



Auction Catalogue

This Auction

Wednesday 29th October 2014

at Marriott Hotel, Gosforth Park, Newcastle, NE3 5HN

6.30pm registration for 7.00pm start



Agents Property
AUCTION

TOGETHER WE GET RESULTS



Tel: 01661 831 360

www.agentspropertyauction.com

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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:

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

Option 1 Terms & Conditions:

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

Option 2 Terms & Conditions:

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

Administration Fee:

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

Deposits:

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

Remote Bidding:

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





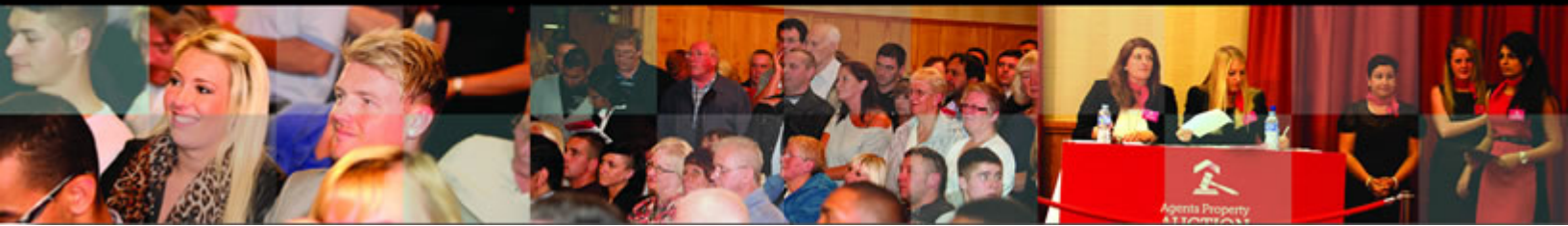
Order Of Sale

Lot No	Address	Post Code	Partner Agent
OPTION 1			
Lot 1	7 Second Street, Crookhall, Consett	DH8 7LU	JW Wood Estate Agents
Lot 2	20 & 22 Avalon Drive, West Denton, Newcastle	NE15 7SZ	Rook Matthews Sayer
Lot 3	22 Longwood Close, Sunnyside, Whickham	NE16 5QB	Andrew Craig
Lot 4	1 Poplar Street, South Moor, Stanley	DH9 7AX	JW Wood Estate Agents/Andrew Craig
Lot 5	34 Rushie Avenue, Benwell, Newcastle	NE15 6LT	Andrew Craig/Rook Matthews Sayer
Lot 6	91 Melrose Crescent, Seaham	SR7 0JZ	Andrew Craig/Kimmitt & Roberts
Lot 7	High House, Rockwood Hill Road, Greenside	NE40 4AS	Rook Matthews Sayer
Lot 8	143 Redworth Road, Shildon, Co Durham	DL4 2JP	JW Wood Estate Agents/Kimmitt & Roberts
Lot 9	5 Hodgsons Road, Blyth, Northumberland	NE24 1NU	Andrew Craig/Rook Matthews Sayer
Lot 10	35 Ethel Terrace, South Shields	NE34 0HN	Andrew Craig/Kimmitt & Roberts
Lot 11	6 Wansbeck Street, Ashington, Northumberland	NE63 0XJ	Andrew Craig/Rook Matthews Sayer
Lot 12	12 Londonerry Terrace, Easington Colliery, Peterlee	SR8 3LF	Andrew Craig/Kimmitt & Roberts
Lot 13	148 Ethel Street, Benwell, Newcastle	NE4 8QA	Rook Matthews Sayer
Lot 14	78 River View, Sunderland	SR1 2AT	Andrew Craig
Lot 15	33 Hawkins Road, Murton, Seaham	SR7 9DQ	Andrew Craig/Kimmitt & Roberts
Lot 16	12 Burn Place, Willington, Crook, Durham	DL15 0DP	JW Wood Estate Agents/Andrew Craig
Lot 17	2a & 2 Seaton Avenue, Houghton Le Spring	DH5 8DR	Andrew Craig/Kimmitt & Roberts
Lot 18	31 Carley Road, Southwick, Sunderland	SR5 2RP	Andrew Craig/Kimmitt & Roberts
Lot 19	9 Apartments, 21-23 High Street, Ashington	NE63 8NE	Rook Matthews Sayer
Lot 20	4 Lancaster Road, Moorside, Consett, Durham	DH8 8DR	JW Wood Estate Agents/Andrew Craig
Lot 21	15 Rose Avenue, Stanley, Durham	DH9 7RB	JW Wood Estate Agents/Andrew Craig
Lot 22	3 Thorpe Street, Easington Colliery, Peterlee	SR8 3LU	Kimmitt & Roberts
Lot 23	73 Woodbine Street, Gateshead	NE8 1ST	Andrew Craig
Lot 24	8 Windsor Drive, South Hetton, Durham	DH6 2UU	Andrew Craig/Kimmitt & Roberts
Lot 25	Flat 5 Prospect Court, Arthurs Hill, Newcastle	NE4 6NS	Rook Matthews Sayer
Lot 26	1-6 Dene Valley View, Close House, Bishop Auckland	DL14 8RL	JW Wood Estate Agents
Lot 27	3 East Crescent, Bedlington	NE22 7HH	Andrew Craig/Rook Matthews Sayer
Lot 28	3 Carville Terrace, Willington, Crook, Durham	DL15 0HH	JW Wood Estate Agents/Andrew Craig
Lot 29	38 Gertrude Street, Houghton Le Spring	DH4 4EA	Andrew Craig/Kimmitt & Roberts
Lot 30	14 Verdun Terrace, West Cornforth, Durham	DL17 9LN	JW Wood Estate Agents/Andrew Craig
Lot 31	102 Boldon Lane, South Shields	NE34 0BY	Andrew Craig/Kimmitt & Roberts
Lot 32	31 Armstong Road, Wallsend Newcastle	NE28 6AN	Andrew Craig/Rook Matthews Sayer
Lot 33	Airedale House, Wheatley Hill, Co Durham	DH6 3PT	Kimmitt & Roberts
Lot 34	16 Dewsgreen, Cramlington, Northumberland	NE23 6DG	Rook Matthews Sayer/Renown
Lot 35	61 Church Road, Shildon, Co Durham	DL4 1DT	JW Wood Estate Agents
Lot 36	8 Elm Terrace, Catchgate, Stanley	DH9 8LH	JW Wood Estate Agents/Andrew Craig
Lot 37	18 Pentlands Terrace, Stanley	DH9 6QJ	JW Wood Estate Agents/Andrew Craig
Lot 38	9 Railway Street, Craghead, Stanley	DH9 6EP	JW Wood Estate Agents/Andrew Craig
Lot 39	116 Baring Street/112 Forth Street, Lawe Top, South Shields	NE33 2BA	Andrew Craig
Lot 40	Former Thornley Clinic, Knayton House, Thornley, Durham	DH6 3EU	JW Wood Estate Agents
Lot 41	55 Sugley Street, Lemington	NE15 8RT	Rook Matthews Sayer
Lot 42	42 Smailes Street, Stanley, Co Durham	DH9 7NU	JW Wood Estate Agents
Lot 43	6-10 Newmarket, Consett, Co Durham	DH8 5LQ	Rook Matthews Sayer
Lot 44	1 Price Street, Hebburn	NE31 1DZ	Andrew Craig
Lot 45	36 The Avenue, Gateshead	NE10 0JA	Andrew Craig
Lot 46	2 Laburnum House, Redcar	TS10 1TA	Michael Poole
Lot 47	17 Townfield Newburn	NE15 8PY	Rook Matthews Sayer



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	3 Cheviot Road, South Shields	NE34 7LQ	Andrew Craig/Kimmitt & Roberts
Lot 49	11 Phalp Street, Durham	DH6 2SS	Kimmitt & Roberts
Lot 50	556 John Williamson Street, South Shields	NE33 5LW	Andrew Craig/Kimmitt & Roberts
Lot 51	37- 39 Westminster Road, Gateshead	NE8 4QE	Andrew Craig/Kimmitt & Roberts
Lot 52	45 Fouracres, Cowgate, Newcastle	NE5 3AX	Andrew Craig/Rook Matthews Sayer
Lot 53	47 Fouracres, Cowgate, Newcastle	NE5 3AX	Andrew Craig/Rook Matthews Sayer
Lot 54	65 Woodlea, Newbiggin, Northumberland	NE64 6HH	Andrew Craig/Rook Matthews Sayer
Lot 55	49 Eden Terrace, Lynemouth, Northumberland	NE61 5TX	Andrew Craig/Rook Matthews Sayer
Lot 56	11 Oswald Street, Craghead, Stanley	DH9 6ED	JW Wood Estate Agents/Andrew Craig
Lot 57	54 Thomas Street, Craghead, Stanley	DH9 6DX	JW Wood Estate Agents/Andrew Craig
Lot 58	25 Johnson Street, Hartlepool	TS26 9HQ	Kimmitt & Roberts
Lot 59	Former Rex Bingo Hall, Silksworth Terrace, Sunderland	SR2 2AH	Kimmitt & Roberts
Lot 60	30A Newton Grange, Toronto, Bishop Auckland	DL14 7RP	JW Wood Estate Agents/Kimmitt & Roberts
Lot 61	30 Thorpe Street, Easington Colliery	SR8 3LU	Kimmitt & Roberts
Lot 62	24 Edwin Street, Sunderland	SR4 6RD	Andrew Craig
Lot 63	10 Ninth Street, Peterlee, Co Durham	SR8 4LZ	Kimmitt & Roberts
Lot 64	22 Ridley Terrace, Cambois, Northumberland	NE24 1QS	Rook Matthews Sayer
Lot 65	24 Henry Street North Ormesby, Middlesbrough	TS3 6TZ	Michael Poole
Lot 66	35 Devonshire South Shields	NE33 5SU	Andrew Craig/Kimmitt & Roberts
Lot 67	37 Devonshire South Shields	NE33 5SU	Andrew Craig/Kimmitt & Roberts
Lot 68	4 Park Avenue, Thornaby, Stockton	TS17 7JN	Michael Poole
Lot 69	10 Broom Cottages, Ferryhill, Co Durham	DL17 8AY	JW Wood Estate Agents
Lot 70	12 Robert Street, Blyth, Northumberland	NE24 2HJ	Rook Matthews Sayer
Lot 71	14 Child Street, Brotton, Saltburn By The Sea	TS12 2SU	Andrew Craig/Michael Poole
Lot 72	24/26 Talbot Road, South Shields	NE34 0OJ	Andrew Craig
Lot 73	24 South Terrace, South Bank, Middlesbrough	TS6 6HP	Michael Poole
OPTION 2			
Lot 74	58 Gainford, Gateshead	NE9 6PW	Andrew Craig
Lot 75	13 Vincent Street, Seaham	SR7 7QL	Kimmitt & Roberts
Lot 76	189 Rectory Road, Gateshead	NE8 4RQ	Andrew Craig
Lot 77	41 Cavendish Gardens, Ashington, Northumberland	NE63 0EW	Rook Matthews Sayer
Lot 78	5 Haugh Lane, Hexham	NE46 3PR	Rook Matthews Sayer
Lot 79	4 Shotley Lodge, Shotley Bridge, Consett	DH8 0TZ	JW Wood Estate Agents/Andrew Craig
Lot 80	1 Craddock Avenue, Hebburn	NE31 2TJ	Andrew Craig
Lot 81	43 Bournemouth Road, Ormesby	TS3 0NN	Michael Poole
Lot 82	6 Muriel Street Old South Moor, Stanley	DH9 7EU	JW Wood Estate Agents
Lot 83	17 Broom Lane, Wickham	NE16 4QP	Andrew Craig
Lot 84	3 Thomas Street, Ryhope, Sunderland	SR2 0RF	Andrew Craig
Lot 85	19 Hazelwood Avenue, Jesmond, Newcastle	NE2 3HU	Rook Matthews Sayer
Lot 86	34 Foundry Court, St Peters Basin, Newcastle Upon Tyne	NE6 1UG	Rook Matthews Sayer
Lot 87	Oak Cottage, Witton Gilbert, Durham	DH7 6SY	JW Wood Estate Agents
Lot 88	15 Heathwood Avenue, Wickham, Newcastle	NE16 5UZ	Andrew Craig/Rook Matthews Sayer
Lot 89	70 Horsley Hill Road, Westoe, South Shields	NE33 3EP	Andrew Craig
Lot 90	1 Hugh Avenue, Shiremoor, Newcastle Upon Tyne	NE27 0QT	Rook Matthews Sayer
Lot 91	31 St Helens Drive, Seaham	SR7 7PU	Kimmitt & Roberts
Lot 92	16 Kensington Road, Middlesbrough	TS5 6AN	Michael Poole
Lot 93	11 Antrim Avenue, Stockton	TS19 7JF	Michael Poole



