



Agents Property
AUCTION

TOGETHER WE GET RESULTS

Auction Catalogue



THIS AUCTION

Monday 27th March

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



Andrew Craig



kimmitt & roberts

Michael Poole



Richard Francis
Auctioneer MNAVA

01661 831 360
www.agentspropertyauction.com



Buyers Guide

IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

Particulars of Sale:

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

Price Guides:

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

Option 1 Terms & Conditions:

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

Option 2 Terms & Conditions:

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

Administration Fee:

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

Deposits:

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

Remote Bidding:

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

Sales Agreed:

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

Amendments to Catalogue:

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

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

Venue Location

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

Tel: 0191 236 4111

Directions:

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





Order Of Sale

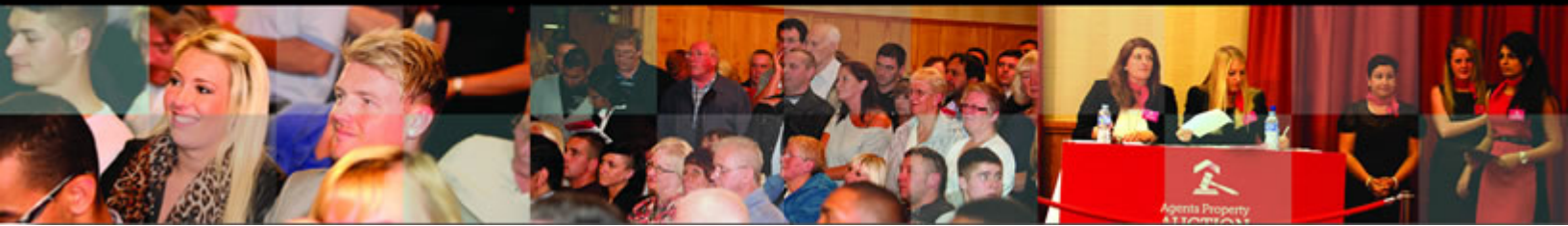
| Lot No | Address | Post Code | Partner Agent |
|-----------------|---|-----------|---|
| OPTION 1 | | | |
| Lot 1 | 68 Derwent Street, Hartlepool | TS26 8BN | Kimmitt & Roberts |
| Lot 2 | 35 Reed Street, South Shields | NE33 5PE | Andrew Craig |
| Lot 3 | 56 Bede House, Castle Green, Farringdon | SR3 3HL | Andrew Craig |
| Lot 4 | 133 Stoddart Street/6 Farnham Road, South Shields | NE34 0JS | Andrew Craig/Mike Rogerson |
| Lot 5 | 8 Stannington Place, Heaton | NE6 5HT | Andrew Craig/Rook Matthews Sayer |
| Lot 6 | 7 Haydock Drive, Wardley Park Estate, Gateshead | NE10 8DG | Andrew Craig |
| Lot 7 | 74 Derwent Street, Hartlepool | TS26 8BN | Kimmitt & Roberts |
| Lot 8 | 57 Bamburgh Drive, Pegswood, Morpeth | NE61 6TT | Mike Rogerson |
| Lot 9 | 7 St Josephs Close, Gilesgate, Durham | DH1 2JA | JW Wood Estate Agents |
| Lot 10 | 14 River View, Blackhall Mill | NE17 7TL | Rook Matthews Sayer |
| Lot 11 | 3 Hysehope Terrace, Consett | DH8 6AJ | JW Wood Estate Agents |
| Lot 12 | Flat 4 Hedley House, Hunters Road, Spital Tongues | NE2 4PA | Rook Matthews Sayer |
| Lot 13 | 8 Twelfth Street, Horden, Peterlee | SR8 4QH | Kimmitt & Roberts |
| Lot 14 | 53 Middle Street, Blackhall Colliery | TS27 4EE | Rook Matthews Sayer |
| Lot 15 | 33 Railway Terrace North, New Herrington | DH4 7BB | Kimmitt & Roberts |
| Lot 16 | 27 Seventh Avenue, Ashington | NE63 0QE | Rook Matthews Sayer |
| Lot 17 | 18 Anthony Street, Easington Colliery | SR8 3QB | Kimmitt & Roberts |
| Lot 18 | 30 Morris Street, Birtley | DH3 1DX | Andrew Craig |
| Lot 19 | 10 West Road, Annfield Plain, Stanley | DH9 7XA | JW Wood Estate Agents |
| Lot 20 | 102 Seventh Street, Horden, Peterlee | SR8 4JQ | Kimmitt & Roberts |
| Lot 21 | 33 Gladstone Street, Middlesbrough | TS6 9LG | Michael Poole |
| Lot 22 | 36 Hylton Road, Sunderland | SR4 7AA | Andrew Craig |
| Lot 23 | 48 Wardley Drive, Wardley | NE10 8AE | Andrew Craig |
| Lot 24 | 2 Western Terrace, Murton, Seaham | SR7 9BA | Kimmitt & Roberts |
| Lot 25 | 12 Windmill Terrace, Stockton | TS20 2DT | Michael Poole |
| Lot 26 | 149 Salisbury Street, Blyth | NE24 1JN | Mike Rogerson |
| Lot 27 | 5 North View Terrace, Houghton Le Spring | DH4 5NN | Kimmitt & Roberts |
| Lot 28 | 20 Knightside Gardens, Dunston | NE11 9RL | Rook Matthews Sayer |
| Lot 29 | 11 Twelfth Street, Horden, Peterlee | SR8 4QH | Kimmitt & Roberts |
| Lot 30 | 25 Turner Street, Redcar | TS10 1AZ | Michael Poole |
| Lot 31 | 1 Northumberland Road, Lemington | NE15 8SD | Rook Matthews Sayer |
| Lot 32 | 45 Twelfth Street, Horden, Peterlee | SR8 4QH | Kimmitt & Roberts |
| Lot 33 | 6 Melrose Street, Hartlepool | TS25 5LJ | Kimmitt & Roberts |
| Lot 34 | 5 Marshall Wallis Road, South Shields | NE33 5PD | Andrew Craig |
| Lot 35 | 31 Henry Street, Redcar | TS10 1BH | Michael Poole |
| Lot 36 | 55 Hawthorn Terrace, Shotton | DH6 2HA | Kimmitt & Roberts |
| Lot 37 | 22 Lake View, Station Town, Wingate | TS28 5QD | Kimmitt & Roberts |
| Lot 38 | 2 Cathedral View, Spennymoor | DL16 7QG | JW Wood Estate Agents |
| Lot 39 | 59 Lytton Street, Middlesbrough | TS4 2DD | Michael Poole |
| Lot 40 | 10 Burn Terrace, Hebburn | NE31 1UF | Andrew Craig |
| Lot 41 | 1 Woodham Cottages, Rushyford, Ferryhill | DL17 0NN | JW Wood Estate Agents/Rook Matthews Sayer |
| Lot 42 | 153 West Row, Eston | TS6 9JW | Michael Poole |
| Lot 43 | 12-14 Church Street, Hartlepool | TS24 7DJ | Rook Matthews Sayer |
| Lot 44 | 18 Baldwin Street, Easington Colliery | SR8 3SJ | Kimmitt & Roberts |
| Lot 45 | 2 Tweedy Street, Blyth | NE24 5NB | Rook Matthews Sayer |
| Lot 46 | 85 Edgmond Court, Sunderland | SR2 0DY | Andrew Craig |

