£9,100 per annum-Yield- 10.7 % on Guide Price  
Rateable Value The 2010 Rating List entry is Rateable Value £1,775  
EPC : Band D

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £85,000+

**Lot No. 51**

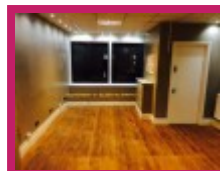
70 High Street, Willington DL15 0PF

**ROOK MATTHEWS SAYER**



**Description:**

It is located at the centre of Willington in close proximity to the surrounding residential areas in a Willington and Crook. A two storey mid terrace property consisting of ground floor retail & W/C circa 36.8 sq. m. (396 sq. ft.) VOA and first floor 1 bedroom flat with lounge, kitchen and bathroom which is actually on the ground floor. The one bedroom flat is currently let on an AST at £3,600 per annum with the tenants occupying it for 2 years plus, the lease on the shop has just ended but was achieving £3,600 per annum. When the property is fully occupied the rental income would be £7,200 per annum giving a yield of 14.4 % on Guide Price



EPC - C

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £49,950+

## 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. 52

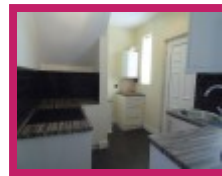
113 Newsham Road, Blyth NE24 5TL

ROOK  
MATTHEWS  
SAYER



#### Description:

GROUND FLOOR FLAT - NO UPPER CHAIN - TWO BEDROOMS - POPULAR LOCATION - REFURBISHED KITCHEN & BATHROOM - GARDENS on Newsham Road in Blyth. Briefly comprising: Entrance hall, lounge with bay window, refurbished kitchen, two bedrooms and refitted bathroom. Benefiting from gas central heating, double glazing and garden to the rear. An ideal first time buy/investment opportunity close to local amenities, road/ transport links and offered with no upper chain. Viewings highly recommended.



EPC BAND D

**Call:** Rook Matthews Sayer 01670 352900

**Price Guide:** £38,950+

### Lot No. 53

2 Valley Close, Stanley DH9 6HQ

WOOD  
ESTATE AGENTS



#### Description:

A modern two bedroom end-terraced house with garden and parking space. 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 band C

**Call:** JW Wood 01207 235 221

**Price Guide:** £54,950+

### Lot No. 54

8 Mainsforth Terrace West, Hendon, Sunderland SR2 8JX

Andrew Craig



#### Description:

A double fronted mid terrace house offering spacious living accommodation and offered for sale with vacant possession. The property has been upgraded over the years and will appeal to a wide variety of buyers offering versatile living accommodation. The property benefits include double glazed windows, gas central heating and a fitted kitchen units. Property briefly comprises entrance hall, dining room, inner lobby, living room, kitchen and a bathroom/wc to the ground floor. There are 2 bedrooms to the first floor and a yard to the rear of the property.



EPC Band C For sale under option 2 auction terms subject to the legal pack provided by the seller solicitors which is available to view : [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £55,000+

**Lot No. 55**

28 Edgefield Avenue, Fawdon, Newcastle NE3 3AB

**ROOK  
MATTHEWS  
SAYER**



**Description:**

A refurbished two bedroom second floor flat conveniently located providing easy access to shops, amenities, bus and metro links to the City Centre. The property benefits from two garages situated in a separate block adjacent to the development. Briefly comprising; entrance hall, lounge, breakfasting kitchen, two bedrooms and a bathroom/w.c.



EPC BAND C

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £60,000+

**Lot No. 56**

15 North View, Blackhill, Consett DH8 0JJ

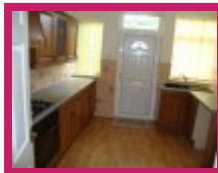
**Andrew Craig**

**WOOD  
ESTATE AGENTS**



**Description:**

A great family home - we offer for sale this three bedroom mid terrace house which is fronted onto a pedestrian walkway and offering a garage to the rear of the property. The property offers sizeable living accommodation and benefits include double glazed windows, gas central heating, fitted kitchen with built in appliances and is offered for sale with vacant possession. The property briefly comprises entrance hall, living room, kitchen and a bathroom/wc to the ground floor. There are three bedrooms to the first floor, a lawned garden to the front and a yard to the rear with a single garage. EPC Band D



For sale under option 2 auction terms subject to the legal pack provided by the seller solicitors which is available to view : [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

**Call:** AC 0191 4921234 JWW 01207 502109

**Price Guide:** £60,000+

**Lot No. 57**

2 Gilpin Street, Houghton Le Spring DH4 5DR

**Andrew Craig**

**kimmitt & roberts**



**Description:**

Suited to both the private residential buyer and the buy to let investor is this well presented two bedroom, two reception room mid terrace house offered for sale with vacant possession. The property benefits include double glazed windows, gas central heating, modern kitchen units with built in oven and hob and a white bathroom suite. Property briefly comprises entrance lobby, entrance hall, living room, dining room, kitchen and bathroom to the ground floor. There are two bedrooms to the first floor and a yard to the rear. The likely rental income is anticipated to be in the region of £495pcm (£5,940 per annum)



EPC Band D For sale under option 2 auction terms subject to the legal pack provided by the seller solicitors which is available to view : [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

**Call:** AC 0191 4921234 K&R 0191 5848080

**Price Guide:** £55,000+

**Lot No. 58**

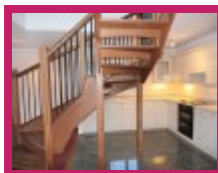
11 Cairn Park, Longframlington, Northumberland NE65 8JS

**ROOK  
MATTHEWS  
SAYER**



**Description:**

GREAT FAMILY HOME &ndash; POPULAR VILLAGE &ndash; GENEROUS ACCOMMODATION A detached Dutch style bungalow in a quiet cul-de-sac on the outskirts of the village. The ground floor includes entrance lobby and hall, sitting room, kitchen/ dining room and utility. The ground floor also includes master bedroom with en suite, two further bedrooms and family bathroom. On the first floor is a large guest bedroom with en suite, and fifth bedroom or study. The property has PVC double glazing and oil fired central heating. Driveway parking and garage plus gardens to front and rear.



EPC Band D

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £210,000+

**Lot No. 59**

15 Outram Street, Houghton le Spring DH5 8AZ

**kimmitt & roberts**



**Description:**

We are pleased to offer this larger style two bedroom mid terraced property providing deceptively spacious accommodation, large enough to accommodate the growing family yet compact enough for first time buyers. It has been the subject of considerable recent capital expenditure - a refitted kitchen (with appliances) and a stylish bathroom (with spa bath) have been installed, as well as a cosy log burner in the lounge, set within a feature fireplace, to supplement the Combi gas central heating system. Situated within an established residential area, it has off street parking, courtesy of a roller shutter gate to the yard. Well worth internal inspection.



EPC Band D

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £44,950+

**Lot No. 60**

140 Hexham Avenue, Hebburn NE31 2DL

**Andrew Craig**



**Description:**

A THREE BED SEMI DETACHED HOUSE Situated on this generous plot within close proximity to local amenities. Ideal for First time buyers or those with young families. The property benefits from gas central heating and double glazing. The Accommodation briefly comprises of :- Entrance hall with stairs leading to first floor, lounge, dining room and kitchen. To the first floor there are three bedrooms and modern re-fitted family bathroom. Externally there are private enclosed gardens to the rear and gardens and driveway leading to garage to the front. Viewing is highly recommended to fully appreciate the spacious accommodation on offer!