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	13 Co operative Crescent, Gateshead	NE10 9SQ	Andrew Craig
Lot 95	120 Kirkwood Drive, Kenton, Newcastle Upon Tyne	NE3 3AU	Rook Matthews Sayer
Lot 96	43 Wellington Street, Blyth, Northumberland	NE24 2EF	Rook Matthews Sayer
Lot 97	51 Dorset Avenue, South Shields	NE34 7JA	Andrew Craig
Lot 98	15 Thurlow Way, Houghton Le Spring	DH5 8NW	Kimmitt & Roberts
Lot 99	3 Orchard Mews, Cottingwood Lane Morpeth	NE61 1EA	Rook Matthews Sayer
Lot 100	58 Fennell Grove South Shields	NE34 8TL	Andrew Craig
Lot 101	9 Chantry Mews, Morpeth	NE61 1PT	Rook Matthews Sayer
Lot 102	8 Glendale Road, Shiremoor, Whitley Bay	NE27 0UD	Rook Matthews Sayer
Lot 103	6 Sorrell Close, Ashington	NE63 8JH	Rook Matthews Sayer
Lot 104	110 Daphne Crescent, Park Side, Seaham	SR7 7QF	Michael Poole
Lot 105	26 Rosslyn Terrace, Millfield, Sunderland	SR4 7DJ	Andrew Craig
Lot 106	5 Helmsley Court, Sunderland	SR5 5HH	Andrew Craig
Lot 107	16 Chipchase Mews, Great Park, Gosforth	NE3 5RH	Rook Matthews Sayer
Lot 108	68 Holystone Avenue, Blyth	NE24 4QD	Rook Matthews Sayer
Lot 109	28 The Grove, Dinningside, Belford, Northumberland	NE70 7NP	Rook Matthews Sayer
Lot 110	24 Corning Road, Sunderland	SR4 6EE	Andrew Craig
Lot 111	6 Grosvenor Road, Billingham	TS22 5HA	Michael Poole
Lot 112	18 Deepdene Grove, Seaburn, Sunderland	SR6 8DT	Andrew Craig
Lot 113	11 Meadowfield Park, Ponteland	NE20 9XF	Rook Matthews Sayer
Lot 114	97 Ashfield Close, Newcastle	NE4 6RL	Rook Matthews Sayer
Lot 115	Willowcroft, Northside, Birtley	DH3 1RD	Andrew Craig
Lot 116	25 Alton Close, West Lane, Middlesbrough	TS5 4NX	Michael Poole
Lot 117	Braefoot, Falstone, Hexham	NE48 1AA	Rook Matthews Sayer
Lot 118	151 Alexandra Road, Gateshead	NE8 1RB	Andrew Craig
Lot 119	75 Durham Road, Stockton	TS19 0DE	Michael Poole
Lot 120	26 Brack Terrace, Bill Quay, Gateshead	NE10 OTT	Andrew Craig
Lot 121	52 Trident Drive, Blyth	NE24 3RL	Rook Matthews Sayer
Lot 122	22 Hoy Crescent, Seaham	SR7 0JT	Kimmitt & Roberts
Lot 123	Montrose, Murray Road, Chester Le Street	DH2 2AT	JW Wood Estate Agents
Lot 124	6 Sandringham Court, Felling, Gateshead	NE10 9UB	Andrew Craig
Lot 125	57 Stone Close, Seahouses, Northumberland	NE68 7YW	Rook Matthews Sayer
Lot 126	24 Sycamore Road, Linthorpe, Middlesbrough	TS5 6QZ	Michael Poole
Lot 127	18 Malvern Close, Ashington	NE63 0TD	Rook Matthews Sayer
Lot 128	39 Bell Villas Ponteland	NE20 9BD	Rook Matthews Sayer
Lot 129	19 Heathway, Seaham, Co Durham	SR7 7UX	Kimmitt & Roberts
Lot 130	4 Trewitt Road, Whitley Bay	NE26 2QS	Rook Matthews Sayer
Lot 131	The Gables, Powburn, Alnwick	NE66 4HT	Rook Matthews Sayer
Lot 132	11 Best View, Shiney Row, Houghton Le Spring	DH4 7QW	Kimmitt & Roberts
Lot 133	8 Salisbury Place, South Shields	NE33 2NF	Andrew Craig
Lot 134	21 Seaham Gardens, Gateshead	NE9 7EJ	Andrew Craig
Lot 135	275 West Dyke Road, Redcar	TS10 4JU	Michael Poole
Lot 136	1 Percy Street, Ashington, Northumberland	NE63 9HT	Rook Matthews Sayer
Lot 137	8 Wetherfell Close, Ingleby Barwick	TS17 0QH	Michael Poole
Lot 138	17 Charlton Road, Sunderland	SR5 1HP	Andrew Craig
Lot 139	6 Newby Grove Thornaby, Stockton	TS17 9BS	Michael Poole
Lot 140	6 Lyons Lane, Easington	DH5 0HP	Kimmitt & Roberts
Lot 141	8 King Street, Pelaw, Gateshead	NE10 ORD	Andrew Craig



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 142	97 Whitton Road, Stockton	TS19 7DN	Michael Poole
Lot 143	20 Cecil Court, Ponteland	NE20 9EE	Rook Matthews Sayer
Lot 144	White Wickets, Flint Hill, Stanley	DH9 9JD	JW Wood Estate Agents
Lot 145	Ashgill House, Garrigill, Alston, Cumbria	CA9 3HD	Rook Matthews Sayer
Lot 146	24 Coverdale Road, Fairfield, Stockton	TS19 7EA	Michael Poole



Agents Property
AUCTION

Option 1

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

Lot No. 1

7 Second Street, Crookhall, Consett DH8 7LU

WOOD
ESTATE AGENTS



Description:

A two bed mid link bungalow in need of full refurbishment giving the successful buyer the opportunity to put their own stamp on the property. The property is located in this popular residential area and briefly comprises of entrance hall, living room though dining room, kitchen, two bedrooms and bathroom-wc. Externally there is a n enclosed garden to the rear.

Land registry shows that the last sale on second street was in July 2014 for £87,000



EPC Band F

Call: JW Wood 01207 502 109

Price Guide: £49,950+

Lot No. 2

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 -D
EPC Band 22- C

Call: Rook Matthews Sayer 0191 2671031

Price Guide: £99,950+

Lot No. 3

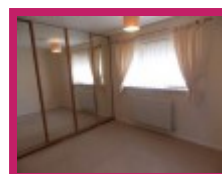
22 Longwood Close, Sunnyside, Whickham NE16 5QB

Andrew Craig



Description:

Offered with vacant possession this well presented two bedroom upper flat is sure to appeal to first time buyers, professionals and growing families alike. Having a cul-de-sac position and situated in this popular residential area therefore being close to many local amenities together with transport links. Internally the property briefly comprises of an entrance lobby with stairs to first floor landing, lounge, fitted kitchen, two bedrooms and a family bathroom. Externally there is a garden to the rear of the property. Benefits include double glazing and gas central heating. An early viewing urged to avoid missing out!



EPC Band:- to follow

Call: Andrew Craig 0191 4889090

Price Guide: £49,950+

Lot No. 4

1 Poplar Street, South Moor, Stanley DH9 7AX

Andrew Craig

WOOD
ESTATE AGENTS



Description:

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



The auction administration fee on this lot is £1500+VAT

Call: AC 0191 4921234 JWW 01207 235221

Price Guide: £25,000 - £30,000

Lot No. 5

34 Rushie Avenue, Benwell, Newcastle NE15 6LT

Andrew Craig

ROOK
MATTHEWS
SAYER



Description:

A three bedroom end of terrace house situated on Rushie Avenue, Benwell. The property benefits from double glazing, gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, rear lobby, cloaks/wc, first floor are three bedrooms and a bathroom. Externally there are gardens to the front and rear.



EPC : E

The auction administration fee on this lot is £1500+VAT

Call: AC 0191 2859024 RMS 0191 2744661

Price Guide: £59,950+

Lot No. 6

91 Melrose Crescent, Seaham SR7 0JZ

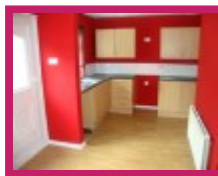
Andrew Craig

kimmitt
roberts



Description:

A two bedroom end terrace house situated on Melrose Crescent, Seaham. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, to the first floor are two bedrooms and a bathroom/wc. Externally there are gardens front and rear.



EPC : C

The auction administration fee on this lot is £1500+vat.

Call: K&R 0191 5813213 AC 0191 5653377

Price Guide: £49,950+

Lot No. 7

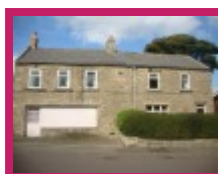
High House, Rockwood Hill Road, Greenside NE40 4AS

ROOK
MATTHEWS
SAYER



Description:

A development opportunity to purchase this site which is situated in this popular residential area or Greenside. The site itself comprises of a detached house and is in need of full modernisation and refurbishment site area 0.071 hectares, 0.175 acres . To the rear of the property there is a detached workshop/garage and a timber workshop with plenty of lawned gardens. The site lends itself to full re development subject to planing.
EPC Band:- F



Call: RMS 0191 4131313 - 0191 2120000

Price Guide: £150,000+

Lot No. 8

143 Redworth Road, Shildon, Co Durham DL4 2JP

kimmitt & roberts

WOOD
ESTATE AGENTS



Description:

A four bedroom mid terrace house situated on Redworth Road, Shildon. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance lobby, hall, living room with archway to dining room, kitchen, first floor are four bedrooms, bathroom and separate wc. Externally there is a townhouse garden to the front and a yard to the rear.