OPTION 2



Order Of Sale

| Lot No | Address | Post Code | Partner Agent |
|--------|--|-----------|-----------------------------------|
| Lot 47 | 6 Coxlodge Road, Gosforth | NE3 3UZ | Andrew Craig |
| Lot 48 | 27 Purley Road, Plains Farm, Sunderland | SR3 1RF | Andrew Craig |
| Lot 49 | 10 Gerald Street, South Shields | NE34 8RF | Andrew Craig |
| Lot 50 | 4 Curson Street, Eston | TS6 9LQ | Michael Poole |
| Lot 51 | 33 Stanhope Gardens, Annfield Plain, Stanley | DH9 8QQ | JW Wood Estate Agents |
| Lot 52 | 9 Hathersage Gardens South Shields | NE34 0HU | Andrew Craig |
| Lot 53 | 2 Burtons Yard, North Broomhill, Amble | NE65 9UA | Rook Matthews Sayer |
| Lot 54 | 24 Chapel Street, Lazenby | TS6 8EF | Michael Poole |
| Lot 55 | 55 Victoria Avenue, Whitley Bay | NE26 2QN | Rook Matthews Sayer |
| Lot 56 | 19 East Lea, Newbiggin | NE64 6BQ | Rook Matthews Sayer |
| Lot 57 | 29 Jubilee Road, Eston | TS6 9EP | Michael Poole |
| Lot 58 | Fairholme, Front Street, Ingleton | DL2 3HS | JW Wood Estate Agents |
| Lot 59 | Mill House, Lealands, Lesbury | NE66 3QN | Rook Matthews Sayer |
| Lot 60 | 128 Newgate Street, Morpeth | NE61 1DA | Mike Rogerson |
| Lot 61 | The Willows, Holmside, Chester Le Street | DH7 6ES | JW Wood Estate Agents |
| Lot 62 | 10 Faraday Grove, Gateshead | NE8 4UL | Andrew Craig |
| Lot 63 | 6 Charlton Close, Billingham | TS23 4DG | Michael Poole |
| Lot 64 | 25 Elm Tree Gardens, Peterlee | SR8 5SD | Kimmitt & Roberts |
| Lot 65 | 85 Netherby Drive, Fenham | NE5 2RU | Rook Matthews Sayer |
| Lot 66 | 9 Mews Towers Alnwick | NE66 1PT | Rook Matthews Sayer |
| Lot 67 | 14 Belsay Avenue, South Shields | NE34 6RR | Andrew Craig |
| Lot 68 | 33 Cairn Park, Longframlington | NE65 8JS | Rook Matthews Sayer |
| Lot 69 | 13 Roseberry Terrace, Boldon Colliery | NE35 9HH | Andrew Craig |
| Lot 70 | 5 Bellburn Lane, Darlington | DL3 0JR | JW Wood Estate Agents |
| Lot 71 | 2 Castle Way, Pegswood | NE61 6XH | Mike Rogerson |
| Lot 72 | 123 Flatts Lane, Normanby | TS6 0NP | Michael Poole |
| Lot 73 | 14 Cypress Avenue, Fenham, | NE4 9ST | Rook Matthews Sayer |
| Lot 74 | 38 Derwent Mews, Blackhall, Consett | DH8 8TU | JW Wood Estate Agents |
| Lot 75 | 15 Rothbury Close, Trimdon Station | TS29 6PD | Kimmitt & Roberts |
| Lot 76 | 63 Lilac Walk, Hebburn | NE31 2PR | Andrew Craig |
| Lot 77 | 33 Penrith Gardens, Beacon Lough, Gardens | NE9 6YN | Andrew Craig |
| Lot 78 | 55 Ripon Way, Eston | TS6 9NE | Michael Poole |
| Lot 79 | 36 Cardigan Terrace, Hylton Castle, Sunderland | SR5 3TL | Andrew Craig |
| Lot 80 | West Lodge, 109 Main Street, Shildon | DL4 1AW | JW Wood Estate Agents |
| Lot 81 | 15 Moore Crescent, Birtley | DH3 1NW | Andrew Craig |
| Lot 82 | 321 Normaby Road, Eston, Middlesbrough | TS6 0BQ | Michael Poole |
| Lot 83 | 75 Wellesley Drive, Blyth | NE24 3UZ | Rook Matthews Sayer |
| Lot 84 | 4 Castle Way, Pegswood, Morpeth | NE61 6XH | Rook Matthews Sayer |
| Lot 85 | 12 Price Avenue, Middlesbrough | TS5 4PU | Michael Poole |
| Lot 86 | 29 Choppington Road, Morpeth | NE61 2HX | Rook Matthews Sayer/Mike Rogerson |
| Lot 87 | 1 Cornwall Road, Hebburn | NE31 2DP | Andrew Craig |
| Lot 88 | 22 Bognor Street, Townend Farm, Sunderland | SR5 4NH | Andrew Craig |
| Lot 89 | 22 Beech Grove, Bedlington | NE22 5DA | Mike Rogerson |
| Lot 90 | 2 Whitehouse, Stella Lane, Blydon | NE21 4LS | Rook Matthews Sayer |
| Lot 91 | 12 Kirkdale Square Downhill, Sunderland | SR5 4DT | Andrew Craig |
| Lot 92 | 46 Mill Hill Road, East Denton, Newcastle | NE5 2AR | Rook Matthews Sayer |
| Lot 93 | 79 Greens Lane, Hartburn, Stockton | TS18 5HT | Michael Poole |
| Lot 94 | 83 Rowan Drive, Ponteland | NE20 9QJ | Rook Matthews Sayer |



Order Of Sale

| Lot No | Address | Post Code | Partner Agent |
|---------|--|-----------|----------------------------------|
| Lot 95 | 17 Hoskins Lane, Scholars Rise, Middlesbrough | TS4 3RR | Michael Poole |
| Lot 96 | 16 Kensington Road, Middlesbrough | TS5 6AN | Michael Poole |
| Lot 97 | 10 The Fellway, West Denton | NE5 5BY | Andrew Craig/Rook Matthews Sayer |
| Lot 98 | 40 Derwent Close, Seaham | SR7 7BS | Kimmitt & Roberts |
| Lot 99 | 16 Drake Close, South Shields | NE33 5DE | Andrew Craig |
| Lot 100 | 76 Hadrian Court, Killingworth | NE12 7DB | Rook Matthews Sayer |
| Lot 101 | 64 St Vincent Street, South Shields | NE33 3AR | Andrew Craig |
| Lot 102 | 28 Paddock Wood, Prudhoe | NE42 5BJ | Yellow Estate Agency |
| Lot 103 | 12 Carham Close, Gosforth | NE3 5DX | Andrew Craig |
| Lot 104 | 42 Brackenlaw, Beacon Lough, Gateshead | NE9 6RU | Andrew Craig |
| Lot 105 | Blackhall Mill Club House, Chopwell Road, Blackhall Mill | NE17 7TN | Rook Matthews Sayer |

Option 1

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

Lot No. 1

68 Derwent Street, Hartlepool TS26 8BN

kimmitt & roberts



Description:

Open Viewing 16th March 2017 at 10.45am
This is a traditional mid terraced property situated close to local amenities. It already has combi gas central heating system and double glazing but is in need of internal refitting and finishings. A home of real potential.
EPC Band E

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £10,000+

Lot No. 2

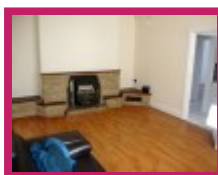
35 Reed Street, South Shields NE33 5PE

Andrew Craig



Description:

A two bedroom ground floor flat benefiting from gas central heating and double glazing, the property is offered for sale with vacant possession. Property briefly comprises of entrance hall, two bedrooms, living room, kitchen, inner lobby, bathroom. The property has had new boiler, heating and electrics fitted in December 2016.



EPC Band E

Call: Andrew Craig 0191 4271722

Price Guide: £22,950+

Lot No. 3

56 Bede House, Castle Green, Farringdon SR3 3HL

Andrew Craig



Description:

A two bedroom first floor flat, the property is currently rented at £435pcm but will be offered for sale with vacant possession. The property benefits include gas central heating and double glazing. Property briefly comprises of entrance hall, two bedrooms, living room, kitchen bathroom.
EPC Band F



Call: Andrew Craig 0191 5653377

Price Guide: £19,950+

Lot No. 4

133 Stoddart Street/6 Farnham Road, South Shields NE34 0J

Andrew Craig

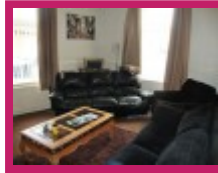
MIKE ROGERSON



Description:

A pair of maisonettes which we are advised are currently tenanted generating an income £190 per week. (Awaiting of sight of tenancy agreements) The properties benefits from gas central heating and double glazing.

6 Farnham Road comprises of entrance, kitchen, living room, 2 bedrooms, bathroom. 133 Stoddart Street comprise of entrance stairs to first floor, living room, dining room, kitchen, bathroom, two bedrooms. Yard to rear.



EPC Band TBC

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

Lot No. 5

8 Stannington Place, Heaton NE6 5HT

ROOK MATTHEWS SAYER

Andrew Craig



Description:

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



EPC Band C

Call: Andrew Craig 0191 2859024 RMS 0191 2761283

Price Guide: £80,000+

Lot No. 6

7 Haydock Drive, Wardley Park Estate, Gateshead NE10 8DG

Andrew Craig



Description:

Two bed semi detached bungalow offers a great opportunity for those buyers wanting to complete a renovation project. The property has been stripped and readied for improvements. There are no kitchen or bathroom units only plumbing/waste pipes in situ ready for new fittings/suites to be installed. Pleasantly positioned within Wardley Park with a nice outlook to the front. Garage to the rear along with gardens.



EPC Band D

Call: Andrew Craig 0191 4875330

Price Guide: £99,950+

Lot No. 7

74 Derwent Street, Hartlepool TS26 8BN

kimmitt & roberts



Description:

Open Viewing 16th March 2017 at 10.45am This is a very smart mid terraced house. Re-rendered external, and refitted internally features include a modern kitchen and bathroom, double glazing, gas central heating system. Situated close to good facilities it provides impressive accommodation. EPC Band E

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £17,000+


Lot No. 8

57 Bamburgh Drive, Pegswood, Morpeth NE61 6TT


Description:

A well presented one bedroom end terrace house, situated in the village of Pegswood. The property is ideally located close to the village's amenities and transport links. The property benefits from a private garden, gas central heating and double glazing throughout. This property is ideal for a young couple or single person. Ideal for first time buyer. The accommodation on offer briefly comprises of an entrance Hallway, Living / Dining Room and Kitchen. To the first floor there is a Bathroom and Bedroom. Externally the property is accessed via a partially paved town garden to the front and has a path to the side leading to west facing patio and lawn.