EPC Band E

**Call:** Andrew Craig 0191 4281428

**Price Guide:** £79,950+

**Lot No. 61**

26 Linden Avenue, Fenham, Newcastle NE4 9QN

**ROOK MATTHEWS SAYER**



**Description:**

Offered with vacant possession we bring to the market this three bedroom mid terraced house. The accommodation briefly comprises of an entrance porch, lounge, breakfasting kitchen and w.c on the ground floor. On the first floor there are three bedrooms and a recently fitted wet room. Externally there is a block paved drive to the front creating essential off street parking and a spacious West facing garden to the rear to enjoy these sunny days. The property is heated by electric night storage heaters and is also double glazed and is situated just off a main bus route allowing ease of access into the city centre.



EPC Band D

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £59,950+

**Lot No. 62**

11 Langdale Billingham TS23 1AN

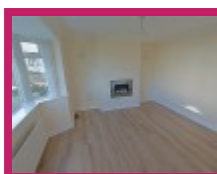
**Michael Poole**



**Description:**

No Forward Chain- In Move in Condition- Corner Plot with Gardens to Three Sides- Block Paved Drive Leading to a Detached Garage- Two Reception Rooms with Quality Glazed Internal Doors- Beautiful Modern Shower Room- Well Appointed Kitchen -Gas Fired Central Heating via Combi Boiler & Double Glazing- Book Your Viewing Early to Avoid Disappointment

EPC : band C



**Call:** Michael Poole 01642 955140

**Price Guide:** £84,950+

**Lot No. 63**

6 Robert Adam Court, Alnwick NE66 1PH



**Description:**

A ground floor apartment constructed by award winning McCarthy & Stone in 2010. Situated in Alnwick town centre, this apartment provides modern retirement living with excellent amenities and generous communal areas. Comprises of entrance hall, sitting room, kitchen, double bedroom, and well-fitted bathroom. Other facilities include the spacious lounge area, guest bedroom with en suite bathroom, and laundry room. There are gardens with lawns and established shrubs, lifts to upper floors, house manager on daily duty and 24 hour emergency line if required. Parking within the courtyard by separate lease agreement, subject to availability.



EPC Rating C

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £94,950+

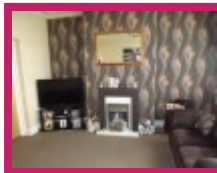
**Lot No. 64**

11 Portia Street, Ashington NE63 9DL



**Description:**

Larger style two bedroom mid terrace on Portia street, Ashington. This property is close to the town centre, schools and colleges and would make an ideal investment or first time buy. Priced to sell the property is available for viewings now. With double glazed windows and gas central heating the accommodation briefly comprises of; entrance into lounge, dining room, galley style fitted kitchen with integral appliances, family bathroom, stairs to the 1st floor and 2 good size bedrooms. Externally there is a yard to the rear and a low maintenance garden to the front.



EPC Band to follow

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £43,000+

**Lot No. 65**

53 Chestnut Avenue, Cowgate, Newcastle NE5 3AY

**Andrew Craig**


**Description:**

GROUND FLOOR FLAT. This two double bedroomed spacious ground floor apartment is situated on Chestnut Avenue, Cowgate and should suit both first time buyers and prospective landlords alike. A good array of shops, road links, schools are close by and an early viewing comes highly recommended. With the benefit of double glazed windows and gas fired central heating, the property comprises :- Entrance lobby, lounge, fitted kitchen, two double bedrooms, bathroom/wc.



EPC Band To follow

**Call:** AC 0191 2859024 RMS 0191 2744661

**Price Guide:** £22,500+

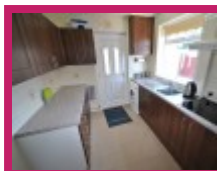
**Lot No. 66**

21 Warden Grove, Houghton Le Spring DH5 8HL



**Description:**

This extended traditional three bedroom semi detached residence is of a type which rarely comes onto the market. Built in the 1950's it provides well proportioned family accommodation, enhanced by the provision of a sun lounge extension to the rear. Well presented throughout, its recent additions include double-glazing, cavity wall insulation and a refitted bathroom. It occupies a fine position within this established residential area having frontage onto Gillas Lane. It is centrally located for access to all of Houghton's amenities. It has pleasant gardens, the rear garden being secluded with a sunny southerly aspect, a long drive and garage.



EPC Rating E

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £99,950+

**Lot No. 67**

116 Reading Road, South Shields NE33 4SE

**Andrew Craig**



**Description:**

This spacious three bedroom home situated in this popular sought after street in South Shields. Perfectly placed for access to a range of primary and secondary schools, as well as a range of shops, amenities and public transport links. The picturesque West Park is also just a short distance away. Benefiting from lounge, kitchen/diner with door leading into further kitchen extension, utility, ground floor bathroom, three bedrooms to the first floor and separate w.c. Externally to the front lies a low maintenance garden with a range of various plants and shrubs. To the rear lies a patio area and a single garage providing parking for one car.



EPC Band C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £99,950+

**Lot No. 68**

368 Saltwell Road, Gateshead NE8 4TQ

**Andrew Craig**



**Description:**

Appealing to a wide variety of buyers is this 3 bed semi detached house located in this popular residential area. The property does require some updating but this has been reflected in the price. The property benefits include double glazed windows, gas central heating, lawned garden to rear with off street parking and is offered for sale with vacant possession. Property briefly comprises of entrance hall, living room, kitchen, utility area and a cloakroom/wc to the ground floor. There are 3 bedrooms and a family bathroom to the first floor. Externally there are gardens to front and rear of the property. Land registry shows the neighbouring house sold for £135,000 in October 2014



EPC band: to follow

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £99,950+

**Lot No. 69**

67 Harwood Drive, Killingworth, Newcastle NE12 6FQ

**ROOK MATTHEWS SAYER**



**Description:**

Situated in a cul de sac position is this well presented four bedroom detached house within this favoured residential development. Appealing to a variety of buyer the accommodation includes; entrance porch, lounge to the front, dining room with French doors out to the rear garden, kitchen with a good range of wall and base units space for appliances, space for a large range (which can be left by separate negotiation), space for table and chairs and door to the conservatory which overlooks the rear garden. To the first floor a modern shower room/W.C., four bedrooms with the master bedroom having a four piece ensuite. Externally to the front is a small lawned garden with planted borders, paved driveway leading to the integral garage, gates access to two sides leading to the low maintenance rear garden with fenced boundaries, planted borders, decked areas and a gate to a 'secret garden' with a large playhouse. The property benefits from gas central heating with school style radiators and UPVC double glazing.