EPC : D

Call: J W Wood 01388 604273

Price Guide: £39,950+

Lot No. 9

5 Hodgsons Road, Blyth, Northumberland NE24 1NU

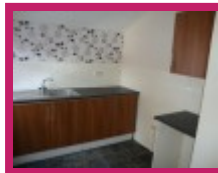
Andrew Craig

ROOK
MATTHEWS
SAYER



Description:

A two bedroom end terrace house on Hodgsons Road, Blyth. The property benefits from gas central heating and some double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of lobby, hall, living room, dining room open to kitchen. To the first floor are two bedrooms and bathroom/wc. Externally there is a yard to the rear.



EPC : E

The auction administration fee on this lot is £1500+vat.

Call: RMS 01670 352900 AC 0191 2859024

Price Guide: £29,950+

Lot No. 10

35 Ethel Terrace, South Shields NE34 0HN

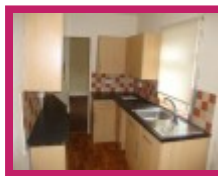
Andrew Craig

kimmitt & roberts



Description:

A two bedroom ground floor flat situated on Ethel Terrace, South Shields. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, two bedrooms, living room, kitchen, bathroom, separate wc.



EPC : D

The auction administration fee on this lot is £1500+vat.

Call: AC 0191 4271722 K&R 0191 5848080

Price Guide: £30,000+

Lot No. 11

6 Wansbeck Street, Ashington, Northumberland NE63 0XJ

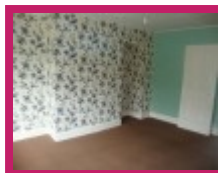
Andrew Craig

ROOK
MATTHEWS
SAYER



Description:

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



EPC : C

The auction administration fee on this lot is £1500+vat.

Call: RMS 01670 850850 AC 0191 2859042

Price Guide: £39,950+

Lot No. 12

12 Londonerry Terrace, Easington Colliery, Peterlee SR8 3LF

Andrew Craig

kimmitt & roberts



Description:

A two bedroom mid terrace house on Londonerry Terrace, Easington Colliery. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, dining room with archway to living room and kitchen. To the first floor there are two bedrooms and bathroom/wc.



EPC : D
The auction administration fee on this lot is £1500+vat.

Call: K&R 0191 5183334 AC 0191 4921234

Price Guide: £35,000 -£40,000

Lot No. 13

148 Ethel Street, Benwell, Newcastle NE4 8QA

ROOK MATTHEWS SAYER



Description:

A two bedroom double fronted ground floor flat located in this residential area and offered for sale with vacant possession. The property has undergone part of a refurbishment programme which needs to be completed by the new owner. There is no central heating boiler in the property. The property briefly comprises entrance hall, two bedrooms, bathroom/wc, living room and kitchen. EPC : E



Call: Rook Matthews Sayer 0191 2744661

Price Guide: £29,950+

Lot No. 14

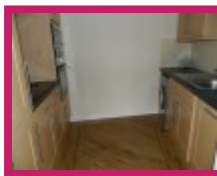
78 River View, Sunderland SR1 2AT

Andrew Craig



Description:

This three bedroom first floor apartment situated close to Sunderland City Centre and also has easy access to the University. The property is decorated in a modern neutral theme and comprises communal entrance door with secure entry system leading to communal hallway with stairs and lifts to the first floor and all other floors, hardwood apartment entrance door leading to entrance hallway, three bedrooms (one with views over the River and master with en-suite facilities), white three piece bathroom, lounge with views over the river and modern fully fitted kitchen. Other benefits include Karndean flooring, electric heating and double glazing. VIEWING HIGHLY RECOMMENDED !!!!!



EPC Band:- C

Call: Andrew Craig 0191 5653377

Price Guide: £55,000+

Lot No. 15

33 Hawkins Road, Murton, Seaham SR7 9DQ

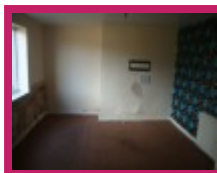
Andrew Craig

kimmitt & roberts



Description:

A three bedroom mid terrace house situated on Hawkins Road, Murton. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, dining room, kitchen, rear porch, first floor are three bedrooms and a shower room/wc. Lawned garden to front and yard to rear.



EPC : D
The auction administration fee on this lot is £1500+vat.

Call: K& R 0191 5813213 AC 0191 5653377

Price Guide: £25,000+

Lot No. 16

12 Burn Place, Willington, Crook, Durham DL15 0DP

Andrew Craig


Description:

A two bedroom mid terrace house situated on Burn Place, Willington. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, first floor two bedrooms and bathroom/wc. Externally there is a yard to the rear and garden to the front.



EPC : D

The auction administration fee on this lot is £1500+vat.

Call: JWW 01388 604273 AC 0191 4921234

Price Guide: £35,000 -£40,000

Lot No. 17

2a & 2 Seaton Avenue, Houghton Le Spring DH5 8DR

Andrew Craig


Description:

An investment opportunity to purchase this pair of two bedroom flats situated on Seaton Avenue, Houghton le Spring within a residential area. Both properties are currently offered for sale with vacant possession and benefits include gas central heating and double glazing. The ground floor flat comprises entrance door to the living room, kitchen, 2 bedrooms and a bathroom/wc whilst the first floor flat comprises of stairs to first floor, living room, kitchen, two bedrooms and bathroom/wc.

EPC : C



The auction administration fee on this lot is £1500+vat.

Call: K & R 0191 5848080 AC 0191 4921234

Price Guide: £60,000+

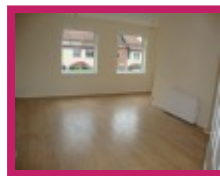
Lot No. 18

31 Carley Road, Southwick, Sunderland SR5 2RP

Andrew Craig


Description:

A one bedroom first floor flat situated on Carley Road, Southwick. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of stairs to first floor, living room, kitchen, bedroom and bathroom/wc.



EPC : E

The auction administration fee on this lot is £1500+vat.

Call: AC 0191 5160239 K & R 0191 5813213

Price Guide: £30,000- £35,000

Lot No. 19

9 Apartments, 21-23 High Street, Ashington NE63 8NE



Description:

Investment Opportunity situated on High Market, Ashington - Nine self contained flats, seven of which are currently let and generating an income of £29,760 (copies of tenancy agreements available) EPC Bands:- B


Call: Rook Matthews Sayer 01670 850850

Price Guide: £299,950+

Lot No. 20

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

Andrew Craig

WOOD
ESTATE AGENTS



Description:

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



EPC : D
The auction administration fee on this lot is £1500+vat.

Call: JWW 01207 502109 AC 0191 4921234

Price Guide: £35,000+

Lot No. 21

15 Rose Avenue, Stanley, Durham DH9 7RB

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A two bedroom mid terrace house which is situated on Rose Avenue in South Moor, Stanley. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation fronts onto a pedestrian walkway and briefly comprises of entrance lobby, living room open to dining area, kitchen. To the first floor are two bedrooms and a bathroom/wc.



EPC : E
The auction administration fee on this lot is £1500+vat.

Call: JWW 01207 235221 AC 0191 4921234

Price Guide: £30,000+

Lot No. 22

3 Thorpe Street, Easington Colliery, Peterlee SR8 3LU

kimmitt & roberts



Description:

We offer for sale a three bedroom mid terrace house, benefitting from double glazing and gas central heating. Property briefly comprises of lounge, kitchen, rear lobby, bathroom. To the first floor there are three bedrooms. Externally there is a yard to rear and garden to front

EPC : C

Call: Kimmit & Roberts 0191 518 3334

Price Guide: £19,950+

Lot No. 23

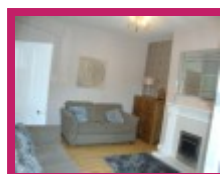
73 Woodbine Street, Gateshead NE8 1ST

Andrew Craig



Description:

Appealing to both the private and residential buyer and the buy to let investor this two bedroom ground floor flat benefitting from double glazing, gas central heating, fitted kitchen, modern bathroom suite with separate shower cubicle and a basement for storage purposes only. Property briefly comprises of entrance lobby, entrance hall, two bedrooms, living room, kitchen, and a bathroom/wc. Externally there is a shared yard to the rear.



EPC Band:- D

Call: Andrew Craig 0191 4875330

Price Guide: £49,950+

Lot No. 24

8 Windsor Drive, South Hetton, Durham DH6 2UU

Andrew Craig

kimmitt & roberts



Description:

A three bedroom mid terrace house situated on 8 Windsor Drive, South Hetton. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance porch, living room, inner hall, kitchen and rear porch. To the first floor are three bedrooms and bathroom/wc. Lawned garden to rear.



EPC : D

The auction administration fee on this lot is £1500+vat.

Call: K&R 0191 5848080 AC 0191 5653377

Price Guide: £40,000+

Lot No. 25

Flat 5 Prospect Court, Arthurs Hill, Newcastle NE4 6NS

ROOK MATTHEWS SAYER



Description:

Appealing to both the private and residential buyer and the buy to let investor is this one bedroom 2nd floor (top floor) apartment offered for sale with vacant possession. Property benefits include security entry phone system, double glazed window, gas central heating, fitted kitchen and briefly comprises communal entrance hall with stairs to 2nd floor, entrance hall to the flat, living room, bathroom and kitchen. Externally there is a communal off street parking.



EPC Band:- To Follow

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £29,950+

Lot No. 26

1-6 Dene Valley View, Close House, Bishop Auckland DL14 8RL

WOOD ESTATE AGENTS



Description:

A residential development comprising 6 substantial detached houses overlooking the Gurney Valley. Additional work is required in order to connect the surface water drainage and apply the final layer of road surfacing to the development. The properties are two storey brick built detached houses with gardens, driveways and double garages. Accommodation comprises a spacious living room, kitchen, dining room, family bathroom, utility room and study. There are 4 large bedrooms in each house with a mix of one and two en suites per property. One property is occupied on an AST.



EPC Band:- range C- E

Call: J W Wood 01388 604273

Price Guide: £300,000+

Lot No. 27

3 East Crescent, Bedlington NE22 7HH

Andrew Craig

ROOK MATTHEWS SAYER



Description:

A three bedroom semi detached house situated on East Crescent, Bedlington. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, inner hall, kitchen and bathroom to the first floor are three bedrooms. Lawned garden to rear, garden to front with driveway.



EPC : D

The auction administration fee on this lot is £1500+vat.

Call: RMS 01670 531114 AC 0191 2859024

Price Guide: £45,000+

Lot No. 28

3 Carville Terrace, Willington, Crook, Durham DL15 0HQ

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A two mid terrace house situated on Carville Terrace, Willington. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises living room, dining room, inner lobby, kitchen, bathroom/wc, there are two bedrooms to the first floor. Externally there is a yard to the rear.



EPC : E
The auction administration fee on this lot is £1500+vat.

Call: JWW 01388 604273 AC 0191 4921234

Price Guide: £35,000+

Lot No. 29

38 Gertrude Street, Houghton Le Spring DH4 4EA

Andrew Craig

kimmitt & roberts



Description:

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



EPC : D
The auction administration fee on this lot is £1500+vat.

Call: K&R 0191 5848080 AC 0191 5653377

Price Guide: £40,000+

Lot No. 30

14 Verdun Terrace, West Cornforth, Durham DL17 9LN

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A two bedroom mid terrace house situated on Verdun Terrace, West Cornforth. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, dining room, kitchen, first floor there are two bedrooms and a bathroom/wc. Externally there is a yard to the rear.