Call: Mike Rogerson 01670 517500

Price Guide: £44,950+

Lot No. 9

7 St Josephs Close, Gilesgate, Durham DH1 2JA


Description:

Available with the benefit of immediate vacant possession, we offer for sale this four bedroom, three reception room, extended link detached dormer style bungalow with gas central heating and double glazing. Having been improved in recent years by the current owners, the property now has a versatile floor plan which briefly comprises: large L' shaped lounge with door giving access to conservatory, dining room, study, refurbished kitchen and downstairs wet room. To the first floor there are four bedrooms and a family bathroom. Externally there are gardens to the front and rear and a driveway to the side giving access to a garage.



EPC Band E

Call: J W Woods 0191 3869921

Price Guide: £125,000+

Lot No. 10

14 River View, Blackhall Mill NE17 7TL


Description:

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

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £34,950+

Lot No. 11

3 Hysehope Terrace, Consett DH8 6AJ


Description:

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



EPC Band D

Call: J W Woods 01207 502109

Price Guide: £55,000+

Lot No. 12

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



Description:

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



EPC Band tbc

Call: Rook Matthews Sayer 0191 2816700

Price Guide: £67,500+

Lot No. 13

8 Twelfth Street, Horden, Peterlee SR8 4QH



Description:

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

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £18,000+

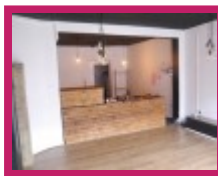
Lot No. 14

53 Middle Street, Blackhall Colliery TS27 4EE



Description:

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



EPC Band G

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £45,000+

Lot No. 15

33 Railway Terrace North, New Herrington DH4 7BB



Description:

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



EPC Band D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £29,950+

Lot No. 16

27 Seventh Avenue, Ashington NE63 0QE

**ROOK
MATTHEWS
SAYER**



Description:

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



EPC Band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £45,000+

Lot No. 17

18 Anthony Street, Easington Colliery SR8 3QB

kimmitt & roberts



Description:

An ideal opportunity for the local investor to purchase this two bedroomed mid terrace property which comes with gas central heating system, double glazing and enclosed yard to rear.

EPC Band D



Call: Kimmitt and Roberts 0191 5183334

Price Guide: £19,950+

Lot No. 18

30 Morris Street, Birtley DH3 1DX

Andrew Craig



Description:

An opportunity to purchase this spacious mid terrace house which we are advised was once a pair of flats and subject to planning could be converted back to two separate dwellings. The property currently benefits from some double glazing and gas central heating. Property briefly comprises of entrance hallway leading to office/study room, open plan living & dining room, kitchen, bathroom which has been extended. Upstairs there are 4 bedroom & spare room which can be converted into ensuite bathroom or kitchen if convert back into 2 flats. Externally there is off road parking to rear & front garden.

EPC Band D

Call: Andrew Craig 0191 4921234

Price Guide: £64,950+

Lot No. 19

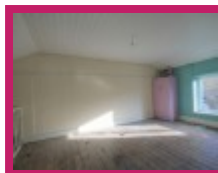
10 West Road, Annfield Plain, Stanley DH9 7XA

**WOOD
ESTATE AGENTS**



Description:

A commercial unit with upstairs office situated on the busy West Road in the centre of Annfield Plain. The property has an approximate floor area of 45square metres, has the benefit of uPVC double glazing and has until recently been used as a fitness studio with a monthly income of £450pcm. The property is situated within the Annfield Plain conservation area on West Road which is predominantly commercial used buildings within the centre of the village. Agents note: In 1998 an application to use the building as a hot food take-away was refused.



EPC Band C

Call: J W Woods 01207 235221

Price Guide: £31,000+

Lot No. 20

102 Seventh Street, Horden, Peterlee SR8 4JQ


Description:

This is a two bedroomed mid terraced home which comes with, gas central heating system, double glazing and would make an ideal purchase for the local investor.

EPC Band tbc

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £17,000+

Lot No. 21

33 Gladstone Street, Middlesbrough TS6 9LG


Description:

A three bedroomed terrace in this popular area of Eston benefitting from double glazing and gas central heating.

The accommodation comprises : hall, open plan lounge and dining area, kitchen, bathroom. The first floor has three bedrooms and wc and there is a yard to the rear.

EPC Band E

Call: Michael Poole 01642 955180

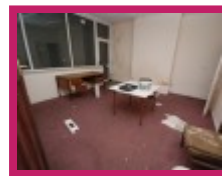
Price Guide: £45,000+

Lot No. 22

36 Hylton Road, Sunderland SR4 7AA


Description:

Previously ground floor business premises and a two floor upper flat/maisonette. Spacious and versatile and in need of full works of modernisation and refurbishment therefore ideal for investors. Located within close proximity to many amenities including access to Sunderland City Centre and University



EPC Band tbc

Call: Andrew Craig 0191 5653377

Price Guide: £36,000+

Lot No. 23

48 Wardley Drive, Wardley NE10 8AE


Description:

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



EPC Band D

Call: Andrew Craig 0191 4875330

Price Guide: £30,000+

together.[®]
Commercial finance

Bridging finance
Auction finance
Commercial mortgages
Buy-to-Let mortgages
Development funding

Decisions on the **spot...**

With 42 years' experience helping customers find financial solutions to suit their individual needs, we're happy to say we're experts in what we do.

With our wide range of flexible products and all-together different approach to lending, we are on hand to help when you need us.

As an auction finance specialist, we could help with:

- Pre-approved funding available
- No exit fees available
- Flexible terms
- Free valuation and legal scheme
- Employed, self employed, limited companies, LLPs, sole traders, and partnerships considered

For on the spot decisions you can rely on call us on **0161 933 7155**, visit us at togethermoney.com/auctionfinance or **speak to us at auction.**

Lot No. 24

2 Western Terrace, Murton, Seaham SR7 9BA

kimmitt & roberts



Description:

We have pleasure in bringing to the market this two bedroom end of terrace home with gas central heating and double glazing. The property has accommodation which comprises; Entrance Vestibule, Lounge, Dining Room, Kitchen area and Bathroom to the Ground floor. To the first floor there are two good sized bedrooms. Externally there is an enclosed yard to the rear with a detached garage. Close to all local amenities and just a 50m walk to "the terrace" which is the local shopping street, the property is in need of some updating and is priced accordingly.



EPC Band D

Call: Kimmitt and Roberts 0191 5813213

Price Guide: £29,950+

Lot No. 25

12 Windmill Terrace, Stockton TS20 2DT

Michael Poole



Description:

A two bedroom ground floor flat which briefly comprises of entrance lobby, hallway, lounge, kitchen, two bedrooms and bathroom/WC. The flat would be ideal for rental investor, first time buyer or anyone needing ground level access and in our opinion viewing is highly recommended.

EPC Band D

Call: Michael Poole 01642 355000

Price Guide: £35,000+

Lot No. 26

149 Salisbury Street, Blyth NE24 1JN

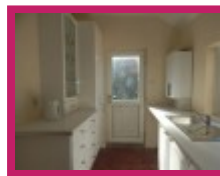
MIKE ROGERSON



Description:

We are pleased to welcome to the Auction this one bedroom ground floor flat situated on Salisbury Street in the heart of Blyth. The property is close proximity to Bus routes, road links, schools, shops, supermarkets and the local Town Centre with a weekly market.

The property is double glazed with gas central heating and has recently had a new fitted kitchen replaced. This Ground Floor Flat briefly comprises; Entrance to hallway, lounge to front, family bathroom, fitted kitchen, one bedroom and rear private yard with access to the street.



EPC Band E

Call: Mike Rogerson 01670 361911

Price Guide: £20,000 - £25,000

Lot No. 27

5 North View Terrace, Houghton Le Spring DH4 5NN

kimmitt & roberts



Description:

Well situated shop premises with spacious living accommodation above. This is a 3 storey building consisting of a shop and stores to the ground floor, and a 2 bedroom maisonette above. It occupies a fine trading position within a parade of similar shops close to the Chilton Moor T junction in a densely populated area. Previously an off licence, now vacant, provides a well-proportioned shop accommodation, with a single garage/store to the rear. It is suitable for a variety of uses, subject to the appropriate permission being obtained from the Local Authority. The living accommodation is deceptively spacious, with combi gas central heating, UPVC double glazing, and modern kitchen and bathroom fittings. An ideal base for a business for a single occupier using the business and living accommodation together, alternatively as separate lettable units (the flat has its own entrance from North View Terrace) this is a property of immense potential.

