



Auction Catalogue

This Auction

Monday 31st March 2014

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



Agents Property
AUCTION

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Buyers Guide

IMPORTANT NOTES FOR ALL AUCTION BIDDERS

These notes and the auction terms and conditions are contained in the auction catalogue and online at www.agentspropertyauction.com 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:

Price guides are not necessarily figures at which a property will sell but are intended solely as an indication and must not be relied upon by potential buyers as a valuation. The price guides are subject to fluctuation prior to auction and interested parties are advised to confirm the price guide for variations. The final reserve price on any property may exceed or be below the published guide. Where price comparables and rental incomes are quoted they are believed to be fair but are to be used for guidance only and their accuracy can not be guaranteed.

Option 1 Terms & Conditions:

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

Option 2 Terms & Conditions:

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

Administration Fee:

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

Deposits:

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

Remote Bidding:

If you are unable to attend the auction, bidding is available remotely by telephone or proxy bid. The Remote Bidding Form is provided in the auction catalogue, online www.agentspropertyauction.com 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	10 Ninth Street, Horden	SR8 4LZ	Kimmitt & Roberts
Lot 2	14 Rokeby Street, Millfield, Sunderland	SR4 7EQ	Andrew Craig
Lot 3	21 Castleraagh Road, Stockton	TS19 0DL	Michael Poole
Lot 4	20 & 22 Avalon Drive, West Denton, Newcastle	NE15 7SZ	Rook Matthews Sayer
Lot 5	11 Simpson Street, Stanley	DH9 0PF	JW Wood Estate Agents
Lot 6	26 Lister Avenue, Greenside	NE40 4AP	Rook Matthews Sayer
Lot 7	34 Elm Street, Jarrow	NE32 5JD	Andrew Craig
Lot 8	34 & 36 Hampstead Road, Benwell, Newcastle	NE4 8AD	Rook Matthews Sayer
Lot 9	8-9 Kendrew Street, Darlington	DL3 6JR	Rook Matthews Sayer
Lot 10	3 Coatham Road, Redcar, Cleveland	TS10 1RH	Michael Poole
Lot 11	75/77 Strathmore Crescent, Benwell, Newcastle	NE4 8UB	Rook Matthews Sayer
Lot 12	18 Morwick Road, North Shields	NE29 8JA	Rook Matthews Sayer
Lot 13	61 Ritson Avenue, Bearpark, Durham	DH7 7BE	JW Wood Estate Agents/Andrew Craig
Lot 14	Land at Belsfield Gardens, Jarrow	NE32 5QB	Andrew Craig
Lot 15	2 Saltwell Road Gateshead	NE8 4QX	Andrew Craig
Lot 16	Minden Cottage, Warden , Hexham	NE46 3RT	Rook Matthews Sayer
Lot 17	36 Albion Gardens, Burnopfield	NE16 6JT	Andrew Craig
Lot 18	The Old School House, Marley Hill, Newcastle	NE16 5DY	Rook Matthews Sayer
Lot 19	15 Dobson Terrace, Seaham	SR7 9PP	Kimmitt & Roberts
Lot 20	19 Wolseley Terrace, High Barnes, Sunderland	SR4 7HU	Andrew Craig
Lot 21	Uppercut, 9 The Crescent, Hetton Le Hole	DH5 9JS	Kimmitt & Roberts
Lot 22	238 South Frederick Street, South Shields	NE33 5HL	Andrew Craig
Lot 23	Apartment 50 Rialto, Melbourne Street, Newcastle	NE1 2JR	Rook Matthews Sayer
Lot 24	4 Windsor Terrace, Great Lumley, Co Durham	DH3 4JR	JW Wood Estate Agents
Lot 25	136 Gaskell Avenue, South Shields	NE34 9TE	Andrew Craig
Lot 26	The Joiners Arms, Coomassie Road, Blyth	NE24 2HE	Rook Matthews Sayer
Lot 27	215 Scarborough Road, Byker, Newcastle	NE6 2RX	Andrew Craig/Rook Matthews Sayer
Lot 28	23 Toft Hill, Bishop Auckland	DL14 0JA	JW Wood Estate Agents
Lot 29	The rear of Harlow Street, The Old Randal's Building, Sunderland	SR4 1AR	Andrew Craig
Lot 30	31 Thornfield Road, Consett, Co Durham	DH7 8AX	JW Wood Estate Agents
Lot 31	3-7 Tower Street, Hartlepool	TS24 7HJ	Rook Matthews Sayer
Lot 32	152 Hugh Gardens, Benwell, Newcastle	NE4 8PQ	Rook Matthews Sayer
Lot 33	15 Deacon Street, North Ormesby, Middlesbrough	TS3 6PB	Michael Poole
Lot 34	The Old Building, North View, Ashington	NE63 9XQ	Rook Matthews Sayer
OPTION 2			
Lot 35	44 Sidney Grove, Newcastle	NE4 5PD	Rook Matthews Sayer
Lot 36	74-76 Delaval Road, Newcastle	NE15 6NL	Rook Matthews Sayer
Lot 37	69 Bellerby Drive, Ouston, Chester Le Street	DH2 1OF	JW Wood Estate Agents
Lot 38	8 Railway Street Jarrow	NE32 5HW	Andrew Craig
Lot 39	53 St Aloysius View, Hebburn	NE31 1RH	Andrew Craig
Lot 40	6 Middleton Road, Woodland, Bishop Auckland	DL13 5RR	JW Wood Estate Agents
Lot 41	3 Howlett Hall Road, Denton Burn, Newcastle	NE15 7HS	Rook Matthews Sayer
Lot 42	5 Arlington Street, Pallion, Sunderland	SR4 6LY	Andrew Craig
Lot 43	City News, Arch 7, Forth Street, Newcastle	NE1 3NZ	Rook Matthews Sayer
Lot 44	The Dene, Dene Road Rowlands Gill	NE39 1DU	Rook Matthews Sayer
Lot 45	10 Ruskin Avenue, Pelton, Chester Le Street	DH2 2PT	JW Wood Estate Agents



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 46	43 Embassy Gardens, Fenham, Newcastle	NE15 7BB	Rook Matthews Sayer
Lot 47	1 Ashfield Road, Gosforth, Newcastle	NE3 4XL	Andrew Craig
Lot 48	107 Ocean Road, South Shields	NE33 2JL	Andrew Craig
Lot 49	56 Linden Road, Gosforth	NE3 4HB	Rook Matthews Sayer
Lot 50	13 Highridge Birtley, Co Durham	DH3 1BG	Andrew Craig
Lot 51	17 Dulvertson Close, Chapel House, Newcastle	NE5 1LD	Rook Matthews Sayer
Lot 52	217 Clara Street, Benwell, Newcastle	NE4 8PY	Andrew Craig/Rook Matthews Sayer
Lot 53	10 Bisley Road, Amble, Northumberland	NE65 0NW	Rook Matthews Sayer
Lot 54	94 Lansdowne Road, Forest Hall	NE12 9BE	Rook Matthews Sayer
Lot 55	39 The Leazes, Sunderland	SR1 3SW	Andrew Craig
Lot 56	181 Rectory Road, Bensham, Gateshead	NE8 4RQ	Andrew Craig
Lot 57	2 Cowdray Court, Kingston Park, Newcastle	NE3 2UA	Rook Matthews Sayer
Lot 58	86 Norton Avenue, Stockton	TS20 2JP	Michael Poole
Lot 59	7 Crichton Avenue, Chester Le Street	DH3 3ND	Andrew Craig
Lot 60	11 Ploverfield, Ashington, Northumberland	NE63 8LX	Rook Matthews Sayer
Lot 61	27 Garth Twenty Two, Killingworth, Newcastle	NE12 6HZ	Rook Matthews Sayer
Lot 62	109 Heathway, Seaham	SR7 7UR	Kimmitt & Roberts
Lot 63	4 South Street, High Spen	NE39 2HF	Rook Matthews Sayer
Lot 64	22 Bothal Terrace, Ashington, Northumberland	NE63 8PW	Rook Matthews Sayer
Lot 65	South House, 1 Eppleton House, Hetton Le Hole	DH5 0QZ	JW Wood Estate Agents/Kimmitt & Roberts
Lot 66	2 Tunstall Village Road, Silksworth, Sunderland	SR3 2BY	Andrew Craig
Lot 67	River Cottage, Riverside, Rothbury, Northumberland	NE65 7NS	Rook Matthews Sayer
Lot 68	10 Sledmere Close, Billingham	TS23 3LA	Michael Poole
Lot 69	31 Waterside Park, Hebburn	NE31 1RS	Andrew Craig
Lot 70	1 Broomside, Coundon, Bishop Auckland	DL14 8PX	JW Wood Estate Agents
Lot 71	5 Flanders Court, Birtley	DH3 1LD	Andrew Craig
Lot 72	The Briars, Yarm Road, Middleton, St George, Darlington	DL2 1HW	JW Wood Estate Agents/Michael Poole
Lot 73	37 Morgan Street, Southwick, Sunderland	SR5 2HN	Andrew Craig
Lot 74	333 Salters Road, Gosforth	NE3 4HN	Rook Matthews Sayer
Lot 75	56 Henry Nelson Street, South Shields	NE33 2EZ	Andrew Craig
Lot 76	65 Lintonburn Park, Widdrington, Northumberland	NE61 5DA	Rook Matthews Sayer
Lot 77	27 Beamish Gardens, Wrekenton, Gateshead	NE 9 7LD	Andrew Craig
Lot 78	55 Seaham Gardens, Wrekenton, Gateshead	NE9 7EJ	Andrew Craig
Lot 79	25 Lyndhurst, South Shields	NE33 2TA	Andrew Craig
Lot 80	1 Bedford Avenue, Birtley	DH3 2AJ	Andrew Craig
Lot 81	37 Green Lane, Morpeth, Northumberland	NE61 2HB	Rook Matthews Sayer
Lot 82	41 Beach Road, South Shields	NE33 2QU	Andrew Craig
Lot 83	9 Waterbeach Place, Slatyford, Newcastle	NE5 2NE	Rook Matthews Sayer
Lot 84	8 St Cuthberts Green, Fenham, Newcastle	NE52EH	Rook Matthews Sayer
Lot 85	22 West Drive, Lanchester, Co Durham	DH7 0HQ	JW Wood Estate Agents
Lot 86	83 North Road East, Wingate, Durham	TS28 5AY	Kimmitt & Roberts
Lot 87	16 Kesteven Square, Sunderland	SR5 4AU	Andrew Craig
Lot 88	44 Warwick Street, Monkwearmouth, Sunderland	SR5 1DL	Andrew Craig
Lot 89	17 Avalon Drive, West Denton	NE15 7SZ	Rook Matthews Sayer
Lot 90	73 Middlewood Park, Newcastle	NE4 9XC	Rook Matthews Sayer
Lot 91	6 Cressida Gardens, Hebburn	NE31 1FJ	Andrew Craig
Lot 92	7 East Villas, Haswell, Durham	DH6 2AD	Kimmitt & Roberts
Lot 93	57 Castle Close, Morpeth	NE61 2LL	Rook Matthews Sayer



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	13 The Causeway, Billingham	TS23 2HD	Michael Poole
Lot 95	5 Stanton Avenue, Blyth	NE24 4PL	Rook Matthews Sayer
Lot 96	4 Wyndrow Place, Kenton, Newcastle	NE3 4QQ	Andrew Craig
Lot 97	36 Cleveland Drive, Washington	NE38 0PP	Andrew Craig
Lot 98	19 Lyncroft, Ashington	NE63 8EN	Rook Matthews Sayer
Lot 99	19 Aintree Close, Ashington	NE63 8NB	Rook Matthews Sayer
Lot 100	1 Ashcroft, Forest Hall	NE12 9LN	Rook Matthews Sayer
Lot 101	9 Greenfield Terrace, Pelaw	NE10 0YH	Andrew Craig
Lot 102	31 Studdon Walk, Kenton Bar, Newcastle	NE3 3YQ	Andrew Craig
Lot 103	12 Seaburn Gardens, Wrekenton	NE9 7AU	Andrew Craig
Lot 104	12 Beacon Road, Hampeth, Northumberland	NE65 9LH	Rook Matthews Sayer
Lot 105	68 Holystone Avenue, Blyth	NE24 4QD	Rook Matthews Sayer
Lot 106	294 Whitehall Road, Gateshead	NE8 4PX	Andrew Craig
Lot 107	42 Hortondale Grove, Blyth, Northumberland	NE24 5PJ	Rook Matthews Sayer
Lot 108	Flat 2, 3 Otterburn Villas, Jesmond	NE2 3AS	Rook Matthews Sayer
Lot 109	38 St Rollox Street, Hebburn	NE31 1LW	Andrew Craig
Lot 110	2 The Wynding, The Chesters, Bedlington	NE22 6HL	Rook Matthews Sayer
Lot 111	28 Wendover Way, Sunderland	SR5 5RX	Andrew Craig
Lot 112	19a Hawthorne Terrace, Walbottle	NE15 8JQ	Rook Matthews Sayer
Lot 113	1 North View, Wrekenton	NE9 7UP	Andrew Craig
Lot 114	2 Eleanor Terrace, Ryton	NE40 3UF	Rook Matthews Sayer
Lot 115	8 Sandstone Close, South Shields	NE34 9JX	Andrew Craig
Lot 116	Dunelmia, Grange Road, Widdrington	NE61 5PU	Rook Matthews Sayer
Lot 117	2 Northfield Road, Gosforth, Newcastle	NE3 3UL	Rook Matthews Sayer

Option 1

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Lot No. 1

10 Ninth Street, Horden SR8 4LZ

kimmitt & roberts



Description:

Attention all investors, this is an ideal opportunity to acquire this two bedroomed mid terraced property which boasts, gas central heating system, refitted kitchen, downstairs bathroom/W.C, two bedrooms and rear yard. The property requires reglazing throughout.
EPC Band D

Call: Kimmitt & Roberts 0191 5183334

Price Guide: £10,000+

Lot No. 2

14 Rokeby Street, Millfield, Sunderland SR4 7EQ

Andrew Craig



Description:

This two bedroom mid terraced cottage is situated close to local amenities and transport/road links to the city centre and surrounding areas making this ideal for first time buyers and investors as needs some TLC. Accommodation comprises entrance lobby leading to hallway, two bedrooms, lounge with double glazed bay window, dining room, kitchen and shower room. Other benefits include gas central heating and double glazing. Externally there is a rear yard with car port.