EPC Band:- D

**Call:** Rook Matthews Sayer 0191 266 7788

**Price Guide:** £235,000+

**Lot No. 70**

48 Morris Street, Birtley DH3 1DX

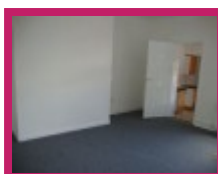
**Andrew Craig**

**kimmitt & roberts**



**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.



For sale under option 2 auction terms subject to the legal pack provided by the seller solicitors which is available to view :[www.agentspropertyauction.com](http://www.agentspropertyauction.com) EPC Band E

**Call:** Andrew Craig 0191 4921234

**Price Guide:** £55,000+



**Lot No. 71**

28 Ingleby Way, Blyth, Northumberland NE24 3PD



**Description:**

\*\*WELL PRESENTED END LINK - THREE BEDROOMS - SOUGHT AFTER LOCATION - CONSERVATORY - GARDENS - OFF STREET PARKING \*\* on Ingleby Way, South Beach Estate, Blyth. Briefly comprising: Entrance/lobby, lounge, dining room with doors to conservatory and fitted kitchen. To the first floor there are three bedrooms ( master fitted wardrobes ) and family bathroom. Benefitting from gas central heating, double glazing, enclosed rear garden and front garden with spacious parking space. Viewings recommended. Completion anticipated in December 2015

EPC : Band to follow

**Call:** Rook Matthews Sayer 01670 352900

**Price Guide:** £109,950+

**Lot No. 72**

4 Hedley Road, Wylam NE41 8EF




**Description:**

An opportunity to purchase this three bedroom semi detached family home occupying this corner position in Wylam. The property is in need of some updating and features gardens to three sides, two reception rooms, and a fitted dining kitchen. The property comprises:- entrance hallway, living room, dining room, dining kitchen, separate wc, utility area, stairs to first floor landing, three bedrooms, bathroom, and an additional room which does not have the building regulations to be classed as a fourth bedroom. Externally there are gardens to three sides, and a driveway. Available now with no upward chain, viewing is essential!!

EPC Band C


**Call:** Yellow 01661 831234 RMS 0191 4131313

**Price Guide:** £155,000+

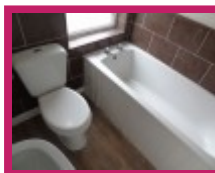
**Lot No. 73**

3 William Street, Chopwell, Newcastle Upon Tyne NE17 7JH

**Andrew Craig**


**Description:**

A two bedroom mid terrace house situated on William Street, Chopwell. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, first floor are two bedrooms and a bathroom/wc. Externally there is a yard to the rear.  
EPC : D



For sale under option 2 auction terms subject to the legal pack provided by the seller solicitors which is available to view  
:www.agentspropertyauction.com

**Call:** AC 0191 4921234 RMS 0191 4131313

**Price Guide:** £35,000 - £40,000

**Lot No. 74**

64 Devonshire Street, Monkwearmouth, Sunderland SR5 1D

**Andrew Craig**


**Description:**

Any interested party is strongly recommended to view internally as the accommodation on offer is larger than first impressions from the outside. The property is a 2 bedroom, 2 reception room mid terrace property but with slight modification and subject to planning/building regulations may be able to be adapted to 3 bedrooms. The property benefits include double glazed windows, gas central heating and briefly comprises entrance hall, living room, dining room, kitchen and bathroom/wc to the ground floor. There are 2 bedrooms plus a 3rd room to the first floor. Externally there is a yard to the rear of the property with a garage door.



EPC Band D For sale under option 2 auction terms subject to the legal pack provided by the seller solicitors which is available to view  
:www.agentspropertyauction.com

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £65,000+

Scott Hendry  
Director



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\*Subject to confirmation at application stage



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**visit [www.auctionfinance.co.uk](http://www.auctionfinance.co.uk)**

**Lot No. 75**

7 Grants Crescent, Seaham SR7 7TR



**Description:**

A well presented and ready to move into three bedroom semi detached house which has been upgraded by the current vendor. The property benefits include double glazed windows, fitted kitchen and a refitted bathroom. Property briefly comprises of entrance porch, entrance hall, living room, open plan dining room leading to kitchen and a conservatory. To the first floor three are three bedrooms and a bathroom/wc. Externally there are gardens to both the front and rear with a shared drive to the side leading to a single garage.



EPC : D

**Call:** Kimmitt & Roberts 0191 5813213

**Price Guide:** £74,950+

**Lot No. 76**

5 Holyoake Terrace, South Moor, Stanley DH9 7AU



**Description:**

Available with immediate vacant possession, a large well maintained terraced house situated in a rarely available terrace in South Moor. The property has the benefit of gas fired central heating, uPVC double glazing and requires some cosmetic improvements. The accommodation is ideally suited to first time buyers or families and includes: Hallway, two reception rooms and a kitchen. To the first floor there are three bedrooms and a bathroom w.c. There is a yard to the rear with a decked patio.



EPC BAND E

**Call:** J W Wood 01207 235221

**Price Guide:** £39,950+

**Lot No. 77**

17 Blakett Street, Bishop Auckland DL14 7TD

Andrew Craig



**Description:**

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



For sale under option 2 auction terms subject to the legal pack provided by the seller solicitors which is available to view :[www.agentspropertyauction.com](http://www.agentspropertyauction.com)

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

**Price Guide:** £40,000 - £45,000

**Lot No. 78**

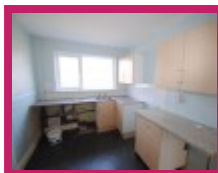
44 Hill Crescent, Murton, Seaham SR7 9EW

Andrew Craig



**Description:**

A three bedroom mid terrace house situated on Hill Crescent, Murton. The accommodation comprises of entrance hall, living room, rear lobby, separate wc, kitchen, first floor three bedrooms and a bathroom. Externally there is a garden to the front and rear. EPC : D



For sale under option 2 auction terms subject to the legal pack provided by the seller solicitors which is available to view :[www.agentspropertyauction.com](http://www.agentspropertyauction.com)

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

**Price Guide:** £35,000 - £40,000

**Lot No. 79**

11 Washington Street, Millfield, Sunderland SR4 6JJ

**Andrew Craig**

**kimmitt & roberts**



**Description:**

A two bedroom mid terrace situated on Washington Street, Millfield offered for sale with vacant possession.  
EPC : G



For sale under option 2 auction terms subject to the legal pack provided by the seller solicitors which is available to view :  
[www.agentspropertyauction.com](http://www.agentspropertyauction.com)

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £50,000 - £55,000

**Lot No. 80**

25 Meadow Avenue, Blackhall, Co Durham TS27 4JE

**kimmitt & roberts**



**Description:**

Two bed end terrace, boasting gas central heating system, double glazing, refitted kitchen and bathroom/W.C., block paved garden area to frontage and situated within easy access of local shops. This property would make an ideal purchase for the first time buyer, growing family or local investor. Viewings highly recommended.



EPC Band D

**Call:** Kimmit & Roberts 0191 518 3334

**Price Guide:** £49,950+

**Lot No. 81**

1 Caroline Street, Hetton Le Hole DH5 9BB

**kimmitt & roberts**



**Description:**

Very impressive 3 bedroom end terraced, providing spacious family accommodation with an excellent list of features. It has a recently refitted bathroom, a spacious kitchen/dining room, gas central heating and upvc double glazing. It occupies a fine position, ideally placed for the host of amenities available in Hetton centre. This is a sizeable house, in a good spot at a very tempting price.