EPC Band D -E

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £44,950+

Lot No. 28

20 Knightside Gardens, Dunston NE11 9RL

**ROOK
MATTHEWS
SAYER**



Description:

Investment - Ground floor A5 unit (let to fish & chip business).14.77% yield on guide price with a Rental income of £9,600 per annum. Leased until May 2020. The investment is located on Knightside Gardens Dunston which is a suburb of Gateshead. The property comprises a ground floor unit currently trading as Daves Fish Bar. The unit has a floor area circa 50.08 sq. m. (539.05 sq. ft.)consisting customer waiting area, frying area, kitchen and w/c facilities. It also comes with the freehold of the first floor flat (22 Knightside Gardens) sold on a 999 year lease on 5th August 2005.



EPC Band C

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £65,000+

Lot No. 29

11 Twelfth Street, Horden, Peterlee SR8 4QH

kimmitt & roberts



Description:

A three bedroom mid terrace house offered for sale with vacant possession. Briefly comprises of entrance hall, living room, dining kitchen, rear lobby, bathroom. To the first floor there are three bedrooms. Externally yard to rear EPC Band F

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £15,000+

Lot No. 30

25 Turner Street, Redcar TS10 1AZ

Michael Poole



Description:

A Great Investment Opportunity Situated in the Heart of the Seaside Town of Redcar, Close to the Sea Front and the Majority of the Extensive Local Amenities. This Grand Old House is Separate into Four Self Contained One Bedroom Flats. We are advised all the flats are Currently Let with an £85 per Week Yield. (awaiting copies of tenancy agreements)

EPC Band C

Call: Michael Poole 01642 285041

Price Guide: £105,000+

Lot No. 31

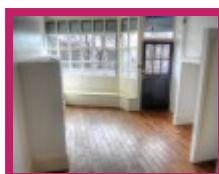
1 Northumberland Road, Lemington NE15 8SD

**ROOK
MATTHEWS
SAYER**



Description:

The property is located at the top of Northumberland Road, Lemington. This is a mixed use location North of Scotsworth Road and four miles West of Newcastle city centre. Brief Description- The property comprises a ground floor and basement retail unit, large garage and six bedroom bed sit located over the first and second floors, this benefits from communal kitchen, living room, bathroom and shower room. There is also a large garage with access from the basement level. All six rooms are let as well as the retail unit with only the garage being vacant. £30,960 per annum income



EPC Band tbc

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £169,950+

Lot No. 32

45 Twelfth Street, Horden, Peterlee SR8 4QH


Description:

A three bedroom mid terrace house offered for sale with vacant possession. The property benefits from double glazed windows. Briefly comprises of entrance hall, living room, dining kitchen, rear lobby, shower room To the first floor there are three bedrooms. Externally yard to rear EPC Band E

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £17,000+

Lot No. 33

6 Melrose Street, Hartlepool TS25 5LJ


Description:

Open Viewing 16th March 2017 at 10.30am
Occupying a pleasant position within a respected street this is a very well presented two bedroomed mid terraced house. Refitted in recent years it has a very impressive kitchen, stylish bathroom, gas central heating system and double glazing. EPC Band E

Call: Kimmitt and Roberts 0191 5183334

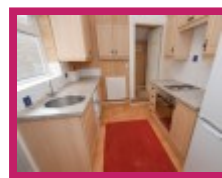
Price Guide: £17,000+

Lot No. 34

5 Marshall Wallis Road, South Shields NE33 5PD


Description:

AN IDEAL FIRST TIME BUY/INVESTMENT OPPORTUNITY - CALL TO VIEW NOW!! Offered with vacant possession is this two bedroom ground floor flat situated in this popular location within walking distance to amenities, shops, popular schools and public transport links into the Town Centre and Sea Front. The property requires some updating and offers buyers to add their own stamp. Briefly comprises of: - Entrance hall, lounge, kitchen, shower room and two bedrooms. Further benefits include gas central heating and double glazing. An internal inspection is highly recommended.



EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £34,950+

Lot No. 35

31 Henry Street, Redcar TS10 1BH


Description:

A Grand Old House Situated Close to the Town Centre of Redcar and within a Stone's Throw of the Beach. Offered to the Market with No Onward Chain and Benefiting from Many Original Features Including Decorative Corbels, Original Ceiling Roses, Stained and Leaded Glass and Fireplaces. Offering a Great Investment Opportunity or Potentially a Fantastic Size Home. This Property has been Separated into Four Bedsits. Viewing is Essential to Fully Appreciate What this Sizeable Home has to Offer.
epc band G

Call: Michael Poole 01642 285041

Price Guide: £84,950+

Lot No. 36

55 Hawthorn Terrace, Shotton DH6 2HA



Description:

A great opportunity to purchase this two bedroomed mid link home which comes with partial gas central heating system and double glazing. To the exterior are gardens to front and rear. Priced to sell and requiring cosmetic updating



EPC Band tbc

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £36,950+

Lot No. 37

22 Lake View, Station Town, Wingate TS28 5QD



Description:

A three bedroom end terrace house offered for sale with vacant possession. At the time of print no access has been gained. Viewings will be available prior to the auction. EPC Band E

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £25,000 - £30,000

Lot No. 38

2 Cathedral View, Spennymoor DL16 7QG



Description:

With countryside views, this deceptively spacious two bedroom bungalow has a lobby, hallway, lounge dining room, modern kitchen and shower/wc, gas central heating and uPVC double glazing. Pleasant gardens, driveway and garage. EPC Band C


Call: J W Woods 01388 604273

Price Guide: £100,000+

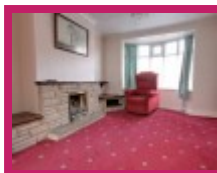
Lot No. 39

59 Lytton Street, Middlesbrough TS4 2DD



Description:

Two-Bedroom Terraced House available with no forward chain. The property offers two floors of living accommodation and briefly comprises, entrance hall, lounge, dining room, lobby, wet room, landing, two bedrooms and WC. Externally we have an enclosed yard to the rear.



EPC Band E

Call: Michael Poole 01642 254222

Price Guide: £43,200+

Lot No. 40

10 Burn Terrace, Hebburn NE31 1UF

Andrew Craig



Description:

A one bedroom upper floor apartment in this block set within communal gardens which comes with parking and a garage located in a separate block to rear. The property does require full renovation and therefore offers excellent potential for investors or those looking for a project. With double glazing the accommodation briefly comprises:- External staircase and balcony leading to entrance door. Entrance hall. Lounge, Kitchen, Double bedroom and bathroom/w.c.



EPC Band tbc

Call: Andrew Craig 0191 4281428

Price Guide: £27,950+

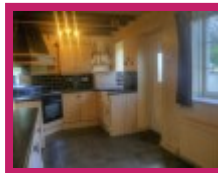
Lot No. 41

1 Woodham Cottages, Rushyford, Ferryhill DL17 0NN



Description:

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



EPC Band E

Call: RMS 0191 2120000 JWW 01388 604273

Price Guide: £89,950+

Lot No. 42

153 West Row, Eston TS6 9JW



Description:

A two bedroom end of terrace house situated on West Row, Eston. We are advised is let at £450pcm dated February 2017 for two years. (awaiting sight of tenancy agreement)

EPC Band E

Call: Michael Poole 01642 955180

Price Guide: £39,950+

Lot No. 43

12-14 Church Street, Hartlepool TS24 7DJ



Description:

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

EPC Band D

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £110,000+

Lot No. 44

18 Baldwin Street, Easington Colliery SR8 3SJ

kimmitt & roberts



Description:

A two bedroom mid terrace house offered for sale with vacant possession. At the time of print no access has been gained. Viewings will be available prior to the auction. EPC Band F

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £18,950+

Lot No. 45

2 Tweedy Street, Blyth NE24 5NB

**ROOK
MATTHEWS
SAYER**



Description:

An investment opportunity to purchase this two bed end terrace house situated on an no through road and offered for sale with vacant possession. The property requires modernisation and refurbishment however it does benefit from some double glazed windows. The property briefly comprises of entrance hall, living room, dining room, kitchen, utility. To the first floor there are two bedrooms and a bathroom. Externally yard to rear. EPC Band D

Call: Rook Matthews Sayer 01670 352900

Price Guide: £29,950+

Lot No. 46

85 Edgmond Court, Sunderland SR2 0DY

Andrew Craig



Description:

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



EPC Band E

Call: Andrew Craig 0191 5653377

Price Guide: £28,000+

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. 47

6 Coxlodge Road, Gosforth NE3 3UZ

Andrew Craig



Description:

A four bedroom house offered for sale with vacant possession, the property benefits include gas central heating and double glazing. Property briefly comprises of entrance hall, living room, dining kitchen. To the first floor there are four bedrooms and a shower room. Externally garden to rear. EPC Band tbc

Call: Andrew Craig 0191 2859024

Price Guide: £59,950+

Lot No. 48

27 Purley Road, Plains Farm, Sunderland SR3 1RF

Andrew Craig



Description:

A deceptively spacious two double bedroom semi detached property with front and rear gardens and driveway for off road parking. Located within close distance to shops, schools and the A19. This home would be an ideal investment opportunity or purchase for those looking to put their own stamp on something. Benefits include upvc double glazing and gas central heating. Viewing recommended.