EPC : E
The auction administration fee on this lot is £1500+vat.

Call: JWW 0191 3869921 AC 0191 4921234

Price Guide: £25,000- £30,000

Lot No. 31

102 Boldon Lane, South Shields NE34 0BY

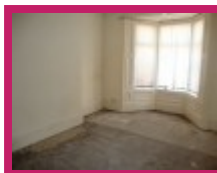
Andrew Craig

kimmitt & roberts



Description:

A two bedroom ground floor flat situated on Boldon Lane, South Shields. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, two bedrooms and bathroom/wc. Externally there is a yard to the rear.



EPC : D
The auction administration fee on this lot is £1500+vat.

Call: AC 0191 4271722 K&R 0191 5848080

Price Guide: £30,000+

Lot No. 32

31 Armstrong Road, Wallsend Newcastle NE28 6AN

Andrew Craig

**ROOK
MATTHEWS
SAYER**



Description:

A one bedroom ground floor flat situated on Armstrong Road, Wallsend. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, bathroom/wc and bedroom.



EPC : D

The auction administration fee on this lot is £1500+VAT

Call: RMS 0191 2761283 AC 0191 2859024

Price Guide: £35,000+

Lot No. 33

Airedale House, Wheatley Hill, Co Durham DH6 3PT

kimmitt & roberts



Description:

Rarely do period properties become available upon the open market therefore it gives us immense pleasure to offer for sale this good sized four bedroomed detached home. Boasting gas central heating system, double glazing, four reception rooms, fully refitted kitchen/breakfast room, separate utility room, and good sized loft room. Occupying a good sized plot the exterior comes with ample garden to front elevation, yard, driveway and double garage.



Call: Kimmitt and Roberts 0191 5848080

Price Guide: WAS £220,000 NOW £139,950+

Lot No. 34

16 Dewsgreen, Cramlington, Northumberland NE23 6DG

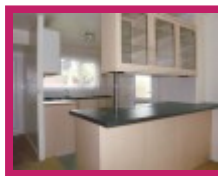
renown

**ROOK
MATTHEWS
SAYER**



Description:

A three bedroomed semi detached house occupying an end site, facing south at the rear with gardens to three sides in a cul de sac close to the town centre. The property offers, spacious accommodation with an open plan living area and kitchen on the ground floor complemented by the addition of a large double glazed conservatory, on the first floor there are three bedrooms and a bathroom. There is a garage on a site adjoining rear garden.



EPC Band:- E

Call: Renown 01670 730073 RMS 01670 531114

Price Guide: WAS £99,950 NOW £69,950+

Lot No. 35

61 Church Road, Shildon, Co Durham DL4 1DT

**WOOD
ESTATE AGENTS**



Description:

The property is located on the main shopping street of Shildon, within a mix of commercial and residential accommodation, and there is car parking nearby. Premises are a two storey mid terraced property of traditional construction. Shop and kitchen area to ground floor, one bed flat to first floor, comprising of living room, room two, bedroom, shower room/wc, yard to rear.

Sale by mortgagee in possession
21 day completion from exchange of contracts



EPC BAND E

Call: J W Wood 01388 604273

Price Guide: £30,000+

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finish. Over the years we have strived to provide a service that fits well with our clients and this is why we often meet them again on the next step of their property ladder.

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Newcastle upon Tyne NE2 1SQ

Telephone: 0191 281 6151
Fax: 0191 212 7765

www.mincoffs.co.uk

Lot No. 36

8 Elm Terrace, Catchgate, Stanley DH9 8LH

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A two bedroom terrace house on Elm Terrace, Catchgate. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, rear lobby, first floor are two bedrooms and a bathroom/wc. EPC : D



The auction administration fee in this lot is £1500+VAT

Call: AC 0191 4921234 JWW 01207 235221

Price Guide: £30,000 - £35,000

Lot No. 37

18 Pentlands Terrace, Stanley DH9 6QJ

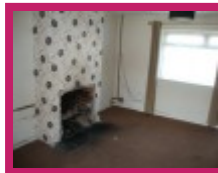
Andrew Craig

WOOD
ESTATE AGENTS



Description:

A three bedroom house situated on Pentlands Terrace, Stanley. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of hall, living room open plan to dining kitchen, first floor three bedrooms, bathroom/wc. Garden to front and yard to rear. EPC : D



The auction administration fee on this lot is £1500+VAT

Call: AC 0191 4921234 JWW 01207 235221

Price Guide: £30,000 - £35,000

Lot No. 38

9 Railway Street, Craghead, Stanley DH9 6EP

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A two bedroom house situated on Railway Street, Craghead, Stanley. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, inner hall, kitchen, bathroom, to the first floor are two bedrooms. Externally there is a paved yard to the rear and a garden to the front.



EPC : D

The auction administration fee on this lot is £1500+VAT

Call: AC 0191 4921234 JWW 01207 235221

Price Guide: £35,000 - £40,000

Lot No. 39

116 Baring Street/112 Forth Street, Lawe Top, South Shields NE33 2BA

Andrew Craig



Description:

An opportunity to purchase this off licence/ convenience store with a self contained flat above. The property occupies a corner plot within this residential area and offers potential to expand the current business. Ground floor shop offers approx 47sqm floor space with a separate office. The first floor flat is currently tenanted producing an additional income of approx £400pcm (£4800 per annum) briefly comprises of entrance hall with stairs to first floor, two bedrooms, living room, kitchen and a bathroom/wc. EPC Band flat E

Call: Andrew Craig 0191 4271722

Price Guide: £125,000+

Lot No. 40

Former Thornley Clinic, Knayton House, Thornley, Durham DH6 3EU


Description:

A Freehold Mid Terrace Building. Previously used as a Dental Clinic (D1). Possible Potential for change of Use to provide a Single Dwelling subject to obtaining all necessary consents

The property comprises a mid terrace building arranged over ground and first floors beneath a pitched roof. The property has most recently been used as a Dental Surgery (D1). The property affords possible potential for change of use to provide a single dwelling subject to obtaining all necessary consents. There is a rear yard and a paved area to the front. EPC Band G

Call: J W Wood 0191 3869921

Price Guide: £35,000 - £45,000

Lot No. 41

55 Sugley Street, Lemington NE15 8RT


Description:

An opportunity to purchase this two bed mid terrace house fronted onto a pedestrian walkway. The property benefits include double glazed windows and gas central heating and is offered for sale with vacant possession.

Property briefly comprises of entrance hall, living room, kitchen, to the first floor landing, with two bedrooms and a bathroom/wc, externally there is a garden to the front of the property and a yard to the rear.

EPC Band:- To Follow



Call: Rook Matthews Sayer 0191 2671031

Price Guide: £45,000+

Lot No. 42

42 Smailes Street, Stanley, Co Durham DH9 7NU


Description:

Situated within walking distance of amenities in the town centre, a 1930's end-terraced house ideally suited to first time buyers.

Available with early vacant possession, the property has the benefit of double glazing, gas central heating with combination boiler and offers accommodation including: Lounge with bay window, separate dining room and kitchen. Two bedrooms, a recently fitted bathroom and loft storage room. There is a forecourt garden, garage and a small yard to the rear.

EPC Band:- F



Call: J W Wood 01207 235221

Price Guide: £50,000+

Lot No. 43

6-10 Newmarket, Consett, Co Durham DH8 5LQ


Description:

The building forms part of a long line of terraced properties and dates back to the 1890s. It consists of two storeys and a tiled pitched roof, it has a prominent frontage along Newmarket Street. The first floor retains much of the original stone work whilst the ground floor has a modern painted shop frontage. The ground floor is a bar/nightclub that trades under the name of Steps, with the first floor currently vacant but having previously trading as a restaurant. The total floor area for the ground and first floor is 10,842 sq. ft. (1,007.3 sq. m.) plus an additional cellar area. Planning Permission for 10 Apartments

Rental Income Ground Floor The current tenant is paying £16,000 per annum and has a 3 year lease that commenced April 2012

(The tenant has indicated they are willing to walk away from the least should a purchaser wish so) First Floor This is currently vacant.

EPC Band F

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £170,000+

Lot No. 44

1 Price Street, Hebburn NE31 1DZ

Andrew Craig



Description:

A one bedroom end terrace house fronted onto a pedestrian walkway within this residential area. The property will appeal to the buy to let investor and the private residential buyer, benefits include double glazed window, gas central heating and is offered for sale with vacant possession. Property briefly comprises of entrance hall, lounge kitchen, to the first floor there is one bedroom and a bathroom/wc. Externally there is a yard to the rear offering off street parking. EPC Band:- E



Call: Andrew Craig 0191 4281428

Price Guide: £37,950+

Lot No. 45

36 The Avenue, Gateshead NE10 0JA

Andrew Craig



Description:

THE AVENUE - NO UPPER CHAIN - Appealing to Builders, Investors or those looking for a D.I.Y. project, this two bedroom first floor flat is located on the The Avenue in Felling and briefly comprises:- Entrance lobby. First floor landing. Two bedrooms, lounge/dining room, kitchen and bathroom/w.c. There is a private yard to the rear. Benefits include gas fired central heating system and is in need of modernisation and refurbishment. EPC Band:- D

Call: Andrew Craig 0191 4875330

Price Guide: £35,000+

Lot No. 46

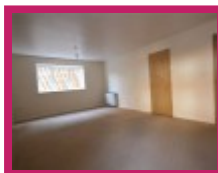
2 Laburnum House, Redcar TS10 1TA

Michael Poole



Description:

Generous Two Bedroom Ground Floor Apartment- Fully UPVC Double Glazed- Warmed with Electric Heating - Modern Attractive Fitted Kitchen with Appliances Two Bedrooms- Generous 21ft plus Lounge & Bathroom- Each Apartment Has Parking- The Building Benefits From a Lift- Ideal First Purchase or Buy to Let EPC Band:- D



Call: Michael Poole 01642 285041

Price Guide: £49,000+

Lot No. 47

17 Townfield Newburn NE15 8PY

ROOK MATTHEWS SAYER



Description:

CASH BUYERS ONLY PLEASE REFER TO LEGAL PACK.

An investment opportunity to purchase this well presented three bedroom , two reception semi detached house located within this popular residential area. The property benefits include double glazed windows, gas central heating, garden and a garage. Briefly comprises entrance hall, cloaks/wc, living room, dining room, kitchen, to the first floor there are three bedrooms and a bathroom/wc. Externally there are gardens to the front and rear with a drive to the front offering off street parking. EPC : C

Call: Rook Matthews sayer 0191 267 1031

Price Guide: £89,950+

Lot No. 48

3 Cheviot Road, South Shields NE34 7LQ

Andrew Craig

kimmitt & roberts



Description:

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



The auction administration fee on this lot is £1500+VAT

Call: Andrew Craig 0191 4271722

Price Guide: £55,000+

Lot No. 49

11 Phalp Street, Durham DH6 2SS

kimmitt & roberts



Description:

We expect interest from both our first time buyers and investor clients alike for this mid terraced house which already boasts combi gas central heating and double glazed units. There is a south facing garden and single garage for secure off street parking. EARLY VIEWING RECOMMENDED Summary of accommodation 2 BED MID TERRACED HOUSE, BATHROOM W/C, KITCHEN/DONER, LOUNGE, GARAGE.