EPC Band:- To Follow

Call: Andrew Craig 0191 5653377

Price Guide: £44,950+

Lot No. 3

21 Castlaraegh Road, Stockton TS19 0DL

Michael Poole



Description:

* Two Bed Mid Terrace House* In need of modernisation * Bathroom to Ground Floor * Would Typically Rent For £400 So Investors Should Expect a Rental Yield of Around 8 to 10% PA

EPC To follow

Call: Michael Poole 01642 355000

Price Guide: £34,950+

Lot No. 4

20 & 22 Avalon Drive, West Denton, Newcastle NE15 7SZ

**ROOK
MATTHEWS
SAYER**

Description:

A great investment opportunity to purchase this pair of two bedroom flats located in this popular residential area. The properties offer a unique opportunity to purchase this detached building split as a pair of flats with a single garage in a separate block. Both flats are offered for sale with vacant possession. No 22 the upper flat comprises of entrance hall with stairs to first floor landing, kitchen, two bedrooms, living room and a bathroom. No 20 the lower flat comprises of porch, hallway, lounge, kitchen, bathroom and two bedrooms. Externally there are gardens to the front side and rear of the property.



EPC Band:- 20 -DEPC Band 22- C

Call: Rook Matthews Sayer 0191 2671031

Price Guide: £99,950+

Lot No. 5

11 Simpson Street, Stanley DH9 0PF

**WOOD
ESTATE AGENTS**

Description:

A stone fronted terraced property situated within walking distance of the town centre. Ideal for first time buyers or investment purchasers and requires some improvement.

Benefits vacant possession, double glazing and electrical heating. Includes: Lobby, lounge, kitchen and rear porch. 2 bedrooms and a bathroom. Small garden to the front and a yard to rear.

EPC Band G

Call: J W Wood 01207 235221

Price Guide: £29,950+

Lot No. 6

26 Lister Avenue, Greenside NE40 4AP

**ROOK
MATTHEWS
SAYER**

Description:

SITUATED ON LISTER AVENUE IN GREENSIDE THIS TWO BEDROOM END TERRACE HOUSE AVAILABLE WITH NO ONWARD CHAIN. THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZING, INTERNALLY THE ACCOMMODATION BRIEFLY COMPRISES; HALL, LOUNGE, KITCHEN, BATHROOM AND TWO BEDROOMS. EXTERNALLY THERE IS A GARDEN TO THE FRONT AND A YARD TO THE REAR..



EPC Band:- To Follow

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £49,950+

Lot No. 7

34 Elm Street, Jarrow NE32 5JD

Andrew Craig

Description:

Offered for sale with vacant possession a two bed mid terrace house the property currently needs modernisation which is reflected in the price.

Property comprises of entrance hall, living room, kitchen, rear lobby, bathroom, to the first floor there are two bedrooms. EPC Band not applicable

Call: Andrew Craig 0191 4280025

Price Guide: £34,950+

Lot No. 8
34 & 36 Hampstead Road, Benwell, Newcastle NE4 8AD
**ROOK
MATTHEWS
SAYER**

Description:

Previously a pair of flats this property has been converted into a six bedroomed house and is ideal Buy To Let Investment. Situated in a popular location with local amenities, busroutes and Newcastle city centre nearby. Internal viewing advised. Accommodation comprises of entrance hall, bedroom 1,2,3 and Kitchen on the ground floor. Stair to landing - lounge, a further 3 bedrooms, bathroom on the first floor. Rear hallway leading to yard.

EPC Band D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £69,950+

Lot No. 9
8-9 Kendrew Street, Darlington DL3 6JR
**ROOK
MATTHEWS
SAYER**

Description:

Vacant Two Storey Restaurant

The property is situated on the edge of Darlington Town Centre and stands on a prominent corner site and therefore benefiting from the passing traffic of St Augustines Way. Newcastle upon Tyne and Leeds are approximately 38 and 48 miles away respectively and both accessed from the A1(M). The property is a 2 storey brick built double fronted building on a corner site having a tiled and pitch roof. The property is very well laid out for its purpose internally with a door from the main street opening into a reception area with wooden flooring, furnishing and a serving counter. To the first floor is a further dining area which has exposed timber beams in the ceiling along space for circa 100 covers. Also to the ground floor is a gents w.c, store room and an office as well as a well-equipped catering kitchen. The ladies w.c is located on the first floor. The property has a floor area of 2164 sq. ft. over the two floors.

EPC Band - D

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £69,950+

Lot No. 10
3 Coatham Road, Redcar, Cleveland TS10 1RH
Michael Poole

Description:

A Commercial Unit Offered with Immediate Vacant Possession- Situated on the Outskirts of Redcar Town Centre- Generous 18ft x 14ft plus Front Office Rear Hall Accessing Four Further Offices- Kitchen- Cloakroom/wc- Generous Rear Store with Access to the Rear Elevation

* Property leased until January 2015 with an annual rent of £5400. Tenant has vacated and is willing to surrender lease if necessary

EPC Band -G

Call: Michael Poole 01642 285041

Price Guide: £19,950+

Lot No. 11
75/77 Strathmore Crescent, Benwell, Newcastle NE4 8UB
**ROOK
MATTHEWS
SAYER**

Description:

A fantastic Investment Opportunity to purchase this pair of flats in the popular Benwell area. Ideally located for Westgate Road, Newcastle City Centre, A1 & A69 road links. The first floor provides three bedrooms and the lower two bedrooms. Updating is required. The flats benefit from double glazing and gas central heating. Comprising Lower flat: Hallway, lounge, Kitchen, bathroom and two bedrooms. Upper flat: Stair to first floor, lounge, kitchen, bathroom and three bedrooms. Yard to rear.

EPC Band:- 77 - D 75 To follow

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £80,000+

Lot No. 12
18 Morwick Road, North Shields NE29 8JA

Description:

****ONE BEDROOM GROUND FLOOR FLAT**** Situated on Morwick Road, North Shields close to all local amenities. The property briefly comprises of Hallway, Lounge, Kitchen and bedroom. Externally the property benefits from Driveway and outside garden area. Ideal investment opportunity.



EPC Band - D

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £39,950+

Lot No. 13
61 Ritson Avenue, Bearpark, Durham DH7 7BE

Andrew Craig

Description:

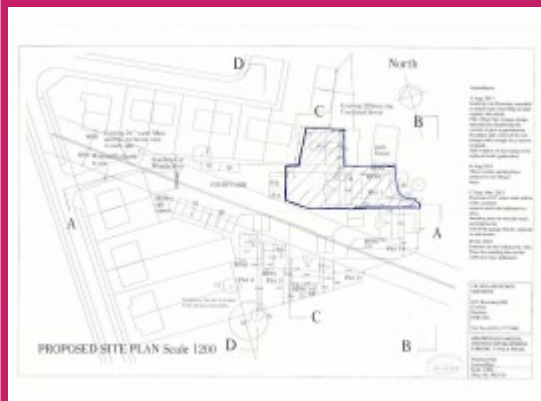
A three bedroom two reception room semi detached house offered for sale with vacant possession and no forward chain. The property benefits include double glazed windows, gas central heating to the ground floor, modern kitchen units and cloakroom-wc. Property briefly comprises of entrance hall, living room, dining room, kitchen, rear lobby and a cloakroom-wc. To the first floor there are three bedrooms and a family bathroom-wc. Externally there is a lawned garden to the rear.



EPC Band To Follow

Call: JWW 0191 3869921 AC 01091 4921234

Price Guide: £39,950+

Lot No. 14
Land at Belsfield Gardens, Jarrow NE32 5QB
Andrew Craig

Description:

BELSFIELD GARDENS - BUILDING PLOT WITH APPROVED PLANNING CONSENT FOR FOUR DETACHED DWELLINGS in somewhat of a Woodland style of setting. Rare and sure to prove popular is the **FANTASTIC** opportunity to acquire this plot of land behind Belsfield Gardens in the popular York Avenue area of Jarrow. Formerly a TA Training area which measures approximately .33 of a hectare having approved planning consent which has been granted for the construction of five executive detached properties of up to six bedrooms. Full and comprehensive plans are available for inspection upon request. A link is also available which gives further information taken from the South Tyneside Information Register. This opportunity presents endless possibilities (subject to further planning approvals) and is a **NOT TO BE MISSED** investment. **VIEWING ESSENTIAL**

Call: Andrew Craig 0191 4280025

Price Guide: £170,000+

Lot No. 15
2 Saltwell Road Gateshead NE8 4QX
Andrew Craig

Description:

A great opportunity to purchase this two bedroom two reception room terrace house situated in the popular residential area and offered for sale with vacant possession. The property still retain the cornicing to front room and benefits from fitted kitchen with built in appliances and gas central heating and double glazing.

Property briefly comprises of entrance hall, living room, dining room, kitchen, to the first floor there are two bedrooms and a bathroom. Externally there are yard to the rear.

EPC Band - D

Call: Andrew Craig 0191 4875330

Price Guide: £59,950+

Lot No. 16
Minden Cottage, Warden , Hexham NE46 3RT
**ROOK
MATTHEWS
SAYER**

Description:

Situated in Warden close to the town of Hexham, Minden Cottage is a detached cottage with gardens and garage. The property briefly comprises Entrance Hall, Dining Room, Lounge, Kitchen, Utility Room, Conservatory, WC/Cloaks, Bathroom and Two Bedrooms. Externally there are gardens, garage and driveway parking



EPC Band G

Call: Rook Matthews Sayer 01434 601616

Price Guide: WAS £189,950 NOW £94,950+

Lot No. 17
36 Albion Gardens, Burnopfield NE16 6JT
Andrew Craig

Description:

ALBION GARDENS - 2 BED MID LINK - Situated in this mainly residential area which enjoys a pedestrian only frontage overlooking a pleasant green. The property benefits from gas central heating and double glazing and offers an internal layout of:- Entrance hall with stairs up. Lounge open to a dining kitchen, two bedrooms and bathroom/w.c. Externally to the front there is an open plan lawned garden with paved courtyard to rear with off street parking. Ideal for first time buyers or investors alike. EPC Band:- To Follow

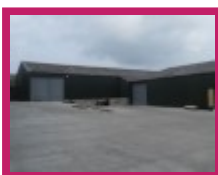
Call: Andrew Craig 0191 4887080

Price Guide: £39,950+

Lot No. 18
The Old School House, Marley Hill, Newcastle NE16 5DY
**ROOK
MATTHEWS
SAYER**

Description:

The 0.4 hectare (0.98 acre) site is located at the bottom of School house lane between the villages of Sunniside and Marley Hill. The site is surrounded by agricultural land and would suit redevelopment for a variety of uses, subject to planning permission. The site is currently used for a commercial storage and distribution and includes a large steel work shop, storage areas, and a substantial stone building previously used as a school house. There is also a two storey property with a mix of office space with living accommodation.


Call: Rook Matthews Sayer 0191 2120000

Price Guide: £225,000+

Lot No. 19
15 Dobson Terrace, Seaham SR7 9PP
kimmitt & roberts

Description:

A three bedroom semi detached house which will appeal to a wide range of potential purchasers. The property benefits include double glazed windows, ground floor wc/cloakroom and gas central heating, the addition of a conservatory and modern kitchen units. The property does requires some finishing off in regards to decoration.