EPC Band tbc

Call: Andrew Craig 0191 5653377

Price Guide: £49,950+

Lot No. 49

10 Gerald Street, South Shields NE34 8RF

Andrew Craig



Description:

REALISTICALLY PRICED - MUST BE VIEWED!!! A two double bedroom Mid-Terraced Home situated in this popular location with excellent access to amenities, shops, popular schools and transport links into the Town Centre. The property has been decorated in a neutral theme and briefly comprises of: - Entrance hall, lounge, bathroom and kitchen to the ground floor. To the first floor there are two double bedrooms. Externally to the front there is a lawned garden and driveway via double wrought iron gates which can provide off road parking for one car. To the rear there is a private yard. Further benefits include gas central heating and double glazing. An internal inspection is highly recommended. CALL TO VIEW!!!

Call: Andrew Craig 0191 4271722

Price Guide: £44,950+

Lot No. 50

4 Curson Street, Eston TS6 9LQ

Michael Poole



Description:

Available with no forward chain. Conveniently positioned for access to local pubs, bus routes and Eston square, viewing comes highly recommended. The property offers two floors of living accommodation and briefly comprises, entrance hall, lounge, dining room, kitchen, conservatory, landing, three bedrooms and bathroom. Externally we have an enclosed yard to the rear.



EPC Band D

Call: michael poole 01642 955180

Price Guide: £54,000+

Lot No. 51

33 Stanhope Gardens, Annfield Plain, Stanley DH9 8QQ

WOOD
ESTATE AGENTS



Description:

A well presented three bedroom mid terrace house offered for sale with vacant possession. The current owners have updated the property to include a modern kitchen, refitted shower room, redecoration and to fully appreciate the property on offer and internal viewing is recommended. Property briefly comprises entrance hall, living room open to dining kitchen. To the first floor there are three bedrooms and a shower room-wc. Externally there are gardens to the front set to borders and a yard to rear offering off street parking.



EPC Band D

Call: J W Woods 01207 235221

Price Guide: £44,950+

Lot No. 52

9 Hathersage Gardens South Shields NE34 0HU

Andrew Craig



Description:

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

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

Lot No. 53

2 Burtens Yard, North Broomhill, Amble NE65 9UA

ROOK
MATTHEWS
SAYER



Description:

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

EPC Band E

Call: Rook Matthews Sayer 01665 713358

Price Guide: £74,950+

Lot No. 54

24 Chapel Street, Lazenby TS6 8EF



Description:

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



EPC Band D

Call: Michael Poole 01642 285041

Price Guide: £29,950+

Lot No. 55

55 Victoria Avenue, Whitley Bay NE26 2QN



Description:

Investment opportunity to purchase this four bedroom maisonette located centrally in Whitley Bay town center on Victoria Terrace. The property offers spacious accommodation over two floors and would benefit from cosmetic improvement which is reflected in the guide price. The property is offered with no onward chain and benefits from double glazing gas central heating and briefly comprising of :- Entrance and stairs to first floor landing, lounge to the front with bay window over looking the town center, two bedrooms, spacious kitchen and bathroom with three piece suite. To the second floor there are a further two bedrooms.



EPC Band D

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £89,000+

Lot No. 56

19 East Lea, Newbiggin NE64 6BQ



Description:

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



EPC Band C

Call: Rook Matthews Sayer 01670 850850

Price Guide: £34,950+

Lot No. 57

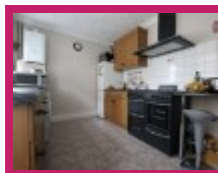
29 Jubilee Road, Eston TS6 9EP



Description:

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

EPC Band D


Call: Michael Poole 01642 955180

Price Guide: £69,950+

MOVING HOUSE?



WE HAVE EVERYTHING YOU NEED TO MAKE MOVING AS EASY AS POSSIBLE



Focus removals is a company which focuses on the customers needs at very competitive prices. Whether you're moving home or just need a few items moving, Focus has the solution. We can customise our service to suit all. Just ask a member of our friendly team for a free quote.

Focus Removals offer a wide range of services from domestic and commercial moves, through to long-term storage solutions. If you have any specific requirements, don't hesitate to get in touch and Focus will do our utmost to come up with the best possible solution. We can customise our services to suit your requirements.

**FOR ALL YOUR REMOVAL NEEDS
CALL US NOW: 01429 867 600**

EMAIL: info@focusremovals.co.uk

VISIT: www.focusremovals.co.uk

DOMESTIC MOVES | COMMERCIAL MOVES | HOUSE CLEARANCES | STORAGE | SHIPPING | PACKING SERVICES

LET US DO YOUR DIRTY WORK!

Waste Removal and Recycling Contractors

FWS is all about removing waste from businesses, public places, schools, open spaces and residential areas.

Cleaning up the North East is at the heart of our business plan. We can help remove and dispose of:

- Syringes/sharps
- Cardboard/packing materials
- Residential waste
- Hazardous waste
- Commercial waste
- We can also attend events such as markets, music concerts and festivals and clear all waste

At Focus Waste Solutions, we specialise in removing any type of waste safely, quickly and efficiently.

Our team are ex-military so our dedication to attention to detail is second to none.

If you need to have waste removed from your premises on a regular basis we offer fantastic contract opportunities and give excellent value for money. Or, we can simply come out on a one off basis and help.

We won't be beaten on price so call our team today for a FREE quote and find out more about the range of services available.



For more information, call 01429 597 960
or email us at info@fwsLtd.co.uk

fwsLtd.co.uk

free
quotes!

willing
and dedicated team!

service
that is second to none!



Lot No. 58

Fairholme, Front Street, Ingleton DL2 3HS


Description:

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

Call: J W Woods 01325 485151

Price Guide: £399,950+

Lot No. 59

Mill House, Lealands, Lesbury NE66 3QN


Description:

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

Call: Rook Matthews Sayer 01665 510044

Price Guide: £299,950+

Lot No. 60

128 Newgate Street, Morpeth NE61 1DA


Description:

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



EPC E

Call: Mike Rogerson 01670 517500

Price Guide: £105,000+

Lot No. 61

The Willows, Holmside, Chester Le Street DH7 6ES


Description:

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

Call: J W Woods 0191 3887245

Price Guide: £215,000+

Lot No. 62

10 Faraday Grove, Gateshead NE8 4UL

Andrew Craig

Description:

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



EPC Band D

Call: Andrew Craig 0191 4875330

Price Guide: £54,950+

Lot No. 63

6 Charlton Close, Billingham TS23 4DG

Michael Poole

Description:

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



EPC Band C

Call: Michael Poole 01642 955184

Price Guide: £169,950+

Lot No. 64

25 Elm Tree Gardens, Peterlee SR8 5SD

kimmitt & roberts

Description:

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


Call: Kimmitt and Roberts 0191 5183334

Price Guide: £59,950+

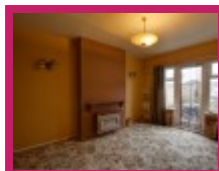
Lot No. 65

85 Netherby Drive, Fenham NE5 2RU

ROOK MATTHEWS SAYER

Description:

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



EPC Band tbc

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £107,500+

Lot No. 66

9 Mews Towers Alnwick NE66 1PT

**ROOK
MATTHEWS
SAYER**



Description:

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



EPC Band C

Call: Rook Matthews Sayer 01665 510044

Price Guide: £49,950+

Lot No. 67

14 Belsay Avenue, South Shields NE34 6RR

Andrew Craig



Description:

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

Call: Andrew Craig 0191 4271722

Price Guide: £109,950+

Lot No. 68

33 Cairn Park, Longframlington NE65 8JS

**ROOK
MATTHEWS
SAYER**



Description:

A detached bungalow situated on Cairn Park, Longframlington. Cairn Park is located on the outskirts of the village which has a range of local amenities including two pubs, both serving food, cafe, butchers and local shop. The bungalow has double glazing and gas central heating and is available with no further chain. Accommodation briefly comprises of:-Entrance hall, lounge, kitchen, conservatory, and master bedroom with ensuite, three further bedrooms and bathroom/WC. Externally the property has gardens to front and rear, driveway and single garage. Entrance Porch-Double glazed entrance door to front, double



Call: Rook Matthews Sayer 01665 511711

Price Guide: £164,950+

Lot No. 69

13 Roseberry Terrace, Boldon Colliery NE35 9HH

Andrew Craig



Description:

An attractive asking price for a three bedroom first floor flat which requires works of upgrading but offers immense potential suitable for a first home or as an investment for the rental market. Early viewing advised.
EPC Band D

Call: Andrew Craig 0191 5190011

Price Guide: £49,950+

Lot No. 70

5 Bellburn Lane, Darlington DL3 0JR


Description:

Occupying a very pleasant cul-de-sac position on this popular residential development, this is a well presented and improved semi-detached bungalow with gas fired central heating and UPVC double glazing. Ideal for a retired/retiring person or couple the property benefits from a larger garage, greenhouse, shed with electric power and light and is available with no onward chain and it offers accommodation which briefly comprises on the ground floor; entrance lobby, lounge, inner lobby, kitchen, two bedrooms, bathroom/w.c. gardens to the front and to the rear, and a garage accessed via a long driveway for additional car parking.