EPC Band To follow

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £49,950+

**Lot No. 82**

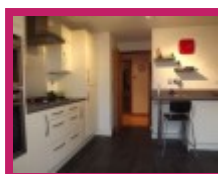
5 Gladewell Court, Choppington, Ashington NE62 5YY

**ROOK MATTHEWS SAYER**



**Description:**

An extended three bedroomed link detached bungalow situated on Gladewell Court on the sought after Pastures Estate, Guidepost. The property has been subject to much improvement and is available with the advantage of no upper chain. The accommodation briefly comprises: entrance lobby, hallway, lounge, updated kitchen with French doors to rear garden, modern shower room/w.c and three bedrooms one of which is currently being used as a dining room. Externally the property has gardens to the front and rear, a large double drive and garage. Early viewing is strongly recommended to avoid disappointment.



EPC Rating: D

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £125,000+

**Lot No. 83**

17 Morgy Hill West, Crawcrook, Tyne and Wear NE40 4UG

**ROOK  
MATTHEWS  
SAYER**



**Description:**

This beautiful two bedroom end of terrace has come to the market on Morgy Hill West in Crawcrook. This superb property occupies an extremely generous plot benefiting from not only a front garden and a rear yard but an additional front garden that leads down towards Greenside Road. Accommodation briefly comprises; entrance porch, lounge with lovely aspect overlooking the garden, fitted kitchen, stylish modern shower room, stairs to first floor landing, master bedroom with two windows to the front offering magnificent views over The Tyne Valley and second bedroom with two windows to the rear. Externally there is a rear yard which offers potential to be converted for off street parking, front gravel garden and fantastic mature additional garden over the lane. A viewing is essential to fully appreciate this property and its unique plot. Energy Rating D.

**Call:** Rook Matthews Sayer 0191 4131313

**Price Guide:** £69,950+

**Lot No. 84**

7 Greenock Close, New Marske TS11 8BY

**Michael Poole**



**Description:**

NO CHAIN \* A Large & Much Extended Family Property \* Needs to be Viewed to be Fully Appreciated \* Generous Plot \* Driveway & Garage \* Wraparound Side & Rear Gardens \* Three Reception Rooms \* Re-Fitted Kitchen \* Superb Refurbished Family Bathroom \* UPVC Double Glazing \* Gas Central Heating \* Quiet Cul-De-Sac Location

EPC band C



**Call:** Michael Poole 01642 285041

**Price Guide:** £149,950+

**Lot No. 85**

95 Delaval Crescent, Blyth, Northumberland NE24 4BD

**Andrew Craig**

**ROOK  
MATTHEWS  
SAYER**



**Description:**

A three bedroom semi detached house situated on Delaval Crescent, Blyth. The accommodation comprises entrance hall, living room, kitchen, bathroom, three bedrooms to the first floor and garden to front and rear. EPC : E



For sale under option 2 auction terms subject to the legal pack provided by the seller solicitors which is available to view :[www.agentspropertyauction.com](http://www.agentspropertyauction.com)

**Call:** RMS 01670 352900 AC 0191 5653377

**Price Guide:** £50,000 - £55,000

**Lot No. 86**

Cahill, Foxton, Northumberland NE66 3BB

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Set next to the golf course and the beach with outstanding views in all directions of the coast, the river estuary and right around to the Cheviot Hills. In a sheltered position with a lovely south facing terrace including the swimming pool. Comprising entrance hall, large sitting room, dining room and large kitchen breakfast room. Master bedroom, dressing area and en suite shower room, double bedroom and bathroom. First floor there is an extensive landing with seating area, two further bedrooms and bathroom plus large games room or possible bed sit enjoying the views over the oxbow of the river. In addition there are spiral stairs leading from the inner lobby to a large room over the garage with separate shower room/ w.c. at ground level. Externally there is a double garage and generous parking area, the swimming pool and pool house with terrace adjacent and lower sheltered patio, plus rear raised lawn and further side garden area.

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £645,000+

**Lot No. 87**

4 James Street North, Murton, Seaham SR7 9AR

**Andrew Craig**

**kimmitt & roberts**



**Description:**

A two bedroom mid terrace house on James Street North, Murton. The accommodation comprises living room open plan to dining area, kitchen, bathroom, two bedrooms to the first floor and a yard to the rear.  
EPC : F



For sale under option 2 auction terms subject to the legal pack provided by the seller solicitors which is available to view : [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

**Call:** AC 0191 5160239 K & R 0191 5813213

**Price Guide:** £30,000 - £35,000

**Lot No. 88**

4 Lancaster Road, Moorside, Consett, Durham DH8 8DR

**Andrew Craig**

**WOOD**  
ESTATE AGENTS



**Description:**

A three bedroom semi detached house situated on Lancaster Road in Moorside. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, dining room and kitchen. To the first floor are three bedroom, bathroom and separate wc. Externally there are gardens to the front and rear.  
EPC : D



For sale under option 2 auction terms subject to the legal pack provided by the seller solicitors which is available to view : [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

**Call:** AC 0191 4921234 JWW 01207 502109

**Price Guide:** £39,950+

**Lot No. 89**

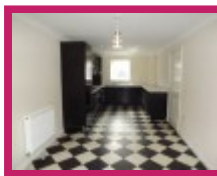
2 Roseden, Great Park, Newcastle NE13 9BD

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



**Description:**

An extended three bedroom detached house which has been upgraded by its current owner and offers generous accommodation in the sought after location of Great Park. The property briefly comprises of hallway, sitting room, sun lounge with double french doors leading to the garden, kitchen and a ground floor wc. The first floor consists of master bedroom with en-suite, two further bedrooms and a family bathroom/WC. Externally the property enjoys a garden to the rear, there is a townhouse garden to the front with a driveway leading to double detached garage with dormer windows.



EPC : Band C

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £215,000+

**Lot No. 90**

4 Alexandra Terrace, Evenwood, Co Durham DL14 9QN

**Andrew Craig**

**WOOD**  
ESTATE AGENTS



**Description:**

A two bedroom mid terrace house situated on Alexandra Terrace, Bishop Auckland offered for sale with vacant possession. An internal inspection is recommended to appreciate the property on offer.  
EPC : D



For sale under option 2 auction terms subject to the legal pack provided by the seller solicitors which is available to view : [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

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

**Price Guide:** £45,000 - £50,000

**Lot No. 91**

26 Hawthorn Square, Seaham SR7 7DD



**Description:**

We are pleased to offer for sale this well presented and improved two bedroom end of terrace property with Combi Central Heating and Double Glazing. Offered with no upward chain the property has accommodation which comprises; Entrance, Lounge, Kitchen/Dining Room, Bathroom, Two Bedrooms, First Floor WC, Gardens and Yard. Priced to Sell Summary of accommodation Entrance Vestibule, Lounge, Kitchen/Dining Room, Bathroom, Two Bedrooms, Garden



EPC Bands E

**Call:** Kimmitt & Roberts 0191 5813213

**Price Guide:** £54,950+

**Lot No. 92**

2 Field Street, South Gosforth NE3 1RY



**Description:**

**\*IDEAL INVESTMENT OPPORTUNITY. 2 BEDROOM GROUND FLOOR FLAT CONVENIENT FOR SOUTH GOSFORTH METRO\*\***

A traditional two bedroom ground floor flat conveniently located close to local shops, amenities and metro links to the City Centre. The property offers an ideal investment opportunity with excellent rental potential.