EPC :D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £30,000+

Lot No. 50

556 John Williamson Street, South Shields NE33 5LW

Andrew Craig

kimmitt & roberts



Description:

A two bedroom ground floor flat situated on John Williamson Street, South Shields. The property benefits from double glazing, gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, two bedrooms and a bathroom/wc.



EPC : C

The auction administration fee on this lot is £1500+VAT

Call: Andrew Craig 0191 4271722

Price Guide: £39,950+

Lot No. 51

37- 39 Westminster Road, Gateshead NE8 4QE

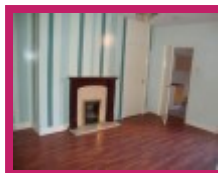
Andrew Craig

kimmitt & roberts



Description:

Formally a pair of flats this terraced property has five bedrooms, two living rooms, two kitchens and two bathrooms. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, two bedrooms, living room 1, kitchen 1 and a bathroom. To the first floor are three bedrooms, living room 2, kitchen 2 and a bathroom. Externally there is a yard to the rear.



EPC : E

The auction administration fee on this lot is £1500+VAT

Call: Andrew Craig 0191 4875330

Price Guide: £89,950+

Lot No. 52

45 Fouracres, Cowgate, Newcastle NE5 3AX

Andrew Craig

**ROOK
MATTHEWS
SAYER**



Description:

A two bedroom upper flat situated on Fouracres Road, Cowgate. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, shower room, kitchen and two bedrooms.



EPC : F
The auction administration fee on this lot is £1500+VAT

Call: AC 0191 2859024 RMS 0191 2744661

Price Guide: £20,000 - £25,000

Lot No. 53

47 Fouracres, Cowgate, Newcastle NE5 3AX

Andrew Craig

**ROOK
MATTHEWS
SAYER**



Description:

A two bedroom lower flat situated on Fouracres Road, Cowgate. The property benefits from double glazing, gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, bathroom, kitchen and two bedrooms. EPC : F



The auction administration fee on this lot is £1500+VAT

Call: AC 0191 2859024 RMS 0191 2744661

Price Guide: £20,000 - £25,000

Lot No. 54

65 Woodlea, Newbiggin, Northumberland NE64 6HH

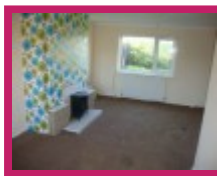
**ROOK
MATTHEWS
SAYER**

Andrew Craig



Description:

A three bedroom semi detached house situated on Woodlea, Newbiggin by the Sea. The property is situated on a corner plot, benefits from double glazing, gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, first floor are three bedrooms, a bathroom and separate wc.. Externally there are gardens to the front and rear.



EPC :D
The auction administration fee on this lot is £1500+VAT

Call: RMS 01670 850850 AC 0191 2859042

Price Guide: £55,000+

Lot No. 55

49 Eden Terrace, Lynemouth, Northumberland NE61 5TX

Andrew Craig

**ROOK
MATTHEWS
SAYER**



Description:

A two bedroom mid terrace house situated on eden terrace, Lynemouth. The property benefits from a good sized garden and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, bathroom/wc, with two bedrooms to the first floor. Externally there is a lawned garden to the front and a yard to the rear.



EPC Band E
The auction administration fee on this lot is £1500+VAT

Call: AC 0191 2859024 RMS 01670 850850

Price Guide: £25,000 - £30,000

Lot No. 56

11 Oswald Street, Craghead, Stanley DH9 6ED

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A two bedroom terrace house situated on Oswald Street, Craghead.

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

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



EPC : D

The auction administration fee on this lot is £1500+VAT

Call: AC 0191 4921234 JWW 01207 235221

Price Guide: £40,000+

Lot No. 57

54 Thomas Street, Craghead, Stanley DH9 6DX

Andrew Craig

WOOD
ESTATE AGENTS

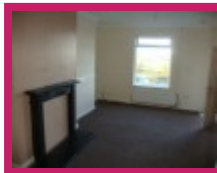


Description:

A two bedroom terrace house situated on Thomas Street, Craghead.

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

The accommodation briefly comprises of entrance hall, living room, kitchen, first floor are two bedrooms and a bathroom/wc. Externally there is a yard to the rear.



EPC : E

The auction administration fee on this lot is £1500+VAT

Call: AC 0191 4921234 JWW 01207 235221

Price Guide: £40,000+

Lot No. 58

25 Johnson Street, Hartlepool TS26 9HQ

kimmitt & roberts



Description:

We are pleased to offer for sale this three bedroomed, three storey mid terraced property

that comes with gas central heating system, double glazing and yard to rear. This property would make an ideal purchase for the investor.



EPC Band E

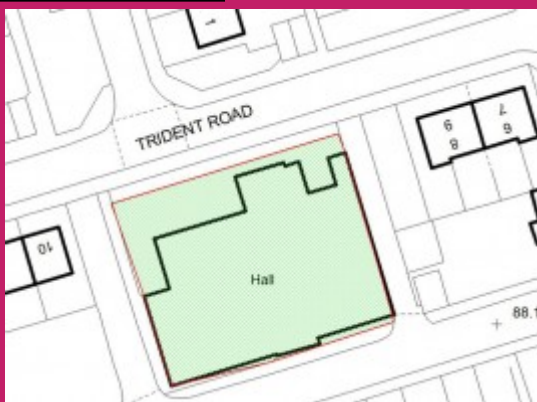
Call: Kimmitt & Roberts 0191 518 3334

Price Guide: £27,950+

Lot No. 59

Former Rex Bingo Hall, Silksworth Terrace, Sunderland SR2 2AH

kimmitt & roberts



Description:

An investment opportunity to purchase this development site where we are advised the council will look favourably on redevelopment. There is written correspondence available between the local council and the vendor confirming discussions for the demolition of the rear part of the bingo hall, with a terrace of 7 dwelling houses built on the site. The remaining section of the bingo hall is then proposed to be subdivided into 3 or 4 commercial units. The site area is 0.092 hectares (0.228 acres)

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £139,950+

Lot No. 60

30A Newton Grange, Toronto, Bishop Auckland DL14 7RP

kimmitt & roberts

WOOD
ESTATE AGENTS



Description:

A two bedroom mid link house situated on Newton Grange, Toronto.. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, cloaks/wc, open plan living room and kitchen. First floor are two bedrooms and a bathroom/wc. Externally there is a lawned garden to the rear and a drive to the front offering off street parking.



EPC : C

Call: J W Wood 01388 604273

Price Guide: £59,950+

Lot No. 61

30 Thorpe Street, Easington Colliery SR8 3LU

kimmitt & roberts



Description:

A splendid opportunity to purchase this ready to move into two bedroomed mid terraced home which was refurbished approx. two years ago by its current owner to provide gas central heating system, double glazing, two reception rooms, refitted kitchen and bathroom/wc and garden to front elevation. Property details provided by Kimmitt & Roberts.
EPC : F



Call: Kimmit & Roberts 0191 518 3334

Price Guide: £15,000 - £20,000.

Lot No. 62

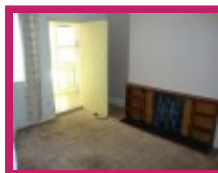
24 Edwin Street, Sunderland SR4 6RD

Andrew Craig



Description:

A two bedroom mid terrace cottage in need of updating. Briefly comprises entrance hall, living room, two bedrooms, rear lobby, kitchen and bathroom. Externally there is a yard to the rear.
EPC : E



Call: Andrew Craig 0191 5653377

Price Guide: £25,000 - £30,000

Lot No. 63

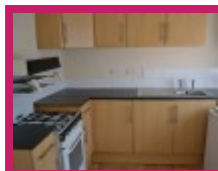
10 Ninth Street, Peterlee, Co Durham SR8 4LZ

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.



EPC Band D

Call: Kimmit & Roberts 0191 518 3334

Price Guide: £15,000+

Lot No. 64

22 Ridley Terrace, Cambois, Northumberland NE24 1QS

**ROOK
MATTHEWS
SAYER**



Description:

MID TERRACED HOME - IDEAL INVESTMENT - NO UPPER CHAIN - TWO BEDROOMS Situated on Ridley Terrace in Cambois, this mid terraced home comprises; entrance porch, hallway, lounge, dining room, kitchen, bathroom, first floor landing and two bedrooms. Externally there is a small garden to the front and a private yard to the rear with gated access to rear lane. No Upper Chain - Ideal Investment!

EPC:E

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £39,950+

Lot No. 65

24 Henry Street North Ormesby, Middlesbrough TS3 6TZ

Michael Poole



Description:

Two Bedroom Terrace House - Two Reception Rooms- Sealed Unit Double Glazing- Combination Gas Central Heating System- Security Alarm Rear Yard -Ideal Investment



EPC Band to follow

Call: Michael Poole 01642 254222

Price Guide: £27,950+

Lot No. 66

35 Devonshire South Shields NE33 5SU

Andrew Craig

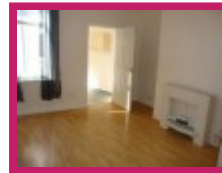
kimmitt & roberts



Description:

A one bedroom upper flat situated on Devonshire Street, South Shields. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall with stairs to first floor, living room, bedroom, kitchen and bathroom..

EPC : E



The auction administration fee on this lot is £1500+vat

Call: Andrew Craig 0191 4271722

Price Guide: £25,000+

Lot No. 67

37 Devonshire South Shields NE33 5SU

Andrew Craig

kimmitt & roberts



Description:

A one bedroom lower flat situated on Devonshire Street, South Shields. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, shower room, kitchen and two bedrooms.

EPC : D



The auction administration fee on this lot is £1500+vat

Call: Andrew Craig 0191 4271722

Price Guide: £25,000 - £30,000

Lot No. 68

4 Park Avenue, Thornaby, Stockton TS17 7JN

Michael Poole



Description:

Offered For Sale with Immediate Possession & No Onward Chain- Mostly Double Glazed Throughout - Gas Central Heating -Original Features Including Doors, Picture Rails, Skirting Boards & Staircase -Three Good Sized Bedrooms- Off Road Parking- Good Sized Rear Garden- Property is in Need of Renovation- Would Make an Ideal Project for Investment or For a Landlord to Rent Out -DO NOT MISS OUT



EPC Band to follow

Call: Michael Poole 01642 355000

Price Guide: £79,950+

Lot No. 69

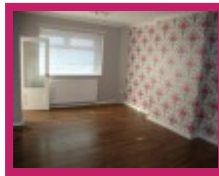
10 Broom Cottages, Ferryhill, Co Durham DL17 8AY

WOOD
ESTATE AGENTS



Description:

Appealing to a wide range of potential buyers is this two bed mid terrace house offered for sale with vacant possession. The property includes double glazed window and gas central heating and two reception rooms. Property briefly comprises of entrance hall, living room, dining area, kitchen to the ground floor whilst there are two bedrooms and a modern family bathroom to the first floor. Externally there is a yard to the rear of the property



EPC Band To Follow

Call: J W Wood 01388 604273

Price Guide: £29,950+

Lot No. 70

12 Robert Street, Blyth, Northumberland NE24 2HJ

ROOK
MATTHEWS
SAYER



Description:

An investment opportunity to purchase this versatile mid terrace house which was previously a pair of flats. The property does require full modernisation and refurbishment although some works including gas central heating and double glazing have been carried out. The property briefly comprises entrance hall, two ground floor rooms, cloaks/wc, rear lobby, first floor are three rooms and a bathroom. The vendor has planning permission ref 13/02129/FUL for the conversion of the single property back into two self-contained flats, erection of two storey extension to the rear, relocate staircase, install new bathroom on each level, install new kitchen on each level at rear in extension.