EPC Band D

Call: J W Woods 01325 485151

Price Guide: £104,950+

Lot No. 71

2 Castle Way, Pegswood NE61 6XH


Description:

We welcome for sale this two bedroom semi detached house situated on Castleway on the popular Bothal Court Estate in Pegswood. Pegswood offers a range of local shops and transport links, with the historic market town of Morpeth near by offering a range of local amenities. The accommodation briefly comprises of an entrance hall, living room with stairs to the first floor, kitchen diner with access to rear garden, to the first floor there is a family bathroom and two bedrooms. Externally the property has a detached garage and driveway parking with gardens to the front and rear. The property benefits from double glazing throughout and gas central heating.



EPC Band C

Call: Mike Rogerson 01670 517500

Price Guide: £79,950+

Lot No. 72

123 Flatts Lane, Normanby TS6 0NP


Description:

Situated within this popular area of Normanby, within easy access of local schools, shops and bus routes, this property will appeal to a range of buyers. The property offers two floors of living accommodation and briefly comprises, entrance hall, lounge, kitchen, landing, two bedrooms and bathroom. Externally, enclosed gardens to the front and rear.



EPC Band E

Call: Michael Poole 01642 355000

Price Guide: £79,950+

Lot No. 73

14 Cypress Avenue, Fenham, NE4 9ST


Description:

Ideal First Time Buy or Buy To Let investment opportunity. Set in the heart of the popular Fenham area and having an array of amenities nearby to include shops, swimming pool, library and public transport links. Some updating is required and benefits include double glazing, gas central heating and South facing rear garden. The accommodation comprises, entrance hallway, lounge/dining area, kitchen, stairs lead upto half landing with separate w.c, landing leads to two good size bedrooms and bathroom. Externally there is an enclosed gravelled garden to the front and larger than average South facing rear garden.



EPC Band tbc

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £67,500+

Lot No. 74

38 Derwent Mews, Blackhall, Consett DH8 8TU


Description:

A two-bedroomed house with accommodation on the first floor, a garage and a lawned garden with views over the Derwent Valley. Built in 1991, the property has uPVC double glazing and gas central heating via combi. boiler, and an alarm system. With a ground floor entrance hall, the stairs lead to the first floor accommodation comprising: landing, lounge/dining room, fitted kitchen, two bedrooms and a bathroom. The property has fitted carpets throughout. There is a garage with a rear access door from the well-stocked, lawned rear garden, which has views to the rear over the Derwent Valley. To the front there is a covered area and a single driveway.



Agent's Note - Part of the property has a flying freehold, over the neighbour's garage. EPC Band C

Call: J W Woods 01207 502109

Price Guide: £59,950+

Lot No. 75

15 Rothbury Close, Trimdon Station TS29 6PD


Description:

An ideal opportunity to purchase this well presented, ready to move into three bedroomed semi detached home which occupies a good generous plot on this popular development. Boasting gas central heating system, double glazing, modern refitted bathroom/W.C and neutral decor throughout. Briefly comprising of entrance porch, dining room, kitchen with a range of Beech effect units, lounge overlooking rear garden, three bedrooms and family bathroom/W.C. Occupying a good sized plot it comes with gardens to front, side and rear, single garage, additional workshop and driveway.



EPC Band C

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £79,950+

Lot No. 76

63 Lilac Walk, Hebburn NE31 2PR


Description:

Offered for sale with the benefit of no onward chain, this semi detached property is situated in a popular residential area in Hebburn with an open green to the front aspect. In need of some cosmetic attention, the property offers excellent potential to improve, therefore an early inspection is recommended. Briefly the accommodation comprises:- Entrance porch, entrance hall lounge with archway to dining room, fitted kitchen, rear porch/conservatory with storage area to the side which incorporates a w.c. On the first floor there are three bedrooms and a tiled shower room/w.c. The property occupies a reasonable size plot with low maintenance gardens to the front and rear



EPC Band C

Call: Andrew Craig 0191 4281428

Price Guide: £75,000+

Lot No. 77

33 Penrith Gardens, Beacon Lough, Gardens NE9 6YN


Description:

Attractively presented spacious two bed top floor apartment available with No Onward Chain! Ideal for professionals, first time buyers and investors, this property has been previously let out for approximately £450pcm. Situated in a block of six similar apartments, conveniently placed for the Queen Elizabeth Hospital, local amenities of Low Fell and transport links to both Gateshead and Newcastle. Benefiting from gas combination central heating system. Viewing essential to appreciate the size, layout and location of this great opportunity.



EPC Band C

Call: Andrew Craig 0191 4875330

Price Guide: £44,950+

Lot No. 78

55 Ripon Way, Eston TS6 9NE

Michael Poole



Description:

Three bedroom semi detached house, Notable features include, gas central heating, detached garage and fitted kitchen. The property offers two floors of living accommodation and briefly comprises, entrance hall, lounge, kitchen/diner, landing, three bedrooms and a family bathroom. Externally, enclosed gardens to the front and rear.
EPC Band C

Call: Michael Poole 01642 955180

Price Guide: £85,500+

Lot No. 79

36 Cardigan Terrace, Hylton Castle, Sunderland SR5 3TL

Andrew Craig



Description:

Looking for your first home or for investment? This two bedroom semi detached home is offered with no onward chain and with gardens and open aspect to the front, an early viewing is recommended.

EPC Band D



Call: Andrew Craig 0191 5160239

Price Guide: £54,950+

Lot No. 80

West Lodge, 109 Main Street, Shildon DL4 1AW

WOOD
ESTATE AGENTS



Description:

A substantial three bedroom family home which has the benefit of gas central heating and uPVC double glazing. In brief, accommodation comprises entrance hall, lounge, living room, kitchen and dining room. To the first floor are three double bedrooms, study, shower room and separate wc. There is a wall enclosed, low-maintenance garden to the front mainly laid to lawn. A viewing is absolutely essential to appreciate this fine home.

EPC Band E



Call: J W Woods 01388 604273

Price Guide: £64,950+

Lot No. 81

15 Moore Crescent, Birtley DH3 1NW

Andrew Craig



Description:

A semi detached house occupying a good size plot within Moore Crescent at Birtley which comes with the benefit of gas central heating and double glazing and offers any discerning buyer the scope and potential to improve. Appealing to first time buyers or families early viewing is urged. Briefly comprises: Entrance lobby, Guest cloaks/w.c., Lounge and breakfasting kitchen to ground floor with three bedrooms and bathroom to first floor. Externally the property comes with parking and garden to the front with an enclosed garden to the rear.
EPC: E

Call: Andrew Craig 0191 4921234

Price Guide: £79,950+

Lot No. 82

321 Normaby Road, Eston, Middlesbrough TS6 0BQ



Description:

Perfectly positioned for access to the local leisure centre, schools and bus routes. The property offers two floors of living accommodation and briefly comprises, entrance hall, lounge, lounge, kitchen, utility area, wet room, landing, three bedrooms and a family bathroom. Externally, enclosed gardens to the front and rear.



EPC Band D

Call: Michael Poole 01642 955180

Price Guide: £74,950+

Lot No. 83

75 Wellesley Drive, Blyth NE24 3UZ



Description:

****IMPRESSIVE MODERN TOWN HOUSE - ACCOMMODATION OVER THREE FLOORS - THREE BEDROOMS - GARDEN TO REAR - EPC: C**** on Wellesley Drive, South Shore development in Blyth. Within walking distance to the beach, local amenities and briefly comprising: Entrance porch, open plan lounge/breakfasting kitchen with French doors to the garden and ground floor cloaks/w.c. To the first floor two bedrooms and family bathroom and staircase to master bedroom on the top floor. Low maintenance garden to the front with gravelled area and driveway, to the rear a garden mainly laid to lawn with patio and decking area and fencing to boundaries. An ideal starter/family purchase on this highly sought after development. Early inspection recommended.

EPC Band C

Call: Rook Matthews Sayer 01670 352900

Price Guide: £115,000+

Lot No. 84

4 Castle Way, Pegswood, Morpeth NE61 6XH



Description:

Appealing to a wide variety of buyers is this well presented two bedroom mid terrace house situated in this popular residential area. The property benefits include double glazing and gas central heating, a refitted bathroom, summerhouse in rear garden and is offered for sale with vacant possession. We have been advised by the vendor that the property is freehold and was recently rented out for the past 2 years at £400pcm. The electrics were updated approx 3 years ago and a new boiler installed about 2 years ago, new fascias fitted in 2016 and board out loft for extra storage.