EPC Band E

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £99,950+

**Lot No. 93**

7 Glebe Avenue, Forest Hall NE12 9NS



**Description:**

Whilst the property is a lovely home for the current vendors, it has fantastic development potential and could be something quite special. The property does retain some character and original features, for example, the high ceilings, coving and deep skirting boards. The hall leads to the front lounge and to the rear which is open plan, as well as the staircase to the first floor. With a bay window, the lounge appears spacious and bright. To the rear is open plan with French doors out to the rear garden and space for a kitchen and breakfasting area. To the first floor there are three bedrooms, and a family bathroom/W.C. Buyers are sure to appreciate the rear aspect of the house, as it isn't over looked and is mainly laid to lawn with mature planted borders. Externally the front is paved to provide off street parking and a small garden mainly laid to lawn with planted borders. Heating is via a gas boiler, and the windows are partially UPVC double glazed.

EPC Band E

**Call:** Rook Matthews Sayer 0191 2

**Price Guide:** £165,000+

**Lot No. 94**

17 Rothbury Close, Ingleby Barwick TS17 0YR



**Description:**

Situated within this Sought After Cul-De-Sac of Detached Homes- An Impressive & Deceptively Spacious Four Bedroom Detached Residence- Occupying a Pleasant Plot with Gardens to Front & Rear- Driveway Providing Off Street Parking & Single Garage- Gas Central Heating System & Double Glazing- Lounge & Separate Dining Room with Double Glazed French Doors to the Rear Garden- Spacious Kitchen with Modern Fitted Units & Built-In Oven & Hob- Master Bedroom with an Impressive Re-Fitted En-Suite Bathroom & Dressing Room/Study



EPC band D

**Call:** Michael Poole 01642 288299

**Price Guide:** £199,950+

**Lot No. 95**

18 Rosalind Street, Ashington NE63 9BJ

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Larger style three bedroomed mid terrace on Rosalind Street, Ashington. This property is to be sold chain free and is available to view now. This property is close to local amenities and schools and would make an ideal first time buy or investment opportunity. With double glazing and gas central heating the accommodation comprises of: Spacious lounge, large dining room, fitted kitchen, utility area and downstairs w.c, stairs to first floor and three good sized bedrooms with family bathroom off the master bedroom. Externally there is a yard to the rear with detached garage and an enclosed garden to the front with patio. Early viewings recommended.



EPC : D

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £49,950+

**Lot No. 96**

7 Kinsdale Close, Stanley DH9 8FB

**WOOD  
ESTATE AGENTS**



**Description:**

A four-bedroomed detached house situated on a corner plot with detached garage, within a modern estate in Catchgate near Stanley. Built by Bett homes in 2012 with high specification kitchen and bathrooms, the house has UPVC double glazing and gas central heating. The accommodation comprises: Entrance hallway, living room, kitchen dining room and cloakroom w.c. To the first floor there are four bedrooms, en suite shower room and a family bathroom. There is a lawned rear garden with a patio and a small front lawn and a driveway to the side of the garage.



EPC band C

**Call:** J W Wood 01207 235221

**Price Guide:** £119,950+

**Lot No. 97**

41 Swarland Avenue, Amble, Northumberland NE61 5AW

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Perfect as a first time purchase or a buy to let investment, this attractive house is deceptively spacious and offers accommodation which is very well presented throughout. The property briefly comprises entrance hallway, lounge, inner hall, kitchen, rear lobby, two bedrooms and family bathroom. With low maintenance front garden and pretty walled yard to the rear, this is a lovely property which is well worthy of your early appointment to view. We are happy to advise that the purchase of this property will involve no upper chain.  
EPC Band D

**Call:** Rook Matthews Sayer 01665 713358

**Price Guide:** £65,000+

**Lot No. 98**

Flat 5, 120 St Georges Terrace, Jesmond, Newcastle NE2 2DP

**ROOK  
MATTHEWS  
SAYER**

**Andrew Craig**



**Description:**

One bedroom, top floor apartment, situated on St Georges Terrace, close to swimming pool, library, shops and cafes. The accommodation briefly comprises; communal entrance hall with stairs leading to the top floor, entrance hall to flat with doors off to dining kitchen, bathroom/wc, living room and bedroom. Externally there is a communal garden to the front.



EPC band to follow

**Call:** RMS 0191 2816700 AC 0191 2859024

**Price Guide:** £110,000+



**Lot No. 99**

24 Willow Court, Ryton, Tyne and Wear NE40 3PE

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Rook Matthews Sayer offer to the market this two bedroom bungalow on Willow Court in Ryton. The property is in a superb position occupying a corner plot with views to Newcastle. Accommodation briefly comprises of; entrance hall leading to spacious lounge/dining room with sliding doors out to the garden, dining kitchen, family bathroom, two bedrooms and en suite shower room. Externally the property has front, rear and side gardens, driveway and garage



EPC : Band D

**Call:** Rook Matthews Sayer 0191 4131313

**Price Guide:** £169,950+

**Lot No. 100**

467 Normanby Road, Normanby TS6 0EA

**Michael Poole**



**Description:**

A great opportunity to purchase this family home located in this popular residential area. The property benefits include double glazed windows, gas central heating, a refitted kitchen and boasts 3 bedrooms and two reception rooms. The property briefly comprises of entrance hall, living room, dining room, kitchen to the ground floor. There are 3 bedrooms and a family bathroom/wc to the first floor. Externally there are gardens to both the front and rear of the property with a drive to the front offering off street parking leading to the garage. EPC Band to follow

**Call:** Michael Poole 01642 288299

**Price Guide:** £169,950+

**Lot No. 101**

9 Parkway Grove, Middlesbrough TS3 8PL

**Michael Poole**



**Description:**

We have been verbally informed that this is a three bedroom house with gas central heating and UPVC double glazing, front and rear gardens, well situated for local amenities including shops and bus routes. Viewings will be available prior to auction. All prospective purchasers should satisfy their own requirements prior to bidding.  
EPC Band:- D

**Call:** Michael Poole 01642 254222

**Price Guide:** £59,950+

**Lot No. 102**

10 Campion Way, Ashington NE63 8JG

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Well presented two bedroomed detached bungalow on Campion Way, Ashington. This property is located on the outskirts of Ashington and has excellent road links to the A189. Close to the town centre and local hospital the accommodation comprises of: entrance, spacious lounge, dining room with sliding doors to conservatory, fitted kitchen, two bedrooms and a newly fitted bathroom with separate shower in cubicle. The property is double glazed throughout and has a newly fitted combi boiler. Externally there is a low maintenance rear garden and to the front a gravelled garden with large drive leading to a detached garage.  
EPC Bands D

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £135,000+

**Lot No. 103** 13 Doxford Terrace, Hetton Le Hole DH5 9PY



**Description:**

Kimmitt and Roberts are pleased to present this spacious 2 bedroom mid terrace property. The property briefly comprises of entrance porch, lounge, kitchen, bathroom, 2 bedrooms, front and rear gardens. The property is situated near the A690 dual carriageway road which makes ease of commuting to the regions major centres. Early viewing is recommended!



EPC : Band to follow

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £55,000 - £65,000

**Lot No. 104** 70 Jubilee Road, Shildon, Co Durham DL4 2EF



**Description:**

An investment opportunity to purchase this two bed mid terrace house which is currently tenanted and generating an income in the region of £95per week( £4940 per annum). We are currently awaiting copies of the AST. The property itself benefits from double glazed windows, gas central heating, garden to the rear and off street parking to the front. Property briefly comprises of entrance hall, living room, kitchen, to the first floor there are 2 bedrooms and a family/bathroom wc.