Property briefly comprises of entrance hall, living room, breakfast kitchen, cloakroom-wc and a conservatory. To the first floor there are three bedrooms and a bathroom /wc . Externally there are gardens to both front and rear of the property with a shared drive to the side.

EPC Band - to follow

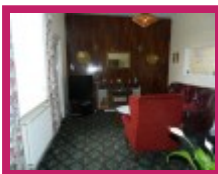
Call: Kimmitt & Roberts 0191 5813213

Price Guide: £45,000+

Lot No. 20
19 Wolseley Terrace, High Barnes, Sunderland SR4 7HU
Andrew Craig

Description:

This end terraced cottage is situated in this sought after area of Sunderland. The property is offered for sale with NO UPPER CHAIN and benefits from double glazing to most windows and gas central heating. Accommodation comprises entrance lobby leading to hallway, master bedroom, lounge with double glazed bay window, dining room, rear bedroom, rear lobby with stairs to the first floor and access to the rear paved yard, kitchen and bathroom with a white three piece suite to the ground floor whilst to the first floor there are two loft rooms (one with cast iron feature fire). Externally there is a good sized paved rear yard.



EPC Band:- F

Call: Andrew Craig 0191 5653377

Price Guide: £64,950+

Lot No. 21
Uppercut, 9 The Crescent, Hetton Le Hole DH5 9JS
kimmitt & roberts

Description:

To be sold as a going concern - A very interesting opportunity to acquire a long established hairdressing salon, available as a result of the retirement of the present owner who has been in occupation for twenty six years. The premises are a lock up detached unit with a garden to the rear. It has frontage onto a surprisingly busy road, directly opposite a former school which is zoned for redevelopment, within a densely populated area. The business is fully operational, but it is only open 25-30 hours per week so has huge potential for business growth.



EPC Band - E

Call: Kimmitt & Roberts 0191 5848080

Price Guide: £15,000+

Lot No. 22
238 South Frederick Street, South Shields NE33 5HL
Andrew Craig

Description:

A three bedroom maisonette in need of modernisation and refurbishment. Property briefly comprises of entrance hall with stairs to first floor landing, living /kitchen, bed with en-suite, bath, to the first floor there are two bedrooms.

Potential rental income to be generated once works are complete would be in the region of £460pcm (£5,520 per annum)

EPC Band C

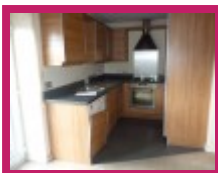
Call: Andrew Craig 0191 4271722

Price Guide: £44,950+

Lot No. 23
Apartment 50 Rialto, Melbourne Street, Newcastle NE1 2JR
**ROOK
MATTHEWS
SAYER**

Description:

AVAILABLE WITH NO UPPER CHAIN THIS UPPER APARTMENT SITUATED IN THE SOUGHT AFTER RIALTO BUILDING WITHIN THE HEART OF NEWCASTLE CITY CENTRE. The property lies within easy reach of amenities including bars, restaurants and shops. The accommodation comprises entrance hall, open plan lounge/kitchen, 3 rooms and a bathroom/WC. The property also benefits from double glazing.



EPC Band C

Call: Rook Matthews Sayer 0191

Price Guide: £110,000+

Lot No. 24
4 Windsor Terrace, Great Lumley, Co Durham DH3 4JR

Description:

A brick built property situated mid terrace in a mixture of residential and commercial properties. The property is double glazed at first and second floor level and benefits from gas central heating. Internally the retail area measures 512 sq ft (47 sq m) with two storage areas, utility & w/c all on the ground floor. There is huge scope to increase the current trade as the store has space to the rear to increase retail space. There is a 3 bedroom maisonnette to first floor and a garage to the rear.



EPC Band - To Follow

Call: J W Wood 0191 3887245

Price Guide: £99,950+

Lot No. 25
136 Gaskell Avenue, South Shields NE34 9TE
Andrew Craig

Description:

A two bed mid terrace house situated on a cul de sac within this residential area. The property is offered for sale with vacant possession, the majority of the windows are double glazed, there is gas central heating radiator and gardens to both front and rear. Property briefly comprises of entrance hall, living room, kitchen, rear lobby and a porch. To the first floor there are two bedrooms and bathroom/wc. Externally there are gardens to both the front and rear of the property.



EPC Band - to follow

Call: Andrew Craig 0191 4271722

Price Guide: £34,950+

Lot No. 26
The Joiners Arms, Coomassie Road, Blyth NE24 2HE
**ROOK
MATTHEWS
SAYER**

Description:

FREEHOLD FORMER PUBLIC HOUSE WITH 3 BED FLAT Ground floor comprises of main bar/function area with a kitchen and toilet facilities. There is a basement currently used for storage and a 3 bedroom flat to the first floor. The property could suit conversion to residential accommodation, convenience stores, other commercial uses or re-opening as a public house, subject to planning approval and other requirements. The property is located just off Plessey Road which is one of the main routes into Blyth Town Centre providing a reasonable amount of passing trade.



EPC Band D

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £79,950+

Lot No. 27
215 Scarborough Road, Byker, Newcastle NE6 2RX
Andrew Craig
**ROOK
MATTHEWS
SAYER**

Description:

An investment opportunity to purchase this two bedroom first floor flat currently tenanted on an AST, we are verbally advised that the current tenant has been in residence for the past two years and wishes to extend her agreement on the property (we are advised that the rent currently passing is £408 every 4 weeks)

The property benefits include gas central heating, rear garden. The property briefly comprises of entrance hall, with stairs to first floor, kitchen, bath, two bedrooms and a living room.

Call: RMS 0191 2761283 AC 0191 2859024

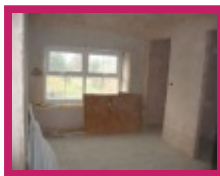
Price Guide: £29,950+

Lot No. 28

23 Toft Hill, Bishop Auckland DL14 0JA


Description:

A two bedroom end terrace house where a refurbishment and modernisation programme has commenced but has not been completed. The internal walls are plastered, first fix electrics, double glazed windows are installed but the new buyer needs to complete to include kitchen, bathroom etc. Property briefly comprises entrance hall, living room, kitchen, to the first floor there are two bedrooms and a shower room. Externally there is a yard to the rear of the property. Once work completed the rental income would be in the region of £425-450pcm.



EPC Band - n/a

Call: J W Wood 01388 604273

Price Guide: £19,950+

Lot No. 29

The rear of Harlow Street, The Old Randals Building, Sunderland SR4 1AR

Andrew Craig

Description:

A great investment opportunity offering a mix of residential and commercial usage. The ground floor to the dwelling would suit traders looking for storage unit or lock up being situated just behind a busy through road with access roads to major trunk roads. The property offers flexible usage and will appeal to a wide range of buyers. The first floor currently has planning permission (02/01938/FUL) to convert the unit from office space into a residential flat where the beginning of works has commenced. To fully appreciate the property of offer a viewing is recommended.


Call: Andrew Craig 0191 5653377

Price Guide: £49,950+

Lot No. 30

31 Thornfield Road, Consett, Co Durham DH7 8AX


Description:

A three-bedroom semi-detached house, available with no onward chain, with UPVC double glazing and gas central heating (via combi. boiler) and a large rear garden. The accommodation comprises: contemporary fitted kitchen with pantry cupboard, living room, lobby with bathroom and separate W.C., three good-sized first floor bedrooms. There is a large lawned garden to the rear, and a path to the side, a front garden and steps up to the entrance. There is currently on-street parking but there may be potential to create off-road parking in part of the front garden, subject to the necessary permissions/local authority consents.



EPC Band:- E

Call: J W Wood 01207 502109

Price Guide: £34,950+

Lot No. 31

3-7 Tower Street, Hartlepool TS24 7HJ


Description:

Freehold interest of a 4 storey building and 0.135 acre site. The Building, Tower House includes 18 residential flats (subject to 125 year leases from 1.1.07) and a commercial premises to ground floor (let on an occupational lease 15 years from 12.9.08 at £42,000 pa) We are advised there is also a basement. Development Site 0.135 acres site to the east of the property, which we have been informed was previously granted planning approval for the Erection of a building for A1 retail or B8 storage use (planning reference H/2007/0217). It is understood that this permission has now lapsed and ask all interested parties to make their own planning enquiries.



EPC to follow.

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £90,000+

Lot No. 32
152 Hugh Gardens, Benwell, Newcastle NE4 8PQ
**ROOK
MATTHEWS
SAYER**

Description:

****ATTENTION INVESTORS**** Ideally located for all amenities, bus routes and Newcastle City Centre. Is this well presented three bedrooms upper flat. Benefitting from no onward chain and gas central heating. This property would be ideal to add to an investors Portfolio. Comprising : Entrance hall, lounge, kitchen, first floor landing, three bedrooms, bathrooms and rear yard.

EPC Band:- To Follow

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £40,000+

Lot No. 33
15 Deacon Street, North Ormesby, Middlesbrough TS3 6PB
Michael Poole

Description:

Two Bedroom End Terrace House - Ideal for First Time Buyer or Investor - Part UPVC Double Glazed Windows - Gas Central Heating -Bathroom with Three Piece Suite & Shower Two Reception Rooms Covered Rear Yard Area for Storage with Security Gate



EPC Band:- D

Call: Michael Poole 01642 254222

Price Guide: £29,950+

Lot No. 34
The Old Building, North View, Ashington NE63 9XQ
**ROOK
MATTHEWS
SAYER**

Description:

The property comprises a ground floor detached red brick building with mezzanine level all under a pitched slate roof. Internally the property is in need of general refurbishment, the building was previously used by Ashington Lions Club along with various other organisations. The floor area is circa 135 sq. m. (1,444 sq. ft.)



EPC Band G

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £5000+

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**Telephone: 0191 281 6151
Fax: 0191 212 7765**

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Option 2

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

Lot No. 35

44 Sidney Grove, Newcastle NE4 5PD

**ROOK
MATTHEWS
SAYER**



Description:

Attention Investors, Ideal Buy To Let Investment or spacious family home. Located within easy access to Newcastle city centre, Hospitals and Universities is this spacious four bedroom mid terraced home. The property benefits from double glazing, gas central heating, original feature throughout and no onward chain. The accommodation comprises; entrance lobby, hallway, lounge, dining room, breakfasting kitchen, stairs to half landing, bedroom and shower room, first floor and three bedrooms. Externally there is a yard to the rear and a small garden to the front.



EPC Band - E

Call: Rook Matthews Sayer 0191 2744661

Price Guide: WAS £145,000 NOW £109,950+

Lot No. 36

74-76 Delaval Road, Newcastle NE15 6NL

**ROOK
MATTHEWS
SAYER**



Description:

An investment opportunity to purchase this pair of flats consisting of a 2 bed ground floor flat and a 3 bed first floor flat both offered for sale with vacant possession. The properties do require updating and refurbishment (the lower flat has been affected by smoke damage) Similar properties within a half mile radius, once refurbished would produce an income of approximately £350-£375pcm for the upper flat and £300 - £325pcm for the ground floor flat giving a combined annual rental income of approximately £7,500 - £8,400 per annum

74 EPC Band D
76 EPC To Follow

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £49,950+

Lot No. 37

69 Bellerby Drive, Ouston, Chester Le Street DH2 1OF

**JR WOOD
ESTATE AGENTS**



Description:

A unique opportunity to purchase this outstanding three bedroom detached house (formerly a four bedroom with the 4th bedroom now incorporated into the bathroom) Viewing is essential to truly appreciate the size and quality of the accommodation on offer. The property has been upgraded and modernised by the current vendor and benefits include double glazed windows, gas central heating, extended dining kitchen (over 28ft long) the addition of a conservatory/ sun room an extended utility room, en suite facilities to master bedroom, landscaped gardens to the rear backing on to fields giving superb open views.