EPC Band D

Call: Rook Matthews Sayer 01670 511711

Price Guide: £64,950+

Lot No. 85

12 Price Avenue, Middlesbrough TS5 4PU



Description:

Notable features include, double glazing, gas central heating and a fitted kitchen. The property offers two floors of living accommodation and briefly comprises, porch, hallway, lounge, dining room, kitchen, shower room, landing, three bedrooms and a family bathroom. Externally, enclosed gardens to the front and rear



EPC Band E

Call: Michael Poole 01642 254222

Price Guide: £64,950+

Lot No. 86

29 Choppington Road, Morpeth NE61 2HX

**ROOK
MATTHEWS
SAYER**

**MIKE
ROGERSON**



Description:

A three bedroom, mid terrace home situated on Choppington Road, Morpeth. Well situated for local amenities including Sainsbury's local, public transport, first school and easy access to Morpeth Town Centre. The property has double glazing, gas central heating and briefly comprises of:- Entrance Hall, lounge, dining room, kitchen with breakfasting area, first floor landing, three bedrooms and bathroom/WC. Externally the property has gardens to the front and rear with off street parking available to the rear. Double glazing and gas central heating.



EPC Band C

Call: RMS 01665 511711 MR 01670 517500

Price Guide: £99,950+

Lot No. 87

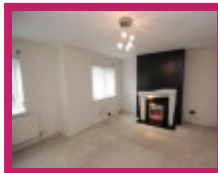
1 Cornwall Road, Hebburn NE31 2DP

Andrew Craig



Description:

A deceptively spacious upped floor flat offered for sale with no onward chain. Ideal for a variety of buyers and an internal inspection is strongly advised to appreciate the accommodation on offer. With gas central heating and double glazing, property briefly comprises of entrance hall with stairs to first floor landing, inner hallway, lounge with feature fireplace, fitted breakfasting kitchen, two double bedrooms plus bathroom/ w.c. Externally there is a lawn garden and a small area to the rear providing bin storage.



EPC Band D

Call: Andrew Craig 0191 4281428

Price Guide: £49,950+

Lot No. 88

22 Bognor Street, Townend Farm, Sunderland SR5 4NH

Andrew Craig



Description:

Offered with no chain involved and located on this popular residential Estate giving easy access to many amenities including; Local shops, schools, transport links, is this spacious three bed semi detached family home. Having the benefit of upvc double glazing, gas central heating and off road parking, this would make an ideal purchase for growing families or for those looking to step on the property ladder or of interest of investors. Viewing highly recommended.

EPC Band E

Call: Andrew Craig 0191 5160239

Price Guide: £64,950+

Lot No. 89

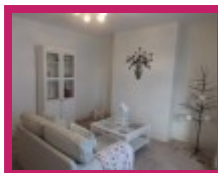
22 Beech Grove, Bedlington NE22 5DA

**MIKE
ROGERSON**



Description:

Mike Rogerson welcomes to the market this two bedroom, mid terrace house situated on Beech Grove, Bedlington. Located close to local schools, shops and amenities with good bus routes and transport links to nearby towns and cities. This property briefly comprises of; to the ground floor, entrance hallway, lounge, dining room, kitchen, stairs to the first floor. To the first floor; two double bedrooms and family bathroom. Externally to the front there is a small town garden and to the rear, there is an enclosed yard with brick built storage building. This property benefits from UPVC double glazing and gas central heating.



EPC Band D

Call: Mike Rogerson 01670 822223

Price Guide: £54,950+



Personal & Family

@SintonsLaw

sintons-llp



BESPOKE
LEGAL
advice
tailored
FOR YOU & YOUR
family's needs

If you're moving... move with Sintons

Whether you are a first time buyer, up or downsizing or a property investor, a member of our dedicated conveyancing team will provide a highly personal service at a competitive price, guiding you through the process from start to finish. With a reputation for professionalism and a wealth of experience, we are streets ahead!



For further advice and information, please contact **Anna Barton** on 0191 226 3743 or email anna.barton@sintons.co.uk



Sintons

Law

www.sintons.co.uk | **Personal & Family** | Business | Defendant Litigation | Healthcare

Sintons LLP, The Cube, Barrack Road, Newcastle upon Tyne, NE4 6DB.

Sintons LLP is authorised and regulated by the Solicitors Regulation Authority.

Lot No. 90

2 Whitehouse, Stella Lane, Blaydon NE21 4LS

ROOK MATTHEWS SAYER



Description:

A fabulous opportunity to purchase a grand house set in large grounds. The house consists of an entrance porch, large dining kitchen with stairs leading to a standing height 2 room cellar, downstairs bathroom, and a grand lounge. To the first and second floors there are 3 large bedrooms. Additional benefits include modern double glazing, a private driveway, and grounds which could be restored or potentially developed Viewings come highly recommended.



EPC Band E

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £164,950+

Lot No. 91

12 Kirkdale Square Downhill, Sunderland SR5 4DT

Andrew Craig



Description:

A spacious three bedroom detached family home located within a popular residential area close to local schools, shops and transport links to the City Centre and A19. This home is sure to impress all that view and benefits from having two reception rooms, ground floor WC and spacious gardens together with off road parking. Situated within a quiet cul-de-sac with no vehicle access to the front. Call now to arrange a viewing
EPC Band tbc



Call: Andrew Craig 0191 5160239

Price Guide: £64,950+

Lot No. 92

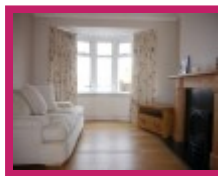
46 Mill Hill Road, East Denton, Newcastle NE5 2AR

ROOK MATTHEWS SAYER



Description:

Mill Hill Road is an extremely popular location in East Denton and this is a three bedroom house offering good sized family accommodation. The property has double glazing (where stated) and gas radiator heating and the accommodation comprises; an entrance hall with stairs to the first floor, two reception rooms divided by double doors with a bay window to the front. The kitchen is in need of renovation and only has a single base unit incorporating the sink, a utility room gives access to the garage and rear garden. The first has three double bedrooms and a bathroom and separate toilet. Externally there is a drive to the front and a large enclosed lawned garden to the rear.



EPC BAND D

Call: Rook Matthews Sayer 0191 267 1031

Price Guide: £99,950+

Lot No. 93

79 Greens Lane, Hartburn, Stockton TS18 5HT

Michael Poole



Description:

Well What a Home This Could Make. Fantastic Opportunities Present you with This Large Detached Dormer Bungalow in the Heart of Hartburn. The accommodation comprises of reception area, living room, dining room, breakfast kitchen, two ground floor bedrooms, first floor are two further bedrooms. Externally there are gardens and a garage.



EPC Band D

Call: Michael Poole 01642 355000

Price Guide: £265,000+

Lot No. 94

83 Rowan Drive, Ponteland NE20 9QJ

ROOK MATTHEWS SAYER



Description:

Offered with no onward chain we bring to the market this first floor flat situated in the heart of Ponteland. Ideally placed for local pubs, restaurants, shops and links into the City Centre and beyond. This home is an ideal property for the first time buyer or those looking to downsize. The accommodation briefly comprises of a spacious lounge, kitchen, two bedrooms and a recently fitted shower room. Benefits not only include gas central heating and double glazing, but there is also a shared garden to the rear. This home does require some attention to the decor but offers a blank canvas to put your own stamp on it.



EPC Band C

Call: Rook Matthews Sayer 01661 860228

Price Guide: £94,950+

Lot No. 95

17 Hoskins Lane, Scholars Rise, Middlesbrough TS4 3RR

Michael Poole



Description:

The accommodation is spread over three floors and briefly comprises: entrance hall, cloakroom WC, dining kitchen, first floor lounge with Juliette balcony, third double bedroom, staircase to second floor with master bedroom and en-suite, family bathroom WC and second double bedroom. Externally, a double width driveway providing off road parking for two cars which also leads to a single integral garage. Private and low maintenance rear garden. Internal viewing is considered essential.



EPC Band:- C

Call: Michael Poole 01642 254222

Price Guide: £139,950+

Lot No. 96

16 Kensington Road, Middlesbrough TS5 6AN

Michael Poole



Description:

A larger style three bedroom terrace home with convenient access to Linthorpe Village, to the town centre and University of Teesside. Features include gas central heating, upvc double glazing, internal fire doors, sitting room, kitchen with gas oven, washing machine, fridge freezer and other small white goods, ground floor wet room and first floor bathroom together with a separate wc, rear yard and street parking.

Agents Note We are aware that the property has Japanese Knotweed.
EPC Band:- E

Call: Michael Poole 01642 254222

Price Guide: £70,000+

Lot No. 97

10 The Fellway, West Denton NE5 5BY

Andrew Craig

ROOK MATTHEWS SAYER



Description:

SITUATED ON AN ENVIABLE PLOT THIS EXTENDED DETACHED FOUR BEDROOM BUNGALOW. The current vendors have done some renovation works to the property including a stunning kitchen with atrium style roof, and modern bathroom; and yet there is still potential for buyers to further improve the property to their own taste. This spacious property briefly comprises:- hallway, lounge, study/2nd reception room, dining kitchen, utility room, three double bedroom, and further single bedroom, family bathroom. Externally there are gardens to all sides including a block paved courtyard area, and a driveway offering space for multiple vehicles.