EPC : TBC

Call: Rook Matthews Sayer 01670 352900

Price Guide: £34,950+

Lot No. 71

14 Child Street, Brotton, Saltburn By The Sea TS12 2SU

Andrew Craig

Michael Poole



Description:

A two bedroom mid terrace house situated on Child Street, Brotton. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, first floor are two bedrooms and a bathroom/wc. Externally there is a yard to the rear.
EPC Band C
The auction administration fee on this lot is £1500+VAT

Call: AC 0191 5653377 MP 01642 285041

Price Guide: £35,000 - £40,000

Lot No. 72

24/26 Talbot Road, South Shields NE34 0QJ

Andrew Craig



Description:

An investment opportunity to purchase this PAIR OF flats comprising of a 2 bed lower and a 3 bed upper flat-TWO BEDROOM GROUND FLOOR FLAT -The accommodation comprises of entrance hallway, lounge, kitchen, two bedrooms and bathroom. Externally lies a shared yard to the rear. The property is currently tenanted generating an income of £107.12 per week -THREE BEDROOM FIRST FLOOR FLAT - Features of note include gas central heating and double glazing. The accommodation comprises of entrance hallway, lounge, three bedrooms, kitchen and bathroom. Externally lies a shared yard to the rear. Sold with vacant possession.



EPC 24 -D 26- C

Call: Andrew Craig 0191 4271722

Price Guide: £89,950+

Lot No. 73

24 South Terrace, South Bank, Middlesbrough TS6 6HP

Michael Poole



Description:

NO RESERVE PRICE!!!!!!

Appealing to the property developer and buy to let investor. A three bedroom mid terrace house in need of full refurbishment and modernisation. Once refurbished the property could generate an income in the region of £340 - 370pcm (4,440per annum).
EPC Band:- G

Call: Michael Poole 01642 285041

Price Guide: £1+



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Lot No. 74

58 Gainford, Gateshead NE9 6PW

Andrew Craig



Description:

In this popular residential area with modern style kitchen and bathroom, double glazed windows and gas central heating system. Appealing to first time buyers, professionals and investors and conveniently positioned for local schools and transport links. The accommodation briefly comprises of:- Entrance porch, lounge, inner hallway, utility cupboard. Modern style dining/kitchen, rear porch. Three first floor bedrooms and bathroom with white suite. Early viewing comes highly recommended to appreciate the size and layout of this pleasant property.



EPC Band:- D

Call: Andrew Craig 0191 4875330

Price Guide: £54,950+

Lot No. 75

13 Vincent Street, Seaham SR7 7QL

kimmitt & roberts



Description:

A one bedroom mid terrace cottage situated on Vincent Street, Seaham. The property benefits from central heating and is offered for sale with vacant possession. Briefly comprises entrance lobby, entrance hall, bedroom, living room, kitchen, rear lobby, bathroom and yard to rear.
EPC : TBC

Call: Kimmitt & Roberts 0191 5813213

Price Guide: £37,950+

Lot No. 76

189 Rectory Road, Gateshead NE8 4RQ

Andrew Craig



Description:

Four bedroom maisonette situated on Rectory Road, Bensham. Requiring some updating/improvements this is an ideal opportunity for a buy to let investment. Conveniently located for local amenities and transport links to Gateshead/Newcastle. Briefly comprises: entrance lobby, first floor landing, Lounge, Kitchen, Bathroom, Four bedrooms. Early viewing recommended to appreciate the full potential.



EPC Band to follow

Call: Andrew Craig 0191 4875330

Price Guide: £59,950+

Lot No. 77

41 Cavendish Gardens, Ashington, Northumberland NE63 0EW

**ROOK
MATTHEWS
SAYER**



Description:

Appealing to both the private residential buyer and the buy to let investor is this two bed plus study mid terrace property situated in this popular residential area and fronted onto a pedestrian walkway. The property benefits include double glazed windows, gas central heating and is offered for sale with vacant possession. The property briefly comprises living room, kitchen to the ground floor and three bedrooms and a bath to the first floor. Externally there is a garden to the front and a yard to the rear. EPC Band C

Call: Rook Matthews Sayer 01670 850850

Price Guide: £34,950+

Lot No. 78

5 Haugh Lane, Hexham NE46 3PR

**ROOK
MATTHEWS
SAYER**



Description:

FIRST TIME BUYER - BUY TO LET Situated close to all local amenities and within walking distance of Hexham Railway Station, this one bedroom first floor flat must be viewed to be appreciated, benefitting from double glazing and gas central heating,



EPC Band:- D

Call: Rook Matthews Sayer 01434 601 616

Price Guide: £69,950+

Lot No. 79

4 Shotley Lodge, Shotley Bridge, Consett DH8 0TZ

**WOOD
ESTATE AGENTS**

Andrew Craig



Description:

A spacious four bedroom detached bungalow. Approached via a private tree lined driveway the property provides deceptively spacious living accommodation which only an internal inspection will reveal and entrance hallway leads lounge/dining area, conservatory. The dining area leads onto a fitted kitchen with exceptionally useful area beyond. There are four bedrooms together with a recently refurbished bathroom with contemporary fittings. Externally there are pleasant gardens mainly laid to lawn to the front elevation which immediately abuts the driveway which in turn offers multiple private off road parking for four/five vehicles. This in turn leads to the attached garage which also provides secure parking for two/three vehicles. To the rear of the property there is a private enclosed garden area providing a mixture of lawn garden and patio area with maturing shrubs, feature pond and raised flower beds with high level hedging to all sides.

EPC Band F

Call: J W Wood 01207 502109 AC 0191 4889090

Price Guide: ORIGINALLY £385,000 NOW £229,950 +

Lot No. 80

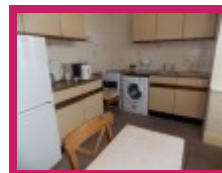
1 Craddock Avenue, Hebburn NE31 2TJ

Andrew Craig



Description:

Occupying a generous corner plot on the corner with Victoria Road West is this 1930's traditional larger style semi detached. Accommodation comprises of:- Feature hardwood front entrance door with canopy over to entrance hall. Hall has original staircase up with feature half wood panelling to walls. Front lounge with bay window and separate dining room with door and side windows accessing a lean-to garden room. The ground floor is finished off with kitchen. The first floor provides three bedrooms, bathroom and separate w.c.. Further benefits include upvc double glazing and cavity and loft insulation.



EPC Band:- D

Call: Andrew Craig 0191 4281428

Price Guide: £144,950+

Lot No. 81

43 Bournemouth Road, Ormesby TS3 0NN

Michael Poole



Description:

A Refurbished Two Bedroom Semi Detached Bungalow * Impressive 18ft plus Kitchen Diner * Stylish, Modern Refurbished Bathroom * UPVC Double Glazing * Gas Central Heating * Front & Rear Gardens * Block Paved Drive & Garage * Available with Immediate Vacant Possession
EPC Band:- D



Call: Michael Poole 01642 254222

Price Guide: £79,950+

Lot No. 82

6 Muriel Street Old South Moor, Stanley DH9 7EU

WOOD
ESTATE AGENTS



Description:

A well maintained 3 bedroom mid terraced house ideal for investors or first time buyers. The property is available with the benefits of vacant possession, gas central heating and uPVC double glazing. The accommodation briefly comprises: Lobby, lounge and a large kitchen/ dining room, rear lobby and shower-room/ wetroom. To the first floor there are 3 bedrooms (master bedroom with w.c.) there is also a garden with an off road parking area and a yard to the rear.

EPC Band D

Call: J W Wood 01207 235221

Price Guide: Was £69,950 Now £40,000+

Lot No. 83

17 Broom Lane, Wickham NE16 4QP

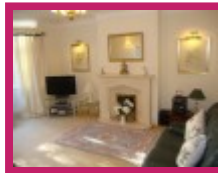
Andrew Craig



Description:

A fantastic opportunity to purchase this extended three bedroom detached family home situated within the heart of Wickham within close proximity of Chase Park, local pubs, restaurants and schools. The property has been realistically priced to achieve a sale and to fully appreciate what is on offer an internal viewing is recommended. The accommodation briefly comprises entrance lobby, entrance hall, living room, snug/living room two, breakfast/dining room and a kitchen to the ground floor. There are three bedrooms, bathroom and separate W.C to the first floor. Externally there are lawned gardens with mature bushes and shrubbery to both the front and rear of the property with a drive to the front leading to the single garage.

EPC Band:- E



Call: Andrew Craig 0191 4889090

Price Guide: £249,950+

Lot No. 84

3 Thomas Street, Ryhope, Sunderland SR2 0RF

Andrew Craig



Description:

A well presented two bedroom cottage house situated on Thomas Street. The property benefits from gas central heating, double glazing and is offered for sale with vacant possession. The accommodation comprises of entrance hall, living room, kitchen, two bedrooms, rear lobby, bathroom and rear yard.

EPC : C



Call: Andrew Craig 0191 5653377

Price Guide: £39,950+

Lot No. 85

19 Hazelwood Avenue, Jesmond, Newcastle NE2 3HU



Description:

Appealing to both the private and residential buyer and buy to let investor is this well presented two bedroom ground floor flat. The property is located within close proximity of the local amenities and benefits include double glazed windows, gas central heating and a breakfasting kitchen and a yard to the rear.

Property briefly comprises of entrance lobby, entrance hall, two bedrooms, living room, dining kitchen and shower room/wc.



EPC Band D

Call: Rook Matthews Sayer 0191 281 6700

Price Guide: £124,950+

Lot No. 86

34 Foundry Court, St Peters Basin, Newcastle Upon Tyne NE6 1UG



Description:

A modern two bedroom ground floor flat located in this popular development of St Peters Basin which offers easy access into the city centre of Newcastle upon Tyne. The property benefits include entry by security phone, electric heating, communal off street parking and is offered for sale with vacant possession. Property briefly comprises, communal entrance hall, entrance hall to the flat, bathroom/w.c, 2 bedrooms, kitchen and living room.



EPC Band:- D

Call: Rook Matthews Sayer 0191 276 1283

Price Guide: £84,950+

Lot No. 87

Oak Cottage, Witton Gilbert, Durham DH7 6SY



Description:

We have pleasure in offering for sale, this deceptively spacious semi detached Period property with gas fired central heating and double glazing. Situated in the older portion of Witton Gilbert, parts of the property are believed to date back to the 18th Century and at some point are said to have been a blacksmiths and cobblers. The property, which still retains some original features but has been sympathetically refurbished in recent times, has well planned accommodation which briefly comprises: entrance lobby, lounge, dining room, study/bedroom 4, kitchen/breakfast room, conservatory and cloakroom/utilityroom. To the first floor there are three bedrooms and refitted bathroom. Externally there is an enclosed parking area to the front of the property and a well established rear garden with patio area, the remainder laid to lawn with flowering borders and a fish pond. There are a range of local shops and amenities available within the village.