EPC Band - E

Call: J W Wood 0191 3887245

Price Guide: £250,000+

Lot No. 38
8 Railway Street Jarrow NE32 5HW
Andrew Craig

Description:

RAILWAY STREET - 3 BED END TERRACED - Occupying a position just off Albert Road having excellent transport links available by both Bus and Metro, A19 and Tyne Tunnel together with a host of shops and amenities in the Arndale Shopping Precinct readily available. The property benefits from upvc double glazing and a multi fuel burning stove with back boiler to the lounge, 17ft kitchen with a range of wall and base units plus a useful g.f. w.c., First floor has bedroom one and 4 pce bathroom located off the half landing with two front bedrooms off the main landing together with a boarded loft for storage. Ideal for couples/small families or investors alike. An early viewing is recommended
EPC Band:- To Follow

Call: Andrew Craig 0191 4280025

Price Guide: £45,000+

Lot No. 39
53 St Aloysius View, Hebburn NE31 1RH
Andrew Craig

Description:

Situated on this modern development at Hebburn enjoying a central location for Town centre amenities, transport links via bus and metro station and offering spacious well presented accommodation. Ideal for family living the internal floor plan offers : Entrance with cloak/w.c, and a comprehensively fitted breakfast kitchen. First floor has an L-shaped lounge to rear with a separate t.v, family room (or bedroom) and a study. The top floor houses the master bedroom with en-suite, two further bedrooms and family bathroom. Externally there is driveway parking to the front with an enclosed garden to the rear. A good size home - well worthy of an internal inspection to appreciate.
EPC Band - C

Call: Andrew Craig 0191 4281428

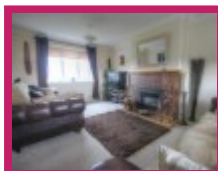
Price Guide: £135,000+

Lot No. 40
6 Middleton Road, Woodland, Bishop Auckland DL13 5RR
**J W WOOD
ESTATE AGENTS**

Description:

J W Wood are delighted to offer for sale this substantial mature four bedroom semi detached house with pleasant gardens. Lying on the outskirts of the village of Woodland, on the edge of Hamsterley Forest, this excellent family home has superb open outlooks to both front and rear. Accommodation includes a welcoming entrance hall, dual aspect lounge, dining room with arch to kitchen, utility/cloaks wc and rear porch. To the first floor there are four good sized bedrooms and a modern bathroom/wc with white suite. The property has the benefit of uPVC double glazing and oil fired central heating

EPC Band - E


Call: J W Wood 01388 604273

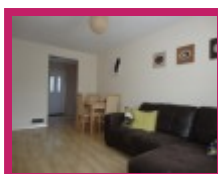
Price Guide: Was £179,950 Now £99,950+

Lot No. 41
3 Howlett Hall Road, Denton Burn, Newcastle NE15 7HS
**ROOK
MATTHEWS
SAYER**

Description:

The property itself is a modern mid link, two bedroom house and is well presented throughout. Internally the accommodation includes an entrance porch, lounge, a modern fitted kitchen to the ground floor and to the first floor there are two bedrooms and a bathroom/wc. Externally there is a driveway for off street parking to the front of the property whilst to the rear there is an attractive lawned garden with a patio area.

EPC Band - C


Call: Rook Matthews Sayer 0191 2744661

Price Guide: £59,950+

Lot No. 42
5 Arlington Street, Pallion, Sunderland SR4 6LY
Andrew Craig

Description:

A well presented and ready to move into two bed cottage situated in this popular residential area. The property has been upgraded and modernised by the current vendor to include refitted kitchen and bathroom/wc, additional benefits include double glazed windows, gas central heating. The property is offered for sale with vacant possession.

Property briefly comprises of entrance hall, two bedrooms, living room, kitchen, rear lobby and a bathroom/wc. Externally there is a yard to the rear



EPC Band:-C

Call: Andrew Craig 0191 5653377

Price Guide: £54,950+

Lot No. 43
City News, Arch 7, Forth Street, Newcastle NE1 3NZ
**ROOK
MATTHEWS
SAYER**

Description:

LEASEHOLD BUSINESS FOR SALE - NEWSAGENTS NEWCASTLE CITY CENTRE City News was established in 2008 and has built up an excellent reputation with a long standing customer base. It trades as a General Dealers/ Newsagents also offering tobacco, confectionary, chilled drinks plus much more. The business also benefits having the National Lottery which was granted in 2012. We have been informed that the turnover of the business is between £3,000 to £3,500 and accounts are available. The average news bill per week is circa £400 with no deliveries. The rent is £7,884 per annum, paid on a monthly basis. There is huge scope to increase the current trade due to the short opening hours, closing at 3pm weekdays and only open for just over 2 hours on a weekend. There is significant ongoing development in the area with the construction of a new police station plus other facilities. This is a genuine sale as our client wishes to sell to personal circumstances. EPC – Exempt, Grade II Listed

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £8,000+

Lot No. 44
The Dene, Dene Road Rowlands Gill NE39 1DU
**ROOK
MATTHEWS
SAYER**

Description:

A unique opportunity to purchase this individually designed four bedroom detached house located on a cul de sac position and offering a peaceful and tranquil setting backing onto woodland. The property briefly comprises of entrance hall, cloakroom/utility room, breakfasting kitchen, living room, dining room and conservatory. To the first floor there are a four bedrooms (master with en-suite) and a family bathroom- wc. Externally the plot offers superb gardens and a driveway offering off street parking. Viewing is highly recommended to fully appreciate this lovely family home.



EPC Band - C

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £199,950+

Lot No. 45
10 Ruskin Avenue, Pelton, Chester Le Street DH2 2PT
**J W
WOOD
ESTATE AGENTS**

Description:

Suited to a variety of buyers we offer for sale this three bed semi detached house situated on a no through road. The property benefits include double glazed windows, gas central heating, gardens to front and rear.

Property briefly comprises of entrance hall, living room, kitchen, rear lobby, bathroom, to the first floor there are three bedrooms and a garden to front and yard to rear

EPC Band - to follow

Call: J W Wood 0191 3887245

Price Guide: £59,950+

Lot No. 46
43 Embassy Gardens, Fenham, Newcastle NE15 7BB
**ROOK
MATTHEWS
SAYER**

Description:

****Traditional style three bedroom semi-detached house with no onward chain**** Well positioned in Denton Burn is this three bedroom semi-detached home, sitting in a cul-de-sac location. The property is offered with no onward chain, well presented throughout, double glazing, gas central heating and has a larger than average South Westerly facing rear garden. Conveniently located within easy access of all local amenities, bus routes, A1 and A69 road links. The accommodation comprises; entrance hallway, lounge, dining room, kitchen, stairs to first floor, three bedrooms and a bathroom. Externally there are gardens to the front and rear.
EPC Band:- E

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £94,950+

Lot No. 47
1 Ashfield Road, Gosforth, Newcastle NE3 4XL
Andrew Craig

Description:

A two bed ground floor flat situated with in this popular residential area of Gosforth. We are verbally informed that the property benefits from double glazing and gas central heating and can be offered for sale with the current tenant continuing their lease or with vacant possession. At the time of print no access has been gained to the property and all purchasers must satisfy their own requirement prior to bidding.
EPC to follow

Call: Andrew Craig 0191 2859024

Price Guide: £109,950+

Lot No. 48
107 Ocean Road, South Shields NE33 2JL
Andrew Craig

Description:

An opportunity to purchase this bed and breakfast located on a popular strip in South Shields within close proximity of local amenities. The accommodation is split over three floors, and benefits from double glazed window and gas central heating. There are seven letting bedrooms and the property can be sold with the current bookings in place if required. Property briefly comprises of entrance hall, dining room, access door to landlords flat comprising of one bedroom, living room and a kitchen. To the first floor there are four bedrooms and shower room/wc and a separate wc. To the 2nd floor there are a further 3 bedrooms each with their own shower and wc



EPC Band - To Follow

Call: Andrew Craig 0191 4271722

Price Guide: £135,000+

Lot No. 49
56 Linden Road, Gosforth NE3 4HB
**ROOK
MATTHEWS
SAYER**

Description:

Well presented larger style five bedroom mid terrace property situated in this sought after street within close proximity to Gosforth High Street with its range of shops, amenities and transport links into the City Centre. Briefly comprising; entrance hall, lounge, dining room, shower room, breakfasting kitchen, utility, five bedrooms, two en suite shower rooms and a bathroom/w.c. Externally there is a town garden to the front, yard to the rear and a garage. Internal viewing comes strongly recommended to appreciate the standard of accommodation on offer.



EPC Band - D

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £299,950+

Lot No. 50
13 Highridge Birtley, Co Durham DH3 1BG
Andrew Craig

Description:

This semi detached house boasts a corner plot and is situated close to local amenities. Accommodation comprises entrance lobby with laminate style flooring, lounge with feature fire built into chimney breast it also has French doors leading to the rear garden, breakfasting kitchen and rear lobby with stairs to the first floor, First floor landing, bathroom with three piece suite and three bedrooms (one with sliding door wardrobes and built in storage cupboard with also gives access to loft for storage). Externally the property boasts an enclosed corner plot with gardens to three sides all laid to lawn.



EPC Band - D

Call: Andrew Craig 0191 4921234

Price Guide: £79,950+

Lot No. 51
17 Dulverston Close, Chapel House, Newcastle NE5 1LD
**ROOK
MATTHEWS
SAYER**

Description:

SPACIOUS ACCOMMODATION THREE BEDROOMS EXCELLENT LOCATION* This property stands on the corner of Dulverston Close in Chapel House and is a great position for the amenities including the schools, shops and transport facilities. The property is presented to a good standard and benefits from modern features including gas radiator heating and double glazing. There are three bedrooms to the first floor with a family bathroom, and the ground floor offers a lounge and separate dining room, kitchen, utility room, shower room. Externally there are front and rear gardens, a drive to the front leading to the garage.



EPC Band:- E

Call: Rook Matthews Sayer 0191 2671031

Price Guide: £159,950+

Lot No. 52
217 Clara Street, Benwell, Newcastle NE4 8PY
Andrew Craig
**ROOK
MATTHEWS
SAYER**

Description:

An opportunity to purchase this three bedroom first floor flat currently tenanted but we are advised can be offered for sale with vacant possession or with tenant in situ.

At the time of print no access has been gained to the property but we are verbally advised the benefits include double glazing and gas central heating. We recommend all buyers should satisfy there own requirement prior to bidding.

EPC band C

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £44,950+

Lot No. 53
10 Bisley Road, Amble, Northumberland NE65 0NW
**ROOK
MATTHEWS
SAYER**

Description:

A recently refurbished two bedroom semi detached house situated in a popular street in the small fishing port of Amble. Briefly comprising entrance hall, lounge/dining room, recently fitted kitchen, utility room, two bedrooms and recently fitted family bathroom. With driveway parking, garage and gardens to front and rear, and also benefitting from double glazing throughout. Improvements include new kitchen, new bathroom, new heating system and boiler, new flooring, front window replacement and new front garden wall. Bisley Road is a popular road in Amble and is well located for easy access to schooling for all ages, amenities and public transport.



EPC Band - F

Call: Rook Matthews Sayer 01665 510044

Price Guide: £99,950+

Lot No. 54

94 Lansdowne Road, Forest Hall NE12 9BE

**ROOK
MATTHEWS
SAYER**

Description:

Offered with no upper chain is this two bedroom mid terrace house. Ideally suited to a first time buyer or a buy to let investor the accommodation on offer comprises; entrance area, lounge to the front with an archway leading through to the dining area with stairs to the first floor. Leading from the dining room is a galley kitchen with a range of wall and base units and space for appliances. From the kitchen there is a bathroom/W.C. To the first floor there are two double bedrooms. Externally to the rear there is a yard. The property benefits from gas central heating and UPVC double glazing.



EPC Band:- E

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £69,950+

Lot No. 55

39 The Leazes, Sunderland SR1 3SW

Andrew Craig

Description:

This two bedroom mid link house is situated within this sought after area of Sunderland and would be ideal an ideal starter home for the first time buyer but would also suit the young/growing families and investors alike and should be viewed to appreciate the accommodation on offer. The property is warmed via gas central heating and has the added benefit of double glazing.

The internal layout comprises entrance hallway, lounge with double glazed bay window to the front and door access to the fitted kitchen to the ground floor whilst to the first floor there are two bedrooms and a family bathroom with three piece suite. Externally there is a front garden and driveway providing off street parking whilst to the rear there is an enclosed garden.

EPC Band D

Call: Andrew Craig 0191 5653377

Price Guide: £64,950+

Lot No. 56

181 Rectory Road, Bensham, Gateshead NE8 4RQ

Andrew Craig

Description:

RECTORY ROAD - 4 BED SPACIOUS MAISONETTE. Ideally located for transport link and local amenities. The property benefits from having gas central heating and upvc double glazing and the accommodation comprises:- Living room, dining room, four bedrooms, kitchen and bathroom. Externally there is a private yard to rear. Viewing is recommended.



EPC Band D

Call: Andrew Craig 0191 4875330

Price Guide: £59,950+

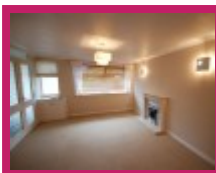
Lot No. 57

2 Cowdray Court, Kingston Park, Newcastle NE3 2UA

**ROOK
MATTHEWS
SAYER**

Description:

Immaculate three bedroom semi detached house conveniently located close to shops, amenities and transport links to the City Centre. The property occupies a corner plot position within this pleasant cul de sac and benefits from a range of modern fixtures and fittings throughout together with an additional separate garage providing ample storage space. Briefly comprising; entrance porch, entrance hall, lounge, dining room, breakfasting kitchen, three bedrooms and a bathroom/w.c. Externally there are gardens to the front and rear and an attached garage.