EPC Band D

**Call:** J W Wood 01388 604273

**Price Guide:** £30,000 - £36,000

**Lot No. 105** 14 Coverley, Great Lumley, Chester Le Street DH3 4LS



**Description:**

A great opportunity to purchase this impressive two bedroom semi detached bungalow located within this popular residential area. The property benefits include double glazed windows, refitted shower room/wc and is offered for sale with vacant possession. Property briefly comprise of entrance door to kitchen, living room/ dining room, inner lobby, two bedrooms and a shower room. Externally there is a gravelled garden to the front of the property with a drive running along the side of the property to the single garage. To the rear of the property there is a good sized lawned gardens with borders. EPC Band to follow

**Call:** J W Wood 0191 3887245

**Price Guide:** £99,950+

**Lot No. 106** 22 Percy Avenue, Cullercoats, North Shields NE30 4PE



**Description:**

A five bedroom three story mid terrace house located on a popular residential walk way street of Cullercoats on Percy Avenue. The property briefly comprises:- Entrance hallway, lounge, dining room, kitchen. To the first floor there are three bedrooms, bathroom and separate w.c. To the second floor there are a further two bedrooms. Externally there is a small front garden and a rear open yard with off street parking

EPC : F

**Call:** Rook Mathews Sayer 0191 2463666

**Price Guide:** £119,950+

**Lot No. 107** 4 Castle Close, Prudhoe, Northumberland NE42 6NF



**Description:**

A rare opportunity to purchase this two bedroom semi detached bungalow situated in this much sought after estate in Prudhoe. The property features southerly facing gardens, dining kitchen, upvc double glazing, but is in need of some updating. The property comprises:- entrance hallway, two double bedrooms, shower/wet room/wc, dining kitchen and a living room onto gardens. Externally there are gardens to the rear and a garage in a nearby block. Available now with no upward chain, viewing is essential!!

EPC Band E

**Call:** Yellow 01661 831234 RMS 0191 4131313

**Price Guide:** £54,950+

**Lot No. 108** 16 Barehirst Street, South Shields NE33 5LY

**Andrew Craig**



**Description:**

Appealing to both private residential buyers and the buy to let investor is this 3 bedroom, 2 reception mid terrace house offered for sale with vacant possession. The property benefits include double glazed windows (except to bedroom 3) and gas central heating.

Property briefly comprises entrance hall, living room, dining kitchen, bathroom/wc, to the first floor there are 3 bedrooms. Externally there is a paved garden to the rear of the property with double gates.



EPC Band D For sale under option 2 auction terms subject to the legal pack provided by the seller solicitors which is available to view :[www.agentspropertyauction.com](http://www.agentspropertyauction.com)

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £65,000+

**Lot No. 109** 92 Ash Hill, Coulby Newham TS8 0SY

**Michael Poole**



**Description:**

Three bedroom terraced house located in a cul-de-sac position and offered for sale with no forward chain. The property benefits from a 19ft plus lounge, 19ft plus kitchen diner, master bedroom with built-in wardrobes and dressing table, driveway parking and a private rear garden.



EPC BAND D

**Call:** Michael Poole 01642 288299

**Price Guide:** £84,950+

**Lot No. 110** 7 The Chase, West Moor, Newcastle NE12 7EW



**Description:**

Offered with no onward chain occupying a larger than average plot is this well presented Swedish design detached three bedroom bungalow situated within this small residential development. Set in its own grounds and offers spacious accommodation throughout and comprising; entrance hall with doors leading to all rooms, two useful storage cupboards one housing a combi boiler, and Lshaped lounge/dining room with patio 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 a double electric oven, gas hob with extractor hood over, integrated fridge, integrated freezer and space for tumble dryer. Three bedrooms, two of which have fitted wardrobes, bathroom/W.C and a shower room/W.C. Externally to the front is driveway parking for several cars and leading to the detached double garage, extensive lawned gardens to four sides mainly laid to lawn with mature hedging. The property benefits from gas central heating and UPVC double glazing. EPC Bands E

**Call:** Rook Matthews Sayer 0191 266 7788

**Price Guide:** £285,000+

**Lot No. 111** 13 Finchdale Terrace, Chester Le Street DH3 3DL



**Description:**

We are pleased to offer for sale this improved double fronted two bedroom town house with garage to rear. The property includes gas fired central heating via radiators with combination boiler, uPVC double glazing and alarm system. Briefly the deceptively spacious accommodation comprises Hall, Lounge with bay window, fire surround and electric pebble effect fire, separate Dining room, fitted Kitchen/Breakfast Room, split level landing, two good size Bedrooms and a spacious Bathroom/wc with white corner suite and separate shower cubicle. There is a forecourt garden to front and a small yard to rear and a garage with up and over door.



EPC Bands E

**Call:** J W Wood 0191 3887245

**Price Guide:** £89,950+

**Lot No. 112** 53 Woodbine Street, Gateshead NE8 1ST

**Andrew Craig**



**Description:**

A stylish attractively presented three bedroom first floor flat with modern Kitchen and Bathroom. Versatile living accommodation suited to first time buyers, professionals and investors. Woodbine Street is conveniently positioned for local amenities and transport links. Benefitting from double glazing, security system, rear yard and Garage. Internal inspection comes highly recommended to appreciate the size, layout and quality of this impressive home.  
EPC : C

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £65,000+

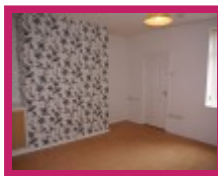
**Lot No. 113** 18 Jubilee Terrace, Bedlington NE22 5UW

**ROOK MATTHEWS SAYER**



**Description:**

Situated on Jubilee Terrace in Bedlington, this ground floor flat comprises; entrance lobby, lounge, separate dining room, fitted kitchen, bathroom/wc and two bedrooms. Externally the property has a shared yard to the rear and large garden over the rear lane.



EPC BAND D

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

**Price Guide:** £39,950+

**Lot No. 114** 20 Ivy Terrace, Stanley DH9 6BP

**WOOD ESTATE AGENTS**



**Description:**

Available with vacant possession, a 3 bedroom semi-detached house with a large garden and a garage. The property requires some improvement, but has the benefit of gas central heating and a modern kitchen. The accommodation is suited to families and includes: Lobby, lounge, kitchen, 3 bedrooms and a bathroom w.c.



EPC : C

**Call:** J W Wood 01207 235221

**Price Guide:** £48,950+



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**Lot No. 115**

10 Westbourne Grove, Hexham, Northumberland NE46 3DU

**ROOK  
MATTHEWS  
SAYER**



**Description:**

An immaculately presented three bedroom mid terraced property retaining many original features including panelled doors and high coved ceilings. The property is situated in the prime residential area of Hexhams West End and offers bright and spacious accommodation with excellent amenities close by. This superb home must be viewed to be appreciated.  
EPC : Band E



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

**Price Guide:** £210,000+

**Lot No. 116**

62 Pembroke Avenue, Sunderland SR3 2DJ

**Andrew Craig**



**Description:**

A spacious three bedroom semi detached family home located with in this popular residential estate giving access to local amenities, making this an ideal starter home for the first time buyers/couples, a family home and also would be ideal for investment. Accommodation briefly comprises of entrance hallway, lounge open plan to dining room which in turn is open plan to the fitted kitchen. To the first floor there are two double bedrooms, one single bedroom and a four piece family bathroom suite. Externally the property has garden to the front and rear. Other benefits including combi gas central heating and uPVC windows.