EPC Band - D

Call: JW Wood 0191 386 9921

Price Guide: £170,000+

Lot No. 88

15 Heathwood Avenue, Whickham, Newcastle NE16 5UZ

Andrew Craig


Description:

Located at the end of a cul-de-sac is this three bedroom detached house which has been modernised and refurbished by the current vendor. To fully appreciate the property on offer an internal viewing is highly recommended. We are verbally advised that the current vendor installed double glazed windows, fitted a combination boiler, refitted the kitchen and bathroom and re decorated the property. Property briefly comprises entrance hall, lounge, cloak/W.C and a breakfasting kitchen. To the first floor there are three bedrooms and a family bathroom/WC. Externally there are lawned gardens to one side and to the rear of the property with a feature raised decked area and a blocked paved drive to the front leading to the single garage.



EPC Band:- E

Call: AC 0191 4889090 RMS 0191 4131313

Price Guide: £199,950+

Lot No. 89

70 Horsley Hill Road, Westoe, South Shields NE33 3EP

Andrew Craig



Description:

A substantial mid terrace, 3 storey house appealing to a wide range of potential buyers. The property has the majority of double glazed windows, gas central heating and retains some original features such as coving to the ceiling in stated rooms. The accommodation offers spacious living accommodation and to fully appreciate what is on offer an internal viewing is highly recommended. Property briefly comprises entrance lobby, entrance hall, living/dining room (11.25m!!) a break room and a kitchen to the ground floor, There are three bedrooms, a bathroom, a wetroom/shower room and a separate w.c to the first floor whilst there are an additional 3 bedrooms on the second floor, externally there is a yard to the rear of the property.
EPC Band:- D

Call: Andrew Craig 0191 4271722

Price Guide: £114,950+

Lot No. 90

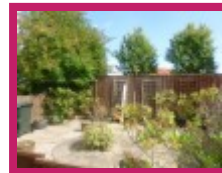
1 Hugh Avenue, Shiremoor, Newcastle Upon Tyne NE27 0QT

ROOK MATTHEWS SAYER



Description:

Three bedroom end terraced house in this popular location in Shiremoor. Briefly comprising: Entrance lobby, lounge, dining/kitchen, to the first floor three bedrooms and re-fitted bathroom. Externally garden over the front lane, off street parking to the rear. Ideal investment/first time buy.



EPC Band:- E

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £79,950+

Lot No. 91

31 St Helens Drive, Seaham SR7 7PU

kimmitt & roberts



Description:

We are pleased to offer for sale this attractive two bedroom semi detached home well situated on the popular Hazledene development. Benefits include modern fitted breakfasting kitchen, pleasant lounge, downstairs cloaks/wc, white bathroom suite, gas central heating, UPVC double glazing, off street parking, garage and pleasant gardens. Don't miss out! Immediate vacant possession.

EPC Band:- C

Call: Kimmitt & Roberts 0191 581 3213

Price Guide: £85,000+

Lot No. 92

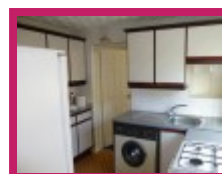
16 Kensington Road, Middlesbrough TS5 6AN

Michael Poole



Description:

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



Call: Michael Poole 01642 254222

Price Guide: £85,000+

Lot No. 93

11 Antrim Avenue, Stockton TS19 7JF



Description:

Two Bedroom Semi Detached Bungalow * Close to Rimswell Shops * Fixed Stairs to Loft Area * Conservatory * Detached Garage * Enclosed Rear Garden

EPC Band D



Call: Michael Poole 01642 355000

Price Guide: £99,950+

Lot No. 94

13 Co operative Crescent, Gateshead NE10 9SQ

Andrew Craig



Description:

CO-OPERATIVE CRESCENT - SPACIOUS 3 BED FIRST FLOOR FLAT - Offering versatile living space suited to a range of buyers. Positioned within this popular area of Gateshead close to local amenities, Schools, Hospital and transport links. Benefits include double glazed windows and gas central heating system. Externally there is a shared yard to rear. Briefly comprises of:- Entrance lobby, spacious lounge, kitchen, three bedrooms and boarded out loft space and shared rear yard. Viewing comes highly recommended to appreciate size and location.

EPC Band to follow



Call: Andrew Craig 0191 4875330

Price Guide: £59,950+

Lot No. 95

120 Kirkwood Drive, Kenton, Newcastle Upon Tyne NE3 3AU

ROOK MATTHEWS SAYER



Description:

Two bedroom first floor flat situated in this popular residential area. Briefly comprising; secure communal entrance, entrance hall, lounge, kitchen, two bedrooms and a bathroom/w.c. Externally there is off street parking.

EPC Band:- C



Call: Rook Matthews sayer 0191 284 7999

Price Guide: £45,000+

Lot No. 96

43 Wellington Street, Blyth, Northumberland NE24 2EF

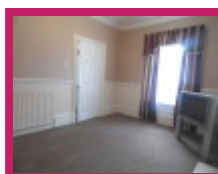
ROOK MATTHEWS SAYER



Description:

****DOUBLE FRONTED END TERRACE - NO UPPER CHAIN - PERIOD FEATURES - TWO DOUBLE BEDROOMS - SUPERB FIRST TIME BUY -** On Wellington Street in Blyth. Situated within walking distance of town centre amenities and road transport links and briefly comprises: Vestibule, hallway, lounge, dining room and refitted kitchen with built in appliances, utility. Two double bedrooms (both fitted) to the first floor and family bathroom. Yard to rear with up and over door providing off street parking. Well appointed and decorated - offered with no upper chain. Internal inspection highly recommended.

EPC Band:- F



Call: Rook Matthews Sayer 01670 352900

Price Guide: £54,950+

Lot No. 97

51 Dorset Avenue, South Shields NE34 7JA

Andrew Craig



Description:

DORSET AVENUE - This three bedroom semi detached is available in the sought after Marsden area of South Shields. Ideally located for access to local schools, shops and transport links to the town centre. The accommodation briefly comprises of entrance hallway, lounge, dining room, kitchen and utility room. To the first floor lies three bedrooms and a family bathroom. Externally lies gardens to the front and rear. Early viewing recommended.



EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £74,950+

Lot No. 98

15 Thurlow Way, Houghton Le Spring DH5 8NW

kimmitt & roberts



Description:

Great opportunity to purchase this three bedroom, two reception mid link house, offered for sale with vacant possession. The property benefits include double glazed windows, gas central heating, fitted kitchen, gardens to front and rear and a single garage situated in a nearby block. The property briefly comprises entrance hall, living room, dining room, kitchen to the ground floor and three bedrooms and a bathroom/wc to the first floor. Externally there are lawned gardens both front and rear. Land Registry shows the last sale to complete was number 19 Thurlow in August 2013 for £105,000 EPC Band:- D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £79,950+

Lot No. 99

3 Orchard Mews, Cottingwood Lane Morpeth NE61 1EA

ROOK MATTHEWS SAYER



Description:

We offer this detached six bedroom, three bathroom property for sale. The property is located off Cottingwood Lane, ideally situated for walking to Morpeth shops and catchment area for King Edward School. Briefly comprising of entrance hall, lounge, dining room, kitchen/breakfast room, conservatory, to the first floor are four bedrooms with the family bathroom and to the second floor are two bedrooms with a shower room. Benefitting from double glazing, gas central heating, garage with driveway and rear garden. The property is offered to the market with no forward chain and is highly recommended for internal inspection.



EPC Band D

Call: Rook Matthews Sayer 01670 511711

Price Guide: Was £395,000 Now £315,000+

Lot No. 100

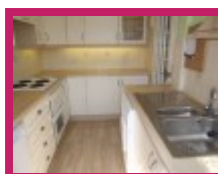
58 Fennell Grove South Shields NE34 8TL

Andrew Craig



Description:

A three bedroom extended semi detached family home situated on the popular residential Holder House Estate. Ideally situated close to local amenities including shops, schools and with good road links to Sunderland, South Shields Town Centre and A19 for access to Tyne Tunnel, Newcastle and Durham. Accommodation briefly comprises to the ground floor of: - Entrance via UPVC door to porch, lounge, dining room and kitchen. To the first floor there are three bedrooms and a family shower room/w.c. Externally lies gardens to the front and rear with drive way leading to single garage which is accessed by an electric roller shutter door by a remote control. Viewing is highly recommended.



EPC Band:- C

Call: Andrew Craig 0191 4271722

Price Guide: £99,950+

Lot No. 101

9 Chantry Mews, Morpeth NE61 1PT

**ROOK
MATTHEWS
SAYER**

Description:

****TOWN CENTRE APARTMENT SECURED ENTRY PARKING NO FORWARD CHAIN VIEWING ESSENTIAL**** This two bedroomed first floor apartment is conveniently situated for Morpeth town centre, shops, restaurants, transport links and schools. The apartment itself benefits from gas central heating, double glazing and secured entry parking. Briefly comprising; lounge open to dining area, two bedrooms, bathroom and fitted kitchen. Offered to the market with no forward chain, the property is highly recommended for viewing.



EPC Band - C

Call: Rook Matthews Sayer 01670 511711

Price Guide: £99,950+

Lot No. 102

8 Glendale Road, Shiremoor, Whitley Bay NE27 0UD

**ROOK
MATTHEWS
SAYER**

Description:

***** THREE BEDROOM SEMI-DETACHED BUNGALOW - DRIVEWAY - STUNNING MATURE REAR GARDEN - IN NEED OF SOME REFURBISHMENT - CLOSE TO SHOPS & AMENITIES ***** located on Glendale Road, Shiremoor. Property benefiting from a beautiful well maintained rear garden and off street parking to the front. Spacious accommodation throughout briefly comprising; entrance porch, hallway, lounge, dining room, kitchen, bathroom, bedroom one. To the first floor, landing, two bedrooms. Property also benefits from a new combination boiler fitted 2 years ago, and double glazing throughout.



EPC Band D

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £109,950+

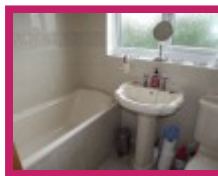
Lot No. 103

6 Sorrell Close, Ashington NE63 8JH

**ROOK
MATTHEWS
SAYER**

Description:

****THREE BEDROOMED SEMI DETACHED KITCHEN DINER - LARGE DRIVEWAY .** Three bedroomed semi detached home for sale on the sought after sorrell close, Ashington. This property is nicely presented and maintained and is an ideal property for first time buyers. With wood double glazing and gas central heating the accommodation comprises of entrance porch, lounge, kitchen diner, stairs to first floor, three bedrooms and family bathroom. Externally there is an open plan aspect garden with large driveway to the front and an enclosed rear garden with lawned and decked areas. Internal viewing recommended.