EPC Band:- E

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £144,950+

Lot No. 58
86 Norton Avenue, Stockton TS20 2JP

Description:

A three bedroom semi detached house appealing to a wide range of potential buyers and offered for sale with no chain. The property benefits include double glazed windows, fitted kitchen with integrated appliances, gas central heating and garden.

Property briefly comprises of entrance hall, living / dining room, and kitchen. To the first floor there are three bedrooms and a bathroom/wc. Externally there is a lawned garden to the rear with decked patio area and a townhouse garden to the front.

The property was purchased in August 2012 for £74,000 and due to a change of circumstances is now available at £54,950+
EPC Band To Follow

Call: Michael Poole 01642 355000

Price Guide: £54,950+

Lot No. 59
7 Crichton Avenue, Chester Le Street DH3 3ND
Andrew Craig

Description:

CRICHTON AVENUE - OFFERED WITH NO UPPER CHAIN - Situated within one of the most sought after cul-de-sac in Chester le Street we offer this four bedroom extended semi detached house with garage. Crichton Avenue is not only well placed for easy access to Chester le Street Town Centre with its wealth of shops, Schools and local amenities but it also leads to the Riverside Park area and River Wear providing excellent leisure facilities. The internal layout offers Entrance hall with stairs up. Lounge through Dining room, Kitchen plus a breakfasting/sun lounge with access to the rear garden. The first floor has four bedrooms and a family bathroom and an additional shower room/w.c. Externally there is driveway parking to the front leading to the integral garage and a lawned and patio garden to rear offering a modicum of privacy from mature trees and shrubbery. Further benefits include gas central heating and double glazing. A spacious family home in this excellent location is a must for the discerning purchaser - viewing recommended. EPC band D

Call: Andrew Craig 0191 4921234

Price Guide: £199,950+

Lot No. 60
11 Ploverfield, Ashington, Northumberland NE63 8LX
**ROOK
MATTHEWS
SAYER**

Description:

A three bedroomed semi detached property situated on the popular Fallowfield Estate, Ashington. The accommodation briefly comprises: Lounge, dining room leading to kitchen on the ground floor and to the first floor there are three bedrooms and family bathroom/w.c. The property is double glazed throughout and has gas central heating. Externally there is a lawned garden to the rear and paved garden to the front. The property has an integral garage. An ideal family starter home.



EPC Band - D
June completion anticipated

Call: Rook Matthews Sayer 01670 850850

Price Guide: £109,950+

Lot No. 61
27 Garth Twenty Two, Killingworth, Newcastle NE12 6HZ
**ROOK
MATTHEWS
SAYER**

Description:

****END TERRACE - THREE BEDROOMS - PEDESTRIANISED WALKWAY**** Situated within this favoured residential area is this well presented three bedroom end terrace House in Killingworth. The property provides excellent family living accommodation and comprises; entrance hall with storage cupboards, downstairs W.C., lounge to the rear overlooking the garden, door to a dining kitchen with a good range of units and space for a dining table and chairs. There is a patio door leading to the rear garden. To the first floor there is a spacious landing with storage cupboards, three bedrooms and a bathroom/W.C. To the rear there is a low maintenance garden, fenced boundaries and gates access to the side. The windows are UPVC double glazed and heating is via a gas combi boiler.
EPC Band D

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £105,000+



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Lot No. 62

109 Heathway, Seaham SR7 7UR



Description:

We have pleasure in offering for sale, this realistically priced two bedroomed semi detached property with gas fired central heating and double glazing. Occupying a prominent position within this popular residential location, the property has accommodation which briefly comprises: entrance vestibule with stairs to first floor, lounge and dining/ kitchen. To the first floor there are two bedrooms and bathroom/ WC. Externally there are gardens to the front and rear. The property is in need of some updating but is priced accordingly



EPC Band:- D

Call: Kimmitt & Roberts 0191 5813213

Price Guide: £39,950+

Lot No. 63

4 South Street, High Spen NE39 2HF



Description:

This one bedroom (the additional room is accessed through the master bedroom) mid terrace house situated on South Street in High Spen is available for sale with no onward chain. The property benefits from gas central heating and double glazing, a front garden and a detached garage. Internally the accommodation briefly comprises; porch, hallway, lounge, breakfasting kitchen, bathroom wc and master bedroom leading to additional room.



EPC Band - E

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £59,950+

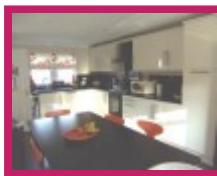
Lot No. 64

22 Bothal Terrace, Ashington, Northumberland NE63 8PW



Description:

We are delighted to welcome to the market this well presented, modern, four bedroom, three storey town house, well situated close to local schools, road links and amenities. The property boasts gas central heating and double glazing and briefly comprises of; entrance hallway, utility room, ground floor bedroom, en-suite, to the first floor; lounge, kitchen/diner, rear hall, to the second floor; master bedroom with en-suite, walk-in dressing room, two further bedrooms and family bathroom. Externally there is a lawn to the front and enclosed rear garden, with decked area.



EPC Band C

Call: Rook Matthews Sayer 01670 850850

Price Guide: £135,000+

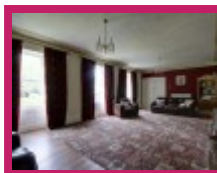
Lot No. 65

South House, 1 Eppleton House, Hetton Le Hole DH5 0QZ




Description:

Imposing period residence, the main hall has been divided into three separate dwellings arranged around a pleasant courtyard. Sympathetically improved to provide a spacious family home with oil fired central heating. Briefly comprises: reception hall, drawing room, dining room, kitchen/breakfast room with utility room and wc off. First floor two double bedrooms, 1 with en suite, family bathroom, attic room, Second floor two bedrooms, 1 with an en suite. Double garage with workshop/storage facilities. Lawned gardens extending to approx 1 acre and additional woodland area also extending to approx 1 acre. Access to Eppleton Hall is through an impressive shared tree lined drive through an archway and into the shared courtyard area.



EPC Band E

Call: JWW 0191 3869921 K&R 0191 5848080

Price Guide: WAS £500,000 NOW £399,950+

Lot No. 66
2 Tunstall Village Road, Silksworth, Sunderland SR3 2BY
Andrew Craig

Description:

A deceptively spacious split level detached bungalow. Lower floor comprises laundry room and access to the integral garage/gym (the garage has been converted into a gym but could be easily converted back). Ground floor accommodation comprises lounge/reception room one, kitchen, bathroom suite, two bedrooms, dining room and sun room. First floor accommodation comprises master bedroom with en-suite facilities and a further double bedroom. Other benefits include gas central heating, and double glazing. Externally there is a front garden with drive leading to attached garage/gym and separate detached garage and rear garden with patio area and shed



EPC Band - E

Call: Andrew Craig 0191 5653377

Price Guide: £225,000+

Lot No. 67
River Cottage, Riverside, Rothbury, Northumberland NE65 7NS
**ROOK
MATTHEWS
SAYER**

Description:

A substantial semi detached house which was refurbished and modernised during 2010 and enjoys a south facing aspect over the River Coquet. The ground floor includes entrance hall with cloakroom/ w.c., large sitting room/ dining room with bay window, fitted kitchen and utility room. On the first floor there are two double bedrooms one single and bathroom. Gas central heating and PVC double glazing is included. There is off road parking on the river bank with access to the split level garden with raised patio to the front, and rear access via the back lane.



EPC Band:- D

Call: Rook Matthews Sayer 01665 510044

Price Guide: Was £158,000 Now £79,950+

Lot No. 68
10 Sledmere Close , Billingham TS23 3LA
Michael Poole

Description:

A well presented three bedroom two reception room semi detached house situated within this popular residential development. The property benefits include double glazed windows, gas central heating, a refitted bathroom, gardens and a garage.

Property briefly comprises of living room, dining room, kitchen to the ground floor. There are three bedrooms and a bathroom/w.c. to the first floor. Externally there are lawned gardens to both the front and rear and a drive to the side offering off street parking leading to the garage .



EPC Band - C

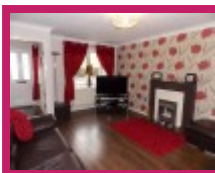
Call: Michael Poole 01642 955140

Price Guide: £89,950+

Lot No. 69
31 Waterside Park, Hebburn NE31 1RS
Andrew Craig

Description:

3 BED SEMI DETACHED WITH GARAGE - Situated on this recent development in Hebburn offering good size family accommodation which benefits from having a pleasant rear aspect. Well presented the accommodation provides:- Entrance lobby to lounge with feature fire surround and stairs up. A comprehensively fitted dining kitchen with French doors out to the rear garden and a useful ground floor guest cloakroom/w.c. The first floor has three bedrooms and family bathroom/w.c. Externally there is an open plan frontage with driveway to the side leading to a detached garage. Benefits include gas central heating and double glazing.



EPC Band To Follow

Call: Andrew Craig 0191 4281428

Price Guide: £115,000+

Lot No. 70
1 Broomside, Coundon, Bishop Auckland DL14 8PX

Description:

J W Wood are delighted to offer for sale this imposing period property, enjoying an elevated position with outstanding far reaching countryside views. This impressive stone built four bedroom end terraced townhouse must be viewed to be fully appreciated. Accommodation benefits from gas central heating and double glazing and uPVC double glazed windows. Living space comprises: entrance lobby, hallway, dual aspect lounge with bay, separate dining room, breakfast kitchen, four bedrooms and bathroom with white suite. The property has a front forecourt garden and paved courtyard to the rear. There is a larger than average single garage and a driveway for off road parking. Viewing is highly recommended.



EPC Band - F

Call: J W Wood 01388 604273

Price Guide: WAS £149,950 NOW £99,950+

Lot No. 71
5 Flanders Court, Birtley DH3 1LD
Andrew Craig

Description:

FLANDERS COURT - 3 BED/3 STOREY MODERN TOWNHOUSE - Occupying an end of terraced position on this modern development offering good size family accommodation which briefly comprises of:- Ground floor Entrance hall with guest cloaks/w.c., off. Lounge with access to rear garden. Fitted kitchen. Two bedrooms and principal bathroom to first floor with master bedroom suite having dressing room with en-shower room. Externally there is an enclosed garden to rear. Benefits include gas central heating and double glazing. Ideal for family living - early viewing urged.
EPC Band: C

Call: Andrew Craig 0191 4921234

Price Guide: £89,950+

Lot No. 72
The Briars, Yarm Road, Middleton, St George, Darlington DL2

Michael Poole

Description:

Appealing particularly to those buyers looking for a semi rural existence is this well presented three bedroom detached property with open farmland to the rear. The property has been upgraded and modernised by the presented vendor over the last 3 years and benefits include oil fired central heating, fitted kitchen, refitted bathroom and an internal viewing is highly recommended. The accommodation briefly comprises of entrance lobby, living room, internal hallway, three bedrooms, dining kitchen and a family bathroom/wc. Externally there is a lawned garden to the rear backing onto fields, with a timber built two box horse stable To the side of the property is a driveway offering parking for a number of vehicles.



EPC Band - E

Call: J WW 01325 485151 MP 01642 254222

Price Guide: £174,950+

Lot No. 73
37 Morgan Street, Southwick, Sunderland SR5 2HN
Andrew Craig

Description:

This one bedroom mid terraced cottage would be ideal for the young/growing families alike and is close to local amenities and has easy access to Sunderland City Centre and Stadium of Light and offers deceptively spacious living accommodation which is decorated in a neutral modern theme throughout. The property benefits from gas central heating and double glazing. Accommodation comprises entrance lobby with glazed door leading to hallway, lounge with stairs to the first floor and feature fire surround with gas fire insert, study/nursery, fitted breakfasting kitchen and bathroom with three piece suite to the ground floor whilst to the first floor there is one bedroom & one loft room. Externally there is a rear yard providing secure parking via an electric roller shutter door.



EPC Band - F

Call: Andrew Craig 0191 5160239

Price Guide: £29,950+

Lot No. 74

333 Salters Road, Gosforth NE3 4HN

**ROOK
MATTHEWS
SAYER**

Description:

****TRADITIONAL UPPER FLAT. CLOSE TO SHOPS, AMENITIES AND TRANSPORT LINKS. 2 BEDROOMS. MODERN UPVC DOUBLE GLAZING. COMBINATION BOILER. NO ONWARD CHAIN****We are pleased to offer to the market this two bedroom first floor flat situated in this popular residential area close to local amenities. The property briefly comprises; entrance hall, lounge/dining room, two bedrooms and a shower room. Externally there is a yard to the rear. The property is available with no upper chain.



EPC Band C

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £105,000+

Lot No. 75

56 Henry Nelson Street, South Shields NE33 2EZ

Andrew Craig

Description:

HENRY NELSON STREET, SOUTH SHIELDS.....Offered for auction is this two bedroom first floor flat in this ever popular law top location. Ideally located for access to Parks, coastline, shops, restaurants and transport links to other areas. The property briefly comprises of door to hallway, First floor, lounge, dining room, kitchen, two bedrooms and bathroom w/c. Externally there is a shared yard to the rear. Viewing Advised.

EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £65,000+

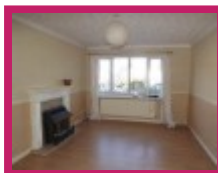
Lot No. 76

65 Lintonburn Park, Widdrington, Northumberland NE61 5DA

**ROOK
MATTHEWS
SAYER**

Description:

We welcome to the market an opportunity to buy this three bedroom detached property in Widdrington Northumberland. The property is located close to local shops and amenities and is an ideal family home. Benefiting from double glazing the property briefly comprises of; entrance hall with W.C, kitchen, lounge leading to conservatory. To the first floor there are three bedrooms (master with en-suite) a family bathroom and access to the loft. Externally there is a front lawned garden and a rear paved enclosed garden. The property benefits from a large driveway leading to a detached garage.



EPC Band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £99,950+

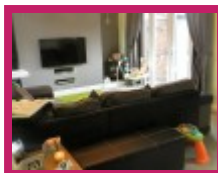
Lot No. 77

27 Beamish Gardens, Wrekenton, Gateshead NE 9 7LD

Andrew Craig

Description:

BEAMISH GARDENS A well presented two bedroom semi detached property located in Wrekenton. The property benefits from gas central heating and UPVC double glazing. Accommodation comprises of- Entrance hallway, lounge and fitted kitchen. To the first floor there are two bedrooms, separate w.c. and bathroom. Externally there gardens to the front and rear of the property and a detached single garage.



July Completion Anticipated EPC Band - E

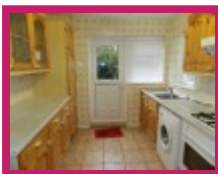
Call: Andrew Craig 0191 4875330

Price Guide: £69,950+

Lot No. 78
55 Seaham Gardens, Wrekenton, Gateshead NE9 7EJ
Andrew Craig

Description:

SEAHAM GARDENS. - 2 Bed Semi detached offering accommodation of lounge with dual aspect windows to front and rear, kitchen and bathroom/w.c. Robes to master bedroom. Externally there is a low maintenance front garden and rear garden with lawn and patio. Benefits include gas central heating and double glazing. Situated in a popular area with local amenities available.



EPC Band -D

Call: Andrew Craig 0191 4875330

Price Guide: £84,950+

Lot No. 79
25 Lyndhurst, South Shields NE33 2TA
Andrew Craig

Description:

LYNDHURST STREET - TWO BEDROOM GROUND FLOOR FLAT - Ideally located within walking distance to the town centre where local shops, amenities and transport links are at hand. The accommodation comprises of entrance hallway, lounge, kitchen, two bedrooms, bathroom and separate w.c. Benefiting from gas central heating and double glazing. Shared yard to the rear. To be sold with no upward chain, viewing recommended.

EPC Band - E

Call: Andrew Craig 0191 4271722

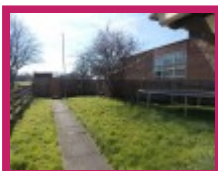
Price Guide: £49,950+

Lot No. 80
1 Bedford Avenue, Birtley DH3 2AJ
Andrew Craig

Description:

BEDFORD AVENUE - 2 Bed end terraced house situated in the Barley Mow area of Birtley offered to the market sitting on a corner plot having gardens to front, side and rear. The property is offered with the benefit of gas central heating and comprising an internal layout of:- Entrance hall with stairs up. Lounge, kitchen and dining room. First floor has two bedrooms and bathroom/w.c. Ideal for first time buyer or investors alike.

The property is currently tenanted from 01.01.2014 for £320 every 4 weeks



EPC Band:- D

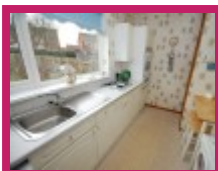
Call: Andrew Craig 0191 4921234

Price Guide: £39,950+

Lot No. 81
37 Green Lane, Morpeth, Northumberland NE61 2HB
**ROOK
MATTHEWS
SAYER**

Description:

****NO FORWARD CHAIN TERRACED BUNGALOW ONE BEDROOM FRONT & REAR GARDENS****
Offered to the market with no forward chain this end terrace bungalow would suit a variety of buyers. Benefitting from double glazing, gas central heating with front and rear gardens. Comprising double glazed entrance, lounge, bathroom, bedroom and kitchen. The property does need modernising. Call now to view.



EPC Band - C

Call: Rook Matthews Sayer 01665 510044

Price Guide: £84,950+

Lot No. 82

41 Beach Road, South Shields NE33 2QU

Andrew Craig

Description:

Very impressive Grade II Georgian era terraced house situated in this desirable part of town convenient for Town Centre shops and amenities including Restaurants, Bars, Public Library, Parks and also the stunning sea front with walks and scenery. The property is warmed via gas central heating and the spacious accommodation offering an abundance of original features is over three floors and comprises entrance hallway, living room with open fire, dining room, fitted kitchen and utility. To the half landing there is bathroom with cast iron bath and double shower cubicle whilst to the first floor there are two double bedrooms and one single bedroom. To the next half landing there is another bathroom with four piece suite including shower and to the second floor there are three double bedrooms. Externally there is a lawn garden to the front and a private walled garden to the rear with patio areas and access to cellar with an original stove and electric roller shutter door offering car standage to the rear. EPC Band - D

Call: Andrew Craig 0191 4271722

Price Guide: £250,000+

Lot No. 83

9 Waterbeach Place, Slatyford, Newcastle NE5 2NE

**ROOK
MATTHEWS
SAYER**

Description:

An ideal First Time Buy or Buy To Let investment offered with vacant possession. This two bedroom mid link home is situated in the popular Slatyford area, with all local amenities near-by which include local shops and bus routes to Newcastle CityCentre. Also road links to A1 & A69.

EPC Band C


Call: Rook Matthews Sayer 0191 2744661

Price Guide: £65,000+

Lot No. 84

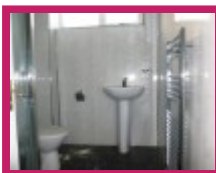
8 St Cuthberts Green, Fenham, Newcastle NE52EH

**ROOK
MATTHEWS
SAYER**

Description:

Ideally situated for popular schools, Newcastle city centre, A1 and A69 road links is this spacious three bedroom mid link home. Benefitting from refitted kitchen and bathroom. The accommodation comprises; entrance hall, lounge, dining room, kitchen, third bedroom, stairs to first floor, two bedrooms and a shower room.

EPC Band - C


Call: Rook Matthews Sayer 0191 2744661

Price Guide: £64,950+

Lot No. 85

22 West Drive, Lanchester, Co Durham DH7 0HQ

**JW WOOD
ESTATE AGENTS**

Description:

A two-bedroomed semi-detached bungalow. The bungalow has UPVC double glazing and gas central heating (back boiler) with accommodation comprising: entrance lobby, hall, living room, fitted kitchen, two bedroom and a shower room with a walk-in shower. There are lawned gardens to the front and rear, a garage and a driveway. West Drive is situated on a 1960s-built estate close to Lanchester village, which has a good range of everyday facilities, schools and amenities.

EPC Band E


Call: J W Wood 01207 502109

Price Guide: £110,000+

Lot No. 86

83 North Road East, Wingate, Durham TS28 5AY

kimmitt & roberts

Description:

Priced to sell is this three bedroomed mid terraced home which has gas central heating system, double glazing, two reception rooms and ground floor bathroom/W.C. Pleasantly positioned on this terrace it also comes with paved garden to front and rear. Requiring updating hence price.

OPEN VIEWING SATURDAY 22ND MARCH BETWEEN 11.00am - 11.30am
EPC Band E

Call: Kimmitt & Roberts 0191 5183334

Price Guide: £29,950+

Lot No. 87

16 Kesteven Square, Sunderland SR5 4AU

Andrew Craig

Description:

KESTEVEN SQUARE, DOWNHILL This end terraced house is situated in this popular estate close to Nissan, local amenities including shops, colleges and schools, easy access to Wessington Way and A19 with both Southern and Northern destinations making this ideal for the first time buyers, young couples, families and investors alike and should be viewed to avoid disappointment. Accommodation comprises entrance hallway, fitted kitchen and lounge with double glazed patio doors to the rear garden to the ground floor whilst to the first floor there are two bedrooms and a bathroom with three piece white suite. Other benefits include gas central heating, double glazing and security alarm system. Externally there are laid to lawn gardens to the front and rear together with driveway providing off street parking to the front.

EPC Band - G

Call: Andrew Craig 0191 5653377

Price Guide: £49,950+

Lot No. 88

44 Warwick Street, Monkwearmouth, Sunderland SR5 1DL

Andrew Craig

Description:

Centrally located for transport links via metro, road and bus and offering family sized accommodation at an affordable price we offer to the market this mid terraced house comprising entrance hallway, lounge and dining room both with Adam style fire surrounds and living flame fires, fitted kitchen and bathroom with three piece suite to the ground floor whilst to the first floor there are three bedrooms. The property benefits from a new roof, gas central heating and double glazing. Externally there is a rear yard with car standage. VIEWING RECOMMENDED TO AVOID DISAPPOINTMENT !!!!!!!!!!!!!

EPC Band - D



Call: Andrew Craig 0191 5160239

Price Guide: WAS £83,950 NOW £59,950+

Lot No. 89

17 Avalon Drive, West Denton NE15 7SZ

**ROOK
MATTHEWS
SAYER**

Description:

GROUND FLOOR FLAT TWO BEDROOMS LOUNGE KITCHEN BATHROOM/WC EXCELLENT DECORATIVE CONDITION This is a ground floor flat situated on Avalon Drive in South West Denton. The property would make an ideal first purchase or an investment. The internal condition is good and it benefits from double glazing and electric heating (where stated). The accommodation briefly comprises; a communal entrance system, entrance hall, lounge with views to the front, kitchen with cooking appliances, two bedrooms and a bathroom/w.c

EPC Band C



Call: Rook Matthews Sayer 0191 2671031

Price Guide: £54,950+

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Andrew Craig



kimmitt & roberts

Michael Poole



*As ranked by EIG 2012 results based on capital value raised, number of lots sold and average sale price achieved.

see website for
auction terms
and conditions

Lot No. 90
73 Middlewood Park, Newcastle NE4 9XG
**ROOK
MATTHEWS
SAYER**

Description:

Situated in the popular area of Middlewood Park development of Fenham. Ideally located for Newcastle City centre, bus routes, A1 & A69 road links and all local amenities. This well presented Gemini bungalow would be ideal for first time buyers or investors alike. The property has an open aspect to the front overlooking the green. The accommodation briefly comprises lounge, kitchen, bathroom w.c, stairs to a fantastic double mezzanine bedroom. Externally there are gardens to the front. EPC Band - D

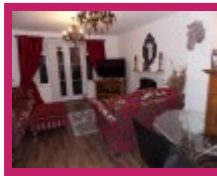
Call: Rook Matthews Sayer 0191 2744661

Price Guide: £89,950+

Lot No. 91
6 Cressida Gardens, Hebburn NE31 1FJ
Andrew Craig

Description:

A credit to the current occupier this property is well presented with skimmed walls and decorated in a neutral palette and offers spacious family size living accommodation which can only be appreciated from an internal inspection. Ground floor offers:- Entrance hall with guest cloakroom/w.c. Shaker style kitchen and lounge with feature fireplace and French doors opening to the garden. First floor houses the master bedroom, one further bedroom and the principal bathroom. The top floor has guest bedroom with en-suite shower room. Benefits from gas combi central heating and double glazing and comes with a valid N.H.B.C. guarantee.



EPC Band -C

Call: Andrew Craig 0191 4281428

Price Guide: £124,950+

Lot No. 92
7 East Villas, Haswell, Durham DH6 2AD
kimmitt & roberts

Description:

Situated in this extremely pleasant and sought after location is this deceptively spacious two bedroomed mid terraced home which boasts gas central heating system, double glazing, entrance hall, lounge, dining room, kitchen, two bedrooms and bathroom/W.C. The exterior comes with enclosed garden to front elevation, enclosed yard to rear and enclosed garden across rear lane. OPEN VIEWING SATURDAY 22ND MARCH BETWEEN 10.30AM AND 11.30AM.



EPC Band E

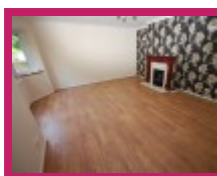
Call: Kimmitt & Roberts 0191 5183334

Price Guide: £49,950+

Lot No. 93
57 Castle Close, Morpeth NE61 2LL
**ROOK
MATTHEWS
SAYER**

Description:

We welcome to the market this three bedroom semi-detached house situated at Castle Close in Morpeth. Benefitting from; double glazing, gas central heating and off street parking. Briefly comprising; lounge, dining room and modernised kitchen. To the first floor are the three bedrooms and the family bathroom. The rear offers off street parking with decking area and the front is a low maintenance shingle garden. Available with no forward chain.