EPC Band:- D

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £89,950+

**Lot No. 117**

3a William Street, Chopwell, Newcastle NE17 7JH

**Andrew Craig**

**ROOK  
MATTHEWS  
SAYER**



**Description:**

A two bedroom mid terrace house situated on William Street in Chopwell. The property has recently had some work done and benefits from gas central heating. The accommodation briefly comprises an entrance hall, living room and kitchen. To the first floor there are two bedrooms and a bathroom/w.c. Externally there is a yard to the rear. EPC: - D



For sale under option 2 auction terms subject to the legal pack provided by the seller solicitors which is available to view : [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

**Call:** AC 0191 4889090 RMS 0191 4131313

**Price Guide:** £35,000 - £40,000

**Lot No. 118**

4 Overdale Close, Redcar TS10 4SF

**Michael Poole**



**Description:**

A well-cared for three bedroom semi-detached property available with immediate vacant possession and benefitting from full UPVC double glazing and combination boiler gas central heating. With open plan lounge/dining room, fitted kitchen, three first floor bedrooms and family bathroom. Boasting a westerly facing rear garden and generous front garden, drive and garage.  
EPC Band:- C



**Call:** Michael Poole 01642 285041

**Price Guide:** £99,950+

**Lot No. 119** 28 Tindale Crescent, Bishop Auckland DL14 9SX

**Andrew Craig**

**WOOD**  
ESTATE AGENTS



**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



For sale under option 2 auction terms subject to the legal pack provided by the seller solicitors which is available to view :[www.agentspropertyauction.com](http://www.agentspropertyauction.com)

**Call:** AC 0191 5653377 JWW 01388 604273

**Price Guide:** £49,950+

**Lot No. 120** 334 Whitehall Road, Gateshead NE8 4PX

**Andrew Craig**



**Description:**

This two bedroom first floor flat should appeal to a broad range of buyers. Available with no onward chain, this home is pleasantly positioned on Whitehall Road with local amenities close by and transport links. The accommodation comprises of lounge, kitchen, bathroom and two well proportioned bedrooms. Benefits include double glazed windows. Viewing comes highly recommended to appreciate the full potential. EPC Band to follow

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £49,950+

**Lot No. 121** 7 South Magdalene, Consett, Co Durham DH8 6RH

**WOOD**  
ESTATE AGENTS



**Description:**

An extended three-bedroomed end-link house with a lounge/dining room, conservatory, utility room and an additional office / ground floor bedroom, situated within the popular village of Medomsley and with open views over fields to the rear. This modern house is located at the edge of the estate and has UPVC double glazing and ducted warm air heating (there are no ducts to the third bedroom, the bathroom, the conservatory, the utility room or the study).



EPC Band E

**Call:** J W Wood 01207 502109

**Price Guide:** £84,950+

**Lot No. 122** 23 Brandon Gardens, Gateshead NE9 7BD

**Andrew Craig**



**Description:**

An attractively presented one bed ground floor flat pleasantly positioned within this small block of similar properties within this popular cul-de-sac and benefiting from having its own front door and front garden. This should prove popular with first time buyers, professionals and investors. With modern style breakfasting kitchen, hallway, lounge, spacious bedroom and bathroom with a white suite. Further benefits include double glazing to windows and gas combi central heating. Available with No Onward Chain, we would recommend an early inspection to fully appreciate.



EPC : Band C

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £39,950+

**Lot No. 123** 7 Park View Court, Westmoor Newcastle NE12 7DP

**Andrew Craig**

**ROOK MATTHEWS SAYER**



**Description:**

Top floor apartment with garage. A popular location within close proximity to local shops, road links (including A1, A19 and coastal links) and bus routes. The spacious property is accessed via immaculate communal areas. It is in need of modernisation, although it does benefit from upvc double glazing throughout and gas central heating via a combi boiler. Briefly comprises:- entrance hallway, lounge, dining kitchen, two double bedrooms and bathroom. Available with NO UPPER CHAIN. Viewing is highly recommended



EPC Band C

**Call:**

**Price Guide:** £69,950+

**Lot No. 124** 4 Glebe Terrace, Scotland Gate, Choppington NE62 5TA

**ROOK MATTHEWS SAYER**



**Description:**

This spacious property investment property situated on Glebe Terrace in Choppington comprises; entrance hallway, open plan lounge / diner with stairs to first floor, breakfasting kitchen, third reception room, first floor landing leading to three double bedrooms and a family bathroom. Externally to the property the front garden is low maintenance and is mainly gravelled with walled surrounds, to the rear the garden is situated over the lane has been fully paved, garden shed and fencing to boundaries.



EPC BAND D

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

**Price Guide:** £74,950+

**Lot No. 125** 22 Dowson Road, Hartlepool TS24 9ND

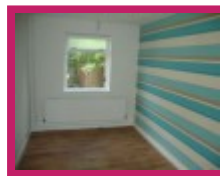
**Andrew Craig**

**kimmitt & roberts**



**Description:**

A well presented 3 bedroom mid terrace house appealing to both the private residential buyer and the buy to let investor. The property offers good size living accommodation with a through living/diner, has gas central heating, gardens and is offered for sale with vacant possession. Property briefly comprises entrance hall, living area through dining area, kitchen, to the first floor there are 3 bedrooms, bathroom and a separate wc. Externally there are gardens to both the front and rear of the property.



EPC Band For sale under option 2 auction terms subject to the legal pack provided by the seller solicitors which is available to view :[www.agentspropertyauction.com](http://www.agentspropertyauction.com)

**Call:** AC 0191 4921234 K & R 0191 5813334

**Price Guide:** £55,000+

**Lot No. 126** 69 Chestnut Avenue, Cowgate, Newcastle NE5 3AY

**Andrew Craig**

**ROOK MATTHEWS SAYER**



**Description:**

IDEAL INVESTMENT OPPORTUNITY....CHESTNUT AVENUE, COWGATE. Ground floor flat which would be suitable for anyone looking for a buy to let, or renovation project. Situated within easy reach of local amenities including shops, bus routes and road links. Briefly comprises:- Entrance hallway, lounge, kitchen, bedroom and bathroom. Externally there is off street parking to front, and enclosed garden to rear. No upper chain. Viewing essential. EPC Band To follow

**Call:** AC 0191 2859024 RMS 0191 2744661

**Price Guide:** £22,500+



**Lot No. 127** 18 Elm Park Terrace, Shotley Bridge DH8 0NA



**Description:**

A two-bedroom terraced house with a cellar, requiring updating and situated in at the edge of Shotley Bridge, Consett. The house has UPVC double glazing and electric storage heaters, with accommodation comprising: entrance lobby, living room, kitchen with stairs down to the cellar, first floor landing, two bedrooms and a bathroom. There is a block-paved rear yard, which has room for off-road parking.