EPC Band:- D

Call: Rook Matthews Sayer 01670 850 850

Price Guide: £105,000+

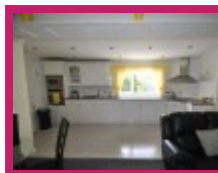
Lot No. 104

110 Daphne Crescent, Park Side, Seaham SR7 7QF

Michael Poole

Description:

Once in a while something 'different' comes on the market and this is one such occasion. This is a detached dormer bungalow, the quality and scale of which can only be appreciated from internal inspection. Thoughtfully rebuilt and redesigned, it has been completely refitted in recent years. It provides accommodation of the highest quality, typified by the fitted kitchen, superb en suite fittings, gas central heating, UPVC double-glazing and excellent decor throughout. It has an impressive external appearance, with a driveway for two cars leading to an integral garage. It occupies a quiet position within an established residential area. It has gardens to the front and rear.



EPC Band C

Call: Kimmitt & Roberts 0191 5813213

Price Guide: £159,950+

Lot No. 105 26 Rosslyn Terrace, Millfield, Sunderland SR4 7DJ

Andrew Craig



Description:

This mid terraced house is situated on a private road within this popular area of Sunderland being close to local amenities including shops, schools and transport/road links making this ideal for the first time buyers, young/growing families and investors alike. Accommodation comprises entrance lobby leading to hallway, lounge with double glazed bay window, dining room and fitted breakfasting kitchen to the ground floor whilst to the first floor there are three bedrooms and a family bathroom with four piece suite. Other benefits include gas central heating and double glazing. Externally there is a front garden and rear yard. **VIEWING RECOMMENDED !!!!!**



EPC Band:- D

Call: Andrew Craig 0191 5653377

Price Guide: £89,950+

Lot No. 106 5 Helmsley Court, Sunderland SR5 5HH

Andrew Craig



Description:

2 BED END LINK WITH GARAGE - Situated in this popular area having bus routes and local amenities available and being very well presented to the market. Briefly comprises of:- Entrance to lounge, dining kitchen with French doors to rear garden. First floor has two bedrooms (one with robes) and bathroom/w.c. Externally there is an open plan frontage with lawn and an enclosed garden to rear plus a garage located nearby in a separate block. Further benefits from gas central heating and double glazing. Ideal first time purchaser property.



EPC Band-C

Call: Andrew Craig 0191 565 3377

Price Guide: £74,950+

Lot No. 107 16 Chipchase Mews, Great Park, Gosforth NE3 5RH

ROOK MATTHEWS SAYER



Description:

Modern four bedroom detached property situated in this popular residential area within close proximity to local shops, amenities and transport links. Briefly comprising; entrance hall, w.c, lounge, study, dining room, kitchen, utility, four bedrooms, en suite to master and a bathroom/w.c. Externally there is a landscaped garden to the rear and a garage situated in a separate block.

EPC Band - C

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £240,000+

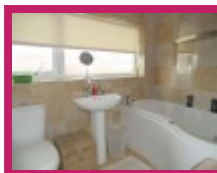
Lot No. 108 68 Holystone Avenue, Blyth NE24 4QD

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 C

Call: Rook Matthews Sayer 01670 352900

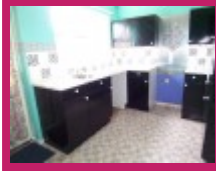
Price Guide: £95,000+

Lot No. 109 28 The Grove, Dinningside, Belford, Northumberland NE70 7NP



Description:

Mid terraced house which is available with no upper chain for early occupation. The accommodation includes entrance lobby, sitting room and dining kitchen. There are two bedrooms and bathroom on the first floor. Parking to the front and an enclosed rear garden. Some modernisation and upgrading is required. Belford has day to day shopping, schooling up to age 13, doctors surgery and choice of restaurants and hotels. The main A1 road gives easy access north and south, whilst the beaches at Bamburgh are around 5 miles away. This is an ideal opportunity and an early inspection is recommended.



EPC Band - D

Call: Rook Matthews Sayer 01665 510044

Price Guide: £59,950+

Lot No. 110 24 Corning Road, Sunderland SR4 6EE

Andrew Craig



Description:

A lovely three bedroom end link Townhouse located on the popular Persimmon home development at Alexandra Park and suitably priced to sell. Close to all local amenities, metro and road links this home is presented to a high modern standard and the accommodation is offered over three floors. GROUND FLOOR - Entrance hallway, lounge, ground floor cloaks/w.c. and a fitted kitchen/diner. FIRST FLOOR - Offers two bedrooms and a family bathroom. SECOND FLOOR - Has the master bedroom. Externally there are gardens to the front and rear together with a driveway to the front. Additional benefits include gas central heating and double glazing.



EPC : C

Call: Andrew Craig 0191 5653377

Price Guide: £124,950+

Lot No. 111 6 Grosvenor Road, Billingham TS22 5HA

Michael Poole



Description:

* A Superb Three Bedroom Bay Fronted Semi- Detached House Refurbished In 2014, Set Within This Extremely Popular Established Residential Area * Delightful Lounge with Living Flame Effect Gas Fire in Feature Surround * Stunning Open Plan Kitchen/Diner with Re - Fitted Units & Some Integrated Appliances * Study/Breakfast Room * Re- Fitted Utility Room & Cloakroom/WC * Impressive Re- Fitted Bathroom with White Three Piece Suite & Attractive Tiling * Gas Central Heating System via Combination Boiler & Double Glazing * Lawned Gardens to the Front & Rear & Side Driveway * Tasteful, Neutral Decor, Newly Fitted Floor Coverings & Quality Fittings Including Chrome Effect Socket Covers * Early Internal Viewing Comes Highly Recommended - No Onward Chain * EPC : D

Call: Michael Poole 01642 955140

Price Guide: £119,950+

Lot No. 112 18 Deepdene Grove, Seaburn, Sunderland SR6 8DT

Andrew Craig



Description:

This two bedroom semi detached bungalow is in an extremely popular area. The property boasts good sized garden, driveway and garage. Internally the property has two double bedrooms, a lounge, a dining room, a kitchen and a shower room. The accommodation on offer is presented to the market with vacant possession, has electric heating, wood burner and is double glazed throughout. This bungalow really is a must view and it is perfectly placed for easy access to Seaburn Seafront with coastal walks, local shops and restaurants and would make a beautiful home at the head of the quiet grove.

EPC : D

Call: Andrew Craig 0191 5160239

Price Guide: Was £189,950 Now £144,950+

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Lot No. 113

11 Medowfield Park, Ponteland NE20 9XF

**ROOK
MATTHEWS
SAYER**



Description:

A two bedroom, first floor apartment, located in the popular residential development for the over 55's. The property, offered with no upward chain and vacant position, benefits from personal alarm system and lift access.

The accommodation briefly comprises: communal entrance, reception hallway, living/dining room, kitchen, two bedrooms with fitted bedroom furniture, shower room/wc, resident's lounge, communal gardens, guest suite, resident parking.



EPC : B

Call: Room Matthews Sayer 01661 860228

Price Guide: £84,950+

Lot No. 114

97 Ashfield Close, Newcastle NE4 6RL

**ROOK
MATTHEWS
SAYER**



Description:

Property appealing to both the but to let (especially these looking to let to students from Newcastle college) or the private residential buyer looking for a larger home in this 5 bed 2 reception end terrace house.

The accommodation is split over 3 floors and some internal works have begun but need to be finished off which is reflected in the price. property briefly comprises entrance hall, living room, dining room, kitchen, utility, to the first floor 3 bedrooms, bath/W.C, to separate W.C, to the 2nd floor 2 further bedrooms. Externally there is a yard to the rear and a garden to the front.

EPC Band:- E

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £99,950+

Lot No. 115

Willowcroft, Northside, Birtley DH3 1RD

Andrew Craig



Description:

Newly built detached family home which has been constructed and built by the current owners and appointed to a high standard and comes with an Architect's certificate. There are gardens to the side and rear with the frontage block paved for parking with electronic gated access. Benefits include ground floor oak flooring with under floor heating and oak doors throughout together with a feature oak and glass staircase. Comprises of hallway, guest cloaks/w.c., lounge/dining room with dual aspect windows and French doors to the side and rear providing maximum light. Fully fitted kitchen and access to a matching utility. First floor comprises landing with spotlights to ceiling, and a continuation of the glass and oak staircase up to the second floor plus double doors leading to a study area. Master bedroom has dressing room and en-suite shower room. There are two further bedrooms, together with principal family bathroom. The second floor provides landing, two more bedrooms and a shower room. Viewing is a must to truly appreciate this family home.

EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: Was £430,000 now Guided at £360,000+

Lot No. 116

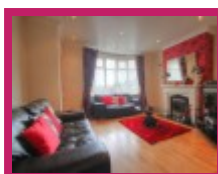
25 Alton Close, West Lane, Middlesbrough TS5 4NX

Michael Poole



Description:

Well Presented Three Bed End Terrace House- Two Spacious Reception Rooms- Combination Gas Central Heating System- UPVC Double Glazing Modern Bathroom/wc with Spa Bath & Shower Over-Secure Car Hard Standing to the Rear- Security Alarm System -Ideal for First Time Buyer or Family



EPC Band E

Call: Michael Poole 01642 254222

Price Guide: £69,950+

Lot No. 117

Braefoot, Falstone, Hexham NE48 1AA

**ROOK
MATTHEWS
SAYER**



Description:

Situated in the heart of the village of Falstone which is in the centre of the breathtaking Northumberland National Park, Braefoot is a well presented double fronted home, constructed of stone under a pitched slate roof and providing versatile well-proportioned accommodation with enclosed gardens, off street parking and outbuildings. Falstone is situated approx. 22 miles north of Hexham and is close to the spectacular Kielder Reservoir for sailing and water sports, Kielder Forrest for walking, cycling and pony trekking. Kielder Observatory is also close by. Braefoot is ideally suited as a family home and has been in the past run as a successful Bed & Breakfast, the property which has been refurbished and improved by the vendor provides well proportioned accommodation over three floors.
EPC : D

Call: Rook Matthews Sayer 01434 601 616

Price Guide: Was £425,000 Now £249,950+

Lot No. 118

151 Alexandra Road, Gateshead NE8 1RB

Andrew Craig



Description:

ALEXANDRA ROAD - A well presented TWO BED UPPER FLAT - Offering spacious accommodation benefiting from a spacious dining/kitchen which was originally the third bedroom. Modern style within with modern bathroom suite. Double glazed windows and gas central heating system. We are advised by the current owner that the property has been rented out achieving £410.00pcm. The accommodation briefly comprises of:- Entrance lobby with stairs to first floor. Lounge, dining/kitchen, utility area, lobby, bathroom and two bedrooms. Externally there is a shared yard to rear. Viewing essential to appreciate fully.



EPC Band:- E

Call: Andrew Craig 0191 4875330

Price Guide: £59,950+

Lot No. 119

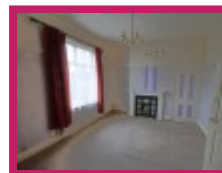
75 Durham Road, Stockton TS19 0DE

Michael Poole



Description:

* Victorian Terraced House * Large Rooms with High Ceilings * Period Features * Kitchen Solid Fuel Range * Large Bathroom * No Chain
EPC Band:- D



Call: Michael Poole 01642 355000

Price Guide: £39,950+

Lot No. 120

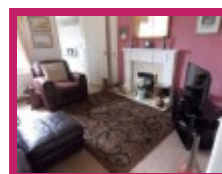
26 Brack Terrace, Bill Quay, Gateshead NE10 0TT

Andrew Craig



Description:

Spacious 2 Bed Upper Flat which occupies a position in this popular part of Bill Quay. Well presented