EPC Band D

Call: Rook Matthews Sayer 01670 511711

Price Guide: WAS £129,950 NOW £99,950+

Lot No. 94
13 The Causeway, Billingham TS23 2HD

Description:

An Impressively Presented Three Bedroom Terrace Property- Improved to an Excellent Standard -Delightful Lounge with Living Flame Effect Gas Fire in Feature Surround & Bow Window to the Front- Open Plan Kitchen/Diner with a Good Range of Fitted Wall & Base Units -Pleasant Garden Room with Double Glazed French Doors to the Rear Garden Useful Store/Outbuilding -Attractive Low Maintenance Gardens to Front & Rear -Block Paved Driveway Providing Off Street Parking -Gas Central Heating System & Double Glazing



EPC Band C

Call: Michael Poole 01642 955140

Price Guide: £84,950+

Lot No. 95
5 Stanton Avenue, Blyth NE24 4PL
**ROOK
MATTHEWS
SAYER**

Description:

WELL CARED FOR EXTENDED & REDESIGNED FAMILY HOME - NO UPPER CHAIN - FOUR WELL PROPORTIONED BEDROOMS - POPULAR DEVELOPMENT - GARAGE - LANDSCAPED GARDENS - Situated in an excellent cul de sac on the sought after Newsham Farm Estate briefly comprising: Entrance porch, entrance hall, lounge, dining room, additional dining/family room and breakfasting kitchen. Four good sized bedrooms to the first floor master en suite bathroom and additional family shower room and separate w.c. Externally the gardens to both front and rear. Block paved driveway to garage.



EPC Band D

Call: Rook Matthews Sayer 01670 352900

Price Guide: WAS £129,950 NOW £99,950+

Lot No. 96
4 Wyndrow Place, Kenton, Newcastle NE3 4QQ
Andrew Craig

Description:

At time of print no access had been gained to the property, we are verbally advised by the vendor that the property is an extended three bedroom semi-detached house. Situated within a popular residential area close to a range of local amenities including shops and schools. The accommodation briefly comprises to the ground floor of an entrance porch, hall, lounge, dining room and kitchen. To the first floor there are three bedrooms and a family bathroom/w.c. Externally there is a block-paved driveway providing off street parking and garden. The property is currently tenanted however we are advised that completion can be with vacant possession if required. We would recommend all potential buyers satisfy their own requirements prior to bidding and view the property.
EPC : To Follow

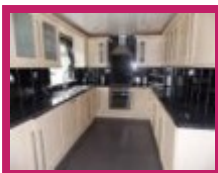
Call: Andrew Craig 0191 2859024

Price Guide: £99,950+

Lot No. 97
36 Cleveland Drive, Washington NE38 0PP
Andrew Craig

Description:

Conveniently situated for access to most local amenities including Schools and Parks, and the Galleries Shopping Mall, Bus Station and Washington Highway for access to the A1m, Sunderland and surrounding areas. This spacious family size home comprises of: Entrance hall with stairs up. Lounge with feature Plasma style fire. Kitchen and g.f. guest cloaks/w.c. The first floor provides the four bedrooms and family bathroom/w.c. Externally there is an open plan lawned garden to the front and an enclosed garden to rear with lawn and patio. Further benefits include gas central heating and double glazing. Viewing urged!



EPC Band D

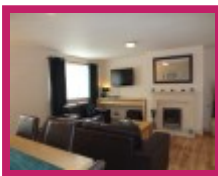
Call: Andrew Craig 0191 4921234

Price Guide: £110,000+

Lot No. 98
19 Lyncroft, Ashington NE63 8EN
**ROOK
MATTHEWS
SAYER**

Description:

**** THREE BEDROOMED MODERN ACCOMMODATION NO UPPER CHAIN**** A recently modernised three bedroomed mid link home situated on Lyncroft, Ashington. The property has been subject to recent improvements and offers well proportioned modern accommodation ideally suited to a first time buyer. The accommodation is also available with the advantage of no upper chain and briefly comprises: entrance hall, cloaks/w.c, modern fitted kitchen, spacious lounge, first floor landing, three good sized bedrooms and bathroom/w.c. Externally there is an enclosed garden to the rear. Double glazing and gas central heating.



EPC Band C

Call: Rook Matthews Sayer 01670 850850

Price Guide: £64,950+

Lot No. 99
19 Aintree Close, Ashington NE63 8NB
**ROOK
MATTHEWS
SAYER**

Description:

****THREE BEDROOMED SEMI DETACHED CONSERVATORY EN-SUITE TO MASTER BEDROOM GARAGE & GARDENS**** With double glazing and gas central heating the property comprises of: entrance hallway leading to kitchen, ground floor cloaks/w.c, garage access, lounge and conservatory. To the first floor there are three bedrooms, bathroom and loft access. Externally there is an integral garage, front garden and drive, enclosed rear garden with patio, decked and lawned areas. Must be viewed to appreciate the standard of accommodation on offer. Competition anticipated June 2014.



EPC Band C

Call: Rook Matthews Sayer 01670 850850

Price Guide: £124,950+

Lot No. 100
1 Ashcroft, Forest Hall NE12 9LN
**ROOK
MATTHEWS
SAYER**

Description:

Situated in a secluded location, this **SPACIOUS FAMILY HOME** offers **WELL PRESENTED** versatile accommodation. Briefly comprises: entrance hallway with travertine tiled flooring, split level lounge, dining room with French doors leading to the garden terrace. The dining kitchen is fitted with solid oak wall and base units with down lighting and granite work surfaces, the dining area also has French doors overlooking the mature garden and patio area. The family bathroom and two double bedrooms are located on the ground floor, with the master suite benefitting from a walk in dressing area and ensuite shower room. First floor are two further double bedrooms with one benefitting from an en-suite bathroom. The half acre plot consists a mature rear garden with terrace and patio areas and ornamental pond. There are two large garden sheds for storage and a work shop, all of which are concealed by shrubbery. To the front of the property there is a lawned area but is mainly blocked paved, providing parking for several cars. There is a feature archway which leads down to the stream which lines the side of this substantial plot. EPC Band D

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £299,950+

Lot No. 101
9 Greenfield Terrace, Pelaw NE10 0YH
Andrew Craig

Description:

A traditional ground floor flat beautifully presented with a modern contemporary interior design and decor situated in this popular part of Pelaw having good local amenities including shops, Metro and road links readily available. The property has the benefit of gas central heating and upvc double glazing. Comprises internally of: Hallway, master bedroom, one further bedroom, living room, kitchen with integrated oven and shower room/w.c. Externally there is a shared yard to the rear. Early viewing recommended to appreciate.



EPC Band:- C

Call: Andrew Craig 0191 4281428

Price Guide: £64,950+

Lot No. 102 31 Studdon Walk, Kenton Bar, Newcastle NE3 3YQ

Andrew Craig

Description:

A four bed terrace house located within this residential area well placed for access to Newcastle, Kingston Park and A1.
No access has been gained to the property at the time of print, we are verbally advised by the vendor that the property comprises of entrance hall, cloakroom/wc, lounge, dining room, breakfasting kitchen and a bedroom. To the first floor there are three bedrooms and a family bathroom wc and benefits from gas central heating and double glazing. The property is currently tenanted but can be offered with vacant possession on completion, we recommend all potential purchasers satisfy their own requirements prior to bidding.
EPC band E

Call: Andrew Craig 0191 2859024

Price Guide: £59,950+

Lot No. 103 12 Seaburn Gardens, Wrekenton NE9 7AU

Andrew Craig

Description:

SEABURN GARDENS - A well presented semi detached house which is located on a good size corner plot. The property is warmed by gas central heating and has the benefit of upvc double glazing. The internal layout comprises of:- Entrance hallway, living room with living flame effect fire. Kitchen with integrated oven and fridge/freezer. Attached outhouses used for storage. First floor has master bedroom, one further bedroom and bathroom/w.c. Externally there are gardens to front, side and rear. Viewing is highly recommended.

EPC Band:- D


Call: Andrew Craig 0191 4875330

Price Guide: £64,950+

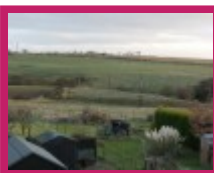
Lot No. 104 12 Beacon Road, Hampeth, Northumberland NE65 9LH

**ROOK
MATTHEWS
SAYER**

Description:

A mid terrace of family homes overlooking open countryside to front and rear. There is excellent access to the A1 road for commuting either north to Alnwick or south to Morpeth and Newcastle. The ground floor accommodation includes entrance lobby, sitting room with open fire, dining room with open fire and fitted kitchen. There are three bedrooms and bathroom with separate w.c. on the first floor. PVC double glazing and solid fuel central heating is included. There are lawned gardens to front and rear with further large lawned garden across the access road to the rear with space for garage and parking. The property is ready for some minor modernisation and updating

EPC Band E


Call: Rook Matthews Sayer 01665 510044

Price Guide: £99,950+

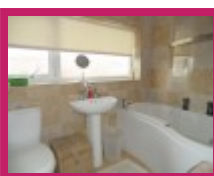
Lot No. 105 68 Holystone Avenue, Blyth NE24 4QD

**ROOK
MATTHEWS
SAYER**

Description:

**** IMPRESSIVE MID LINK - THREE BEDROOMS - CONSERVATORY EXTENSION - EPC: TBC**** on Holystone Avenue, Newsham Farm Estate in Blyth. Briefly comprising: Entrance porch, hall, lounge through dining room with French doors to conservatory and kitchen. Three bedrooms to the first floor - master with fitted robes and family bathroom. Benefitting from gas central heating to combi boiler and double glazing. Garden to front with driveway providing off street parking and enclosed garden to the rear. Garage to block. Beautifully presented throughout - early inspection essential.

EPC Band to follow


Call: Rook Matthews Sayer 01670 352900

Price Guide: £95,000+

Lot No. 106

294 Whitehall Road, Gateshead NE8 4PX

Andrew Craig

Description:

WHITEHALL ROAD... A well presented two bedroom first floor flat located in Bensham within close vicinity of Saltwell Park and other local amenities. The property benefits from UPVC double glazing and gas fired central heating. The accommodation briefly comprises of:- Entrance lobby, two bedrooms, bathroom, lounge, fitted kitchen and yard to rear. Suitable for a wide range of potential purchasers. Viewing is urged to fully appreciate!



EPC Band C

Call: Andrew Craig 0191 4875330

Price Guide: £59,950+

Lot No. 107

42 Hortondale Grove, Blyth, Northumberland NE24 5PJ

**ROOK
MATTHEWS
SAYER**

Description:

****ATTENTION INVESTORS - GOOD SIZED SEMI DETACHED - TWO DOUBLE BEDROOMS - GENEROUS GARDENS **** on Hortondale Grove in Blyth. Briefly comprising: Entrance hall, lounge, breakfasting kitchen, ground floor w.c. Two double bedrooms to the first floor and shower room. Generous gardens to front and rear and driveway providing off street parking. Ideal first time buy / investment. Viewings recommended.



EPC Band - D

Call: Rook Matthews Sayer 01670 352900

Price Guide: £40,000+

Lot No. 108

Flat 2, 3 Otterburn Villas, Jesmond NE2 3AS

**ROOK
MATTHEWS
SAYER**

Description:

A very well presented, two bedroom first floor apartment, situated within Otterburn Villas North, just off Otterburn Terrace, Jesmond. The property benefits from double glazing, security entry system, as well as gas central heating and briefly comprises of: entrance hallway, lounge/dining room, two double bedrooms, kitchen, bathroom/w.c. There is a shared yard to the rear.