EPC Band F

**Call:** J W Wood 01207 502109

**Price Guide:** £40,000+

**Lot No. 128** 16 Viewforth Terrace, Sunderland SR5 1PZ

**Andrew Craig**



**Description:**

This two bedroom ground floor apartment is situated within a popular residential area of Fulwell. With Seaburn Metro, Sea Road Shops and the amenities of Roker Retail Park close by makes this property sure to appeal to first time buyers, couples, growing families and professionals alike. Internally the property briefly comprises of an entrance hallway, lounge with bay window, fitted kitchen, two bedrooms and a bathroom with three piece white suite. Other benefits include double glazing and gas central heating. Externally to the front is a private paved garden and to the rear a communal courtyard.



EPC : Band to follow

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £79,950+

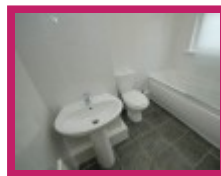
**Lot No. 129** 108 Richmond Road, South Shields NE34 0QQ

**Andrew Craig**



**Description:**

An ideal investment opportunity or a great first time buy - Situated in this popular street just off Stanhope Road, within close proximity to local amenities, shops, transport links as well as South Tyneside Hospital. Boasting spacious living space this three bedroom first floor flat briefly comprises of: - Lounge, kitchen, three bedrooms, bathroom/w.c. and a private yard to the rear. Further benefits include gas central heating and double glazing. An early viewing is highly recommended



EPC Band C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £49,950+

**Lot No. 130** 35 Leicester Way, Eaglescliffe TS16 0LP

**Michael Poole**



**Description:**

A Competitively Priced Four Bedroom Detached Property -Set within a Cul-De-Sac in the Popular Area of Eaglescliffe -Close to Popular Junior & Secondary SchoolsExtended Lounge/Dining Room with Double Doors to the Rear Garden- Separate Dining Room- Kitchen with a Good Range of Modern Fitted Wall & Base Units -Four Bedrooms with Master having an En-Suite Facility -Bathroom with White Three Piece Suite & Tiled Shower CubicleGardens to Front & Rear -Driveway & Single Garage -Gas Central Heating System & Double Glazing -No Onward Chain



EPC band C

**Call:** Michael Poole 01642 355000

**Price Guide:** £144,950+

**Lot No. 131**

Ivy House, Front Street, Burnopfield NE16 6PT

**ROOK  
MATTHEWS  
SAYER**



**Description:**

A most impressive, updated and superbly appointed stone built double fronted four bedroomed detached house, occupying an excellent location within this sought after area. This outstanding house has been extended and remodelled to provide deceptively spacious and contemporary accommodation, blended with some superb traditional features. Comprises : reception hall, lounge, sitting room , kitchen/family room, leading to the rear garden, also with a spacious walk in larder, utility room, side hall and contemporary cloak room/wc. To the first floor, both the master and guest/bedroom two enjoy dressing rooms and individual ensuite shower/wc, the third bedroom has a superb beamed and vaulted ceiling whilst the fourth bedroom has a door leading to a good sized balcony. There is also a beautifully appointed family bathroom/wc. The property has a double garage and substantial front garden, parking and pleasant rear patio garden. Internal inspection is considered essential to fully appreciate the high standard of the accommodation and superb location offered by this particular property. EPC : D

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £475,000+

**Lot No. 132**

12 The Paddock, Witton Le Wear, Bishop Auckland DL14 0GA

**WOOD  
ESTATE AGENTS**



**Description:**

A 3 bedroom stone built family home, enjoying arguably one of the best plots on this exclusive development of executive homes, boasting a Southerly aspect with uninterrupted views over Witton Castle and the surrounding countryside. Constructed in 2009 by the respected local builder Dere Street Homes and with the balance of its 10 year NHBC warranty to run, the substantial property has the benefit of LPG central heating, double glazing and security alarm.

EPC BAND B



**Call:** J W Wood 01388 604273

**Price Guide:** £219,950+

**Lot No. 133**

45 Middlewood Avenue, St Helen Auckland, Bishop Auckland DL14 9DJ

**WOOD  
ESTATE AGENTS**



**Description:**

We are delighted to offer this three bedroom family semi detached home with gardens, extended to the rear to provide a very pleasant family room. Accommodation includes an entrance hall, spacious lounge, dining room, modern fitted kitchen and excellent family room with French doors to garden. Upstairs there are three bedrooms and a refitted bathroom with white suite including rolltop bath. Benefiting from gas central heating and uPVC double glazing.

EPC Band C



**Call:** JW Wood 01388 604 273

**Price Guide:** £64,950+

**Lot No. 134**

10 Lake View Station Town, Peterlee TS28 5DQ

**Andrew Craig**

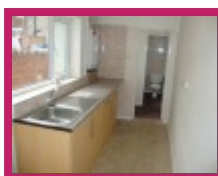
**kimmitt & roberts**



**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

For sale under option 2 auction terms subject to the legal pack provided by the seller solicitors which is available to view :[www.agentspropertyauction.com](http://www.agentspropertyauction.com)



**Call:** AC 0191 5653377 & K & R 0191 5813334

**Price Guide:** £30,000 - £35,000

**Lot No. 135**

4 Eastbourne Avenue, Gateshead NE8 4NH

**Andrew Craig**



**Description:**

An investment opportunity to buy a unique property which currently registered as one dwelling being an eight bedroom maisonette however subject to the necessary planning consents/building regulations could be of two x 4 bedroom self contained flats as we are advised that the property has two separate electric and central heating supplies.

Currently the property briefly comprises Entrance hall with stairs to the first floor landing, with a door off leading to 4 bedrooms, bathroom/wc, living room, kitchen and a separate wc. Off the first floor landing there is another access door which leads to stairs to 2nd floor, 4 further bedrooms, bathroom/wc and a kitchen.

EPC Band C

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £118,000+

**Lot No. 136**

12 Palmer Street, South Hetton, Houghton Le Spring DH6 2SU

**kimmitt & roberts**



**Description:**

Delightful throughout, this extended three bedroom mid terraced home is an excellent example of its type. The property has been well designed and has a lay out to provide spacious family accommodation and is a credit to its present owners. It has a recently refitted kitchen and bathroom, gas central heating and UPVC double-glazing. It is situated in a consistently popular area, and has a pleasant garden to the front as well as an off street parking and detached garage to the rear. Well worth internal inspection!



EPC band to follow

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £49,950+



## 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: .....

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## Terms & Conditions

### About us and Important Auction Information

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

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

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

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

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

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

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

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

6. **Payment of Deposit** Deposits may be paid by cheque, bankers draft or by prior arrangement into the Client Account of The Agents Property Auction. Unfortunately cash cannot be accepted. Proof of identification in the form of photographic ID (ie driving licence or passport) a copy of a utility bill and Solicitors details are required at the time of paying the deposit.

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.

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.

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 of 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 seller against that liability.

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

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

### G2 Deposit

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

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

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

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

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

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

G2.2 The deposit

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

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

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

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

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

### G3 Between contract and completion

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

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

(b) pay the premiums when due;

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

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

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

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

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

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

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

### Title and identity

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

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

(a) The buyer may raise no requisition 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:

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

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

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

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

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

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

#### G23 Rent reviews

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

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

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

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

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

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

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

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

#### G24 Tenancy renewals

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

references to notices and proceedings are to notices and proceedings under that Act.

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

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

G24.4 Following completion the buyer must:

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

#### G25 Warranties

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

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

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

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

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

#### G26 No assignment

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

#### G27 Registration at the Land Registry

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

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

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

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

#### G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

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

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

#### G30 Extra General Conditions



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