EPC Band D

Call: AC 0191 2859024 RMS 0191 267 1031

Price Guide: £145,000+

Lot No. 98

40 Derwent Close, Seaham SR7 7BS


Description:

Rarely available, we offer a self contained first floor flat providing comfortable and economical accommodation. It boasts Combi (Baxi) gas central heating, UPVC double-glazing and provides well proportioned accommodation, an ideal first purchase or retirement home. It is pleasantly positioned just off the ever popular Dene House Road, highly convenient for local shops, the sea front, schools, bus services etc.



EPC Band C

Call: Kimmitt and Roberts 0191 5813213

Price Guide: £39,950+

Lot No. 99

16 Drake Close, South Shields NE33 5DE

Andrew Craig

Description:

Offered with no upper chain is this well maintained two bedroom End-Link Bungalow situated in this quiet yet convenient cul-de-sac at Drake Close, South Shields. Located within walking distance to shops, amenities and bus links into the Town Centre. Briefly comprising of: - Entrance hall, lounge, kitchen, shower room, two bedrooms and conservatory. Externally to the front there is a paved garden area with long driveway for additional car standage and garage. To the rear of the property is enclosed paved patio garden for ease of maintenance and sunny aspect. Further benefits include gas central heating and double glazing.



EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £89,950+

Lot No. 100

76 Hadrian Court, Killingworth NE12 7DB



Description:

Offered with no onward chain is this spacious one bedroom ground floor flat situated within this popular residential location. The entrance door to the apartment is within a communal hall with secure door entry system, and the accommodation comprises; entrance hall with two useful storage cupboards, lounge with feature walk in bay window, double bedroom, modern galley style kitchen with a good range of wall and base units and space for appliances and bathroom/W.C. The property benefits from electric heating and UPVC double glazing.



EPC Band E

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £39,950+

Lot No. 101

64 St Vincent Street, South Shields NE33 3AR

Andrew Craig

Description:

Having a popular location within Westoe in South Shields and with no onward chain an internal inspection is recommended of this two bedroom ground floor flat which is offered at a realistic marketing price. Comprising of: lounge, two bedrooms, kitchen and bathroom. The property further benefits from gas central heating, double glazing and has a private rear yard.



EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

Lot No. 102 28 Paddock Wood, Prudhoe NE42 5BJ



Description:

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



EPC Rating: D

Call: Yellow 01661 831234

Price Guide: £175,000+

Lot No. 103 12 Carham Close, Gosforth NE3 5DX

Andrew Craig



Description:

POPULAR LOCATION. This three bedroomed family home is located on Carham Close, Gosforth and will appeal to a wide range of buyers due to its close proximity to local shops, schools and transport links. The layout comprises :- porch, entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom/wc, garage, block paved driveway for multiple vehicles, and gardens to front and rear. With gas fired central heating, double glazed windows and good sized rooms. The property does require some updating and viewings come highly recommended.



EPC Band tbc

Call: Andrew Craig 0191 2859024

Price Guide: £150,000+

Lot No. 104 42 Brackenlaw, Beacon Lough, Gateshead NE9 6RU

Andrew Craig



Description:

This beautifully presented spacious three bed home should appeal to a range of buyers, updated to provide stylish living accommodation and comes with a well proportioned garden to the rear. With gas combination central heating system and double glazed windows and being conveniently placed for local schools having the Cardinal Hume Catholic School and Larkspur Community Primary School both nearby. Viewing is absolutely essential to appreciate fully.



EPC Band tbc

Call: Andrew Craig 0191 4875330

Price Guide: £69,950+

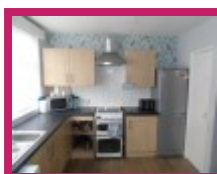
Lot No. 105 Blackhall Mill Club House, Chopwell Road, Blackhall Mill NE17 7TN

ROOK MATTHEWS SAYER



Description:

Rook Matthews Sayer are pleased to offer this 3 bedroom link detached home to the market. The property briefly comprises of a large lounge diner, breakfasting kitchen and downstairs W/C. To the first floor there are 3 good size bedrooms and a bathroom. Externally there is a yard to the front and a gravelled garden to the rear. Additional benefits are double glazing and a garage. Viewings are essential to realise the potential of this home



EPC band: C

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £59,950+



Remote Bidding Application Form

Please select method of bidding:

TELEPHONE

PROXY

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

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

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

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

Date of Auction: Lot Number:

Address of Lot:

..... Post Code:

The Lot is offered for sale under:

Option One

Option Two

Maximum Bid (in words) £:

Buyers Information – Full Name/Company Name:

Address:

..... Post Code:

Tel No: Home: Business: Mobile:

E-mail address:

Solicitors Name & Address:

Post Code: Tel No:

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

Signature Print Name: Date:

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



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



Terms & Conditions

About us and Important Auction Information

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

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

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

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

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

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

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

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

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

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

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

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

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

Our General Auction Terms of Business

1. Interpretation

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

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

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

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

2. Conditions applicable to the auction types

2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

2.2 Option Two Conditions

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

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

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



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

3. General provisions applicable to Sellers and Buyers

3.1 General Auction Conditions

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

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

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

3.2 Charges and payment

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

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

3.3 Proof of Identity and Proceeds of Crime Act

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

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

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

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

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

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

3.4 Miscellaneous

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

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

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

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

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

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

3.5 Notices

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

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

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

3.6 Governing law and jurisdiction

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

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

Common Auction Conditions

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Important Notice

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

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

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

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

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

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

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

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



Royal Institute of Chartered Surveyors (RICS).

Glossary

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

Wherever it makes sense:

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

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

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

Agreed completion date

Subject to condition G9.3:

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

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

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

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

Auction The auction advertised in the catalogue.

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

Auctioneers The auctioneers at the auction.

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

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

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

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

Condition One of the auction conduct conditions or sales conditions.

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

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

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

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

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

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

Interest rate If not specified in the special conditions, 4% above the base rate from time to time of Barclays Bank plc. (The interest rate will also apply to judgment debts, if applicable.)
Lot Each separate property described in the catalogue or (as the case may be) the property that the seller has agreed to sell and the buyer to buy (including chattels, if any).

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The auctioneers.

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

Auction Conduct Conditions

A1 Introduction

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

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

A2 Our role

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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



responsibility to check that you have the correct versions.

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

A5 The contract

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

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

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

A5.4 If you do not we may either:

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

(b) sign the sale memorandum on your behalf.

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

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

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

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

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

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

A6 Extra Auction Conduct Conditions

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

General conditions of sale

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

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

G1 The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

G2 Deposit

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

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

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

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

G2.2 The deposit

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

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

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

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

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

G3 Between contract and completion

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

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

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

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

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

Title and identity

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

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

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



paid; and

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

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

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

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

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

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

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

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

G5 Transfer

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

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

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

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

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

G6 Completion

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

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

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

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

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

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

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

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

G7 Notice to complete

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

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

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

(a) terminate the contract;

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

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

(d) resell the lot; and

(e) claim damages from the buyer.

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

(a) terminate the contract; and

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

G8 If the contract is brought to an end

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

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

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

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

G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

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

G9.5 The buyer must:

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

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

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

G10 Interest and apportionments

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

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

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

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

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

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

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

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

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

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

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

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

G11 Arrears

Part 1 Current rent

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

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

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

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

(a) so state; or

(b) give no details of any arrears.

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

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

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



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

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

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

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

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

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

G12 Management

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

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

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

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

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

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

G13 Rent deposits

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

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

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

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

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

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

G14 VAT

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

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

G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

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

(a) of the buyer's VAT registration;

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

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

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

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

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

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

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

G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

G17 Maintenance agreements

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

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

G18 Landlord and Tenant Act 1987

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

G18.2 The seller warrants that the seller has complied with sections 58 and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

(a) in its condition at completion;

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

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

G19.5 Where relevant:

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

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

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

G20 TUPE

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

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

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

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

(c) in respect of the Transferring Employees.

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

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



G21 Environmental

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

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

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

G22 Service Charge

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

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

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

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

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

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

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

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

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

G23 Rent reviews

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

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

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

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

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

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

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

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

G24 Tenancy renewals

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

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

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

G24.4 Following completion the buyer must:

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

G25 Warranties

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

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

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

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

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

G26 No assignment

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

G27 Registration at the Land Registry

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

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

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

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

G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

G29 Contracts (Rights of Third Parties) Act 1999

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

G30 Extra General Conditions



Agents Property AUCTION

TOGETHER WE GET RESULTS

Upcoming Auctions

Monday 24th April 2017

Wednesday 31st May 2017

Monday 26th June 2017

Monday 31st July 2017

Wednesday 30th August 2017

Monday 25th September 2017

Monday 30th October 2017

Monday 11th December 2017



Andrew Craig

THE WOOD
ESTATE AGENTS

kimmitt & roberts

Michael Poole



Richard Francis

Auctioneer MNAVA



see website for auction terms & conditions

Agents Property Auction,

14a Front Street, Prudhoe, Northumberland, NE42 5HN.

Tel: 01661 831 360

Website: www.agentspropertyauction.com

Email: info@agentspropertyauction.com