EPC Band:- D

Call: Rook Matthews Sayer 0191 2816700

Price Guide: WAS £185,000 NOW £139,950+

Lot No. 109

38 St Rollox Street, Hebburn NE31 1LW

Andrew Craig

Description:

2 BED END TERRACED HOUSE - Situated in this pleasant traffic free street having vehicular access to the rear lane which overlooks a grassed turning circle towards Alfred Street and North Farm Road. Ideally placed to take advantage of Town Centre shops and amenities including Asda, bus and Metro Station and the new Community Hub (currently under construction) close by. The accommodation comprises of:- Entrance lobby with stairs up. Front lounge, dining room and kitchen to ground floor with two bedrooms and bathroom/w.c., to first floor. Externally there is an enclosed yard to rear. Further benefits include gas combi central heating and double glazing. Ideal for couples/young families or anyone looking to downsize.
EPC Band:- D

Call: Andrew Craig 0191 4281428

Price Guide: £49,950+

Lot No. 110 2 The Wynding, The Chesters, Bedlington NE22 6HL

**ROOK
MATTHEWS
SAYER**

Description:

EXTENDED SEMI-DETACHED FAMILY HOME - WELL PRESENTED - FOUR DOUBLE BEDROOMS - TWO RECEPTION ROOMS - LARGE GARAGE & GARDENS Situated on a Corner Plot of The Wynding on the Popular 'Chesters' Estate in Bedlington, This Well Presented Extended Semi-Detached Home Comprises: Entrance Porch Leading to Hallway, Extended Lounge, Dining/Family Room, Fitted Kitchen, Rear Lobby, Downstairs Cloaks/WC, First Floor Landing Leading to Four Double Bedrooms and Family Bathroom. Externally the Property has a Garden to the Front Laid to Lawn with Bushes and Shrubs and a Double Width Driveway Leading to the Extended Garage. Double Opening Gates to the Side Lead to extra Parking and the Rear Enclosed West Facing Garden with Patio and Lawn Areas, Bushes and Shrubs and Fencing to Boundaries.

Call: Rook Matthews Sayer 01670 531114

Price Guide: £149,950+

Lot No. 111 28 Wendover Way, Sunderland SR5 5RX

Andrew Craig

Description:

Rarely do these five bedroom properties come on to the open market so early viewing is highly recommended, offering deceptively spacious family size accommodation, perfect for the growing family needs and well presented throughout. The internal floor plan comprises: Five well proportioned bedrooms and family bathroom to first floor, to the ground floor there is an entrance porch, entrance hall, 11ft 7 X 15ft 6 lounge with feature fire surround, 12ft 1 X 11ft 8 dining room, fitted kitchen, downstairs cloaks. Other benefits include gas central heating, uPVC double glazing and the property has been newly decorated throughout. Externally there are lawned gardens to front and rear.

EPC Band E

Call: Andrew Craig 0191 5160239

Price Guide: £49,950+

Lot No. 112 19a Hawthorne Terrace, Walbottle NE15 8JQ

**ROOK
MATTHEWS
SAYER**

Description:

FIRST FLOOR FLAT TWO BEDROOMS LOUNGE AND KITCHEN UTILITY AREA - STORE ROOM POPULAR LOCATION PRICED TO SELL This is a well presented first floor flat located on Hawthorn Terrace in Walbottle offering substantial living accommodation. The property benefits from modern features including gas radiator heating and double glazing and the internal accommodation briefly comprises; an entrance hall leading up to the landing, a lounge open to the kitchen and utility area. There are two bedrooms to this floor and a staircase leads up to the store room.



EPC Band:- d

Call: Rook Matthews Sayer 0191 2671031

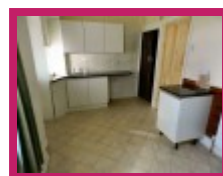
Price Guide: £49,950+

Lot No. 113 1 North View, Wrekenton NE9 7UP

Andrew Craig

Description:

NORTH VIEW, WREKENTON - 2 BED END TERRACED PROPERTY - With outstanding views offered for sale with immediate vacant possession and suitable for a wide number of potential purchasers. Briefly comprising of:- Entrance lobby, lounge, fitted kitchen, rear porch. First floor has two bedrooms and bathroom/w.c. Externally the property has a front garden and yard to rear. Further benefits include gas central heating and upvc double glazing.



EPC band : F

Call: Andrew Craig 0191 4875330

Price Guide: £75,000+

Lot No. 114 2 Eleanor Terrace, Ryton NE40 3UF

**ROOK
MATTHEWS
SAYER**

Description:

WE ARE PLEASED TO OFFER THIS SPACIOUS TWO BEDROOM STONE BUILT HOUSE, LOCATED IN CRAWCROOK CLOSE TO AMENITIES. THIS PROPERTY BOASTS A BEAUTIFUL GARDEN TO THE FRONT AND A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS VERY WELL PRESENTED PROPERTY. BRIEFLY COMPRISING; HALL, LOUNGE, KITCHEN WITH PORCH ACCESS INTO THE REAR YARD, OVERLOOKING A GREEN. FIRST FLOOR, THERE ARE TWO BEDROOMS AND A FAMILY BATHROOM. EXTERNALLY THERE IS A YARD TO THE REAR AND A GARDEN TO THE FRONT.



EPC Band:- D

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £99,950+

Lot No. 115 8 Sandstone Close, South Shields NE34 9JX

Andrew Craig

Description:

SANDSTONE CLOSE - TWO BEDROOM SEMI DETACHED BUNGALOW - Beautifully presented home located on the popular Brosely Estate in South Shields, ideal for access to main trunk roads. The accommodation is warmed via gas central heating and benefits from double glazing. Comprising of entrance hallway, lounge, kitchen, conservatory, two bedrooms and shower room. Externally lies gardens to the front and rear, driveway to accommodate three cars and a detached single garage. Viewing highly recommended.



EPC Band:- C

Call: Andrew Craig 0191 4271722

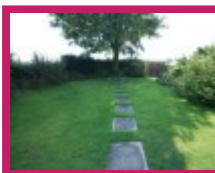
Price Guide: Was £189,950 Now £149,950 +

Lot No. 116 Dunelmia, Grange Road, Widdrington NE61 5PU

**ROOK
MATTHEWS
SAYER**

Description:

We offer to the market this, detached three bedroom bungalow, located on Grangemoor Road, Widdrington. Available with no forward chain the bungalow has stunning rear gardens which overlook fields. Benefitting from, double glazing, electric heating, driveway leading to the garage and off street parking. Comprising, entrance porch, inner hallway, lounge, dining kitchen, three bedrooms and family bathroo



EPC Band F

Call: Rook Matthews Sayer 01665 510044

Price Guide: Was £200,000 Now £124,950+

Lot No. 117 2 Northfield Road, Gosforth, Newcastle NE3 3UL

**ROOK
MATTHEWS
SAYER**

Description:

Viewing comes strongly recommended to appreciate this four bedroom unique detached property situated in this popular residential area close to Gosforth High Street with its range of shops restaurants, bars and transport links into the City Centre. Briefly comprising; entrance lobby, reception hall, shower room, lounge, dining room, living room, kitchen, utility, inner hall, half landing, four bedrooms, family bathroom and a separate w.c. Externally there are gardens to the front and rear and a detached double garage. Additional benefits to the property include double glazing and gas central heating.



EPC Band - F

Call: Rook Matthews Sayer 0191 2847999

Price Guide: Was £499,999 Now £399,950+

Richard Francis
AUCTIONEER MNAVA
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Andrew Craig



Michael Poole



*As ranked by EIG 2012 results based on capital value raised, number of lots sold and average sale price achieved.

see website for
auction terms
and conditions



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

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

8. Guide Prices, Reserve Prices, Estimates, Plans, Measurements and Photographs Any guide price shown in any marketing materials is only intended to be an estimate of the anticipated sale price but may not be necessarily what the lot sells for. Such guide prices are not intended to be a valuation of the lot and must not be relied upon by Buyers as such (Buyer must satisfy themselves by an appropriate independent valuation). Some lots may be subject to a reserve price which has been requested by the Seller and, accordingly, such reserve prices may actually exceed a quoted guide price. 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 treated with caution and verified by the Buyer's own enquiries and inspection.

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

Our General Auction Terms of Business

1. Interpretation

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

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

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

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

2. Conditions applicable to the auction types

2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

2.2 Option Two Conditions

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

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

2.2.2 upon a successful bid: (a) a sale memorandum will be exchanged. However, this sale memorandum: (i) will only set out the particulars of the lot and successful bid; (ii) only amounts to an intention between the Seller and Buyer to enter into a binding legal contract within 28 days of the date of the sale memorandum (or if that day is not a business day on the next business day), with completion being required within 14 days of the date of the binding contract (or if that day is not a business day on the next business day)] and does not amount to a binding contract between them whereby the Seller is obliged to sell and the Buyer is obliged to buy the lot; (iii) the Seller and the Buyer are both



required to use their best endeavours to exchange a binding contract including provisions substantially similar to the spirit of general conditions varied as reasonably required by the Seller and Buyer taking account of the nature of the lot and any reasonable special conditions which any prudent lawyer acting for a Seller would have included prior to the auction in special conditions (had the lot been sold under Option One); (b) the Buyer must pay to us a non-refundable reservation fee of £3000 (in the same manner as a deposit would have been paid for a lot sold under Option One), and: (i) if due to the fault of the Buyer (or the Buyer's lawyer), exchange of a binding contract does not occur by the relevant date (or such other date agreed in writing between the Seller and the Buyer) the non-refundable deposit is forfeit by the Buyer; (ii) if due to the fault of the Seller (or the Seller's lawyer), exchange of a binding contract does not occur by the relevant date (or such other date agreed in writing between the Seller and the Buyer) the non-refundable deposit will be returned as soon as reasonably practicable to the Buyer. (c) the Buyer's lawyer is entitled, before exchange of the binding contract, to raise reasonable relevant enquiries and the Seller must answer these to the best of their knowledge and not delay replying to them.

3. General provisions applicable to Sellers and Buyers

3.1 General Auction Conditions

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

3.1.2 We may offer financial services to the Buyer and may act in the sale (including in the same auction) of any Buyer's property.

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

3.2 Charges and payment

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

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

3.3 Proof of Identity and Proceeds of Crime Act

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

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

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

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

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

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

3.4 Miscellaneous

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

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

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

3.4.4 If a provision 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 disappplied or varied by the sale conditions (even by a condition purporting to replace the whole of the Common Auction Conditions). They can be varied only if we agree.

A2 Our role

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

A4.3 The particulars and the sale conditions may change prior to the auction and it is your responsibility to check that you have the correct versions.

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



A5 The contract

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

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

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

A5.4 If you do not we may either:

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

(b) sign the sale memorandum on your behalf.

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

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

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

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

(a) you are personally liable to buy the lot even if you are acting as an agent; and

(b) you must indemnify the seller in respect of any loss the seller incurs as a result of the buyer's default.

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

A6 Extra Auction Conduct Conditions

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

General conditions of sale

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

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

G1 The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

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

G2 Deposit

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

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

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

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

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

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

G2.2 The deposit

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

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

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

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

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

G3 Between contract and completion

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

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

(b) pay the premiums when due;

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

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

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

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

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

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

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

Title and identity

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

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

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

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

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

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

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

(ii) the documents accompanying that application;

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



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

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

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

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

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

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

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

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

G5 Transfer

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

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

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

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

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

G6 Completion

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

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

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

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

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

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

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

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

G7 Notice to complete

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

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

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

(a) terminate the contract;

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

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

(d) resell the lot; and

(e) claim damages from the buyer.

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

(a) terminate the contract; and

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

G8 If the contract is brought to an end

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

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

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

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

G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

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

G9.5 The buyer must:

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

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

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

G10 Interest and apportionments

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

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

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

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

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

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

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

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

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

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

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

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

G11 Arrears

Part 1 Current rent

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

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

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

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

(a) so state; or

(b) give no details of any arrears.

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

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



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

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

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

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

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

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

G12 Management

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

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

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

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

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

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

G13 Rent deposits

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

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

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

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

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

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

G14 VAT

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

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

G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

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

(a) of the buyer's VAT registration;

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

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

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

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

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

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

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

G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

G17 Maintenance agreements

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

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

G18 Landlord and Tenant Act 1987

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

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

G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

(a) in its condition at completion;

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

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

G19.5 Where relevant:

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

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

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

G20 TUPE

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

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

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

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

(c) in respect of the Transferring Employees.

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



on completion.

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

G21 Environmental

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

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

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

G22 Service Charge

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

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

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

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

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

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

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

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

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

G23 Rent reviews

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

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

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

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

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

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

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

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

G24 Tenancy renewals

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

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

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

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

G24.4 Following completion the buyer must:

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

G24.5 The seller and the buyer are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.

G25 Warranties

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

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

- (a) on completion assign it to the buyer and give notice of assignment to the person who gave the warranty; and
 - (b) apply for (and the seller and the buyer must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by completion the warranty must be assigned within five business days after the consent has been obtained.
- G25.3 If a warranty is not assignable the seller must after completion:
- (a) hold the warranty on trust for the buyer; and
 - (b) at the buyer's cost comply with such of the lawful instructions of the buyer in relation to the warranty as do not place the seller in breach of its terms or expose the seller to any liability or penalty.

G26 No assignment

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

G27 Registration at the Land Registry

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

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

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

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

G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

G29 Contracts (Rights of Third Parties) Act 1999

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

G30 Extra General Conditions



Agents Property AUCTION

TOGETHER WE GET RESULTS

Monday 31st March 2014
Monday 28th April 2014
Thursday 29th May 2014
Monday 30th June 2014
Wednesday 30th July 2014
Thursday 28th August 2014
Monday 29th September 2014
Wednesday 29th October 2014
Monday 8th December 2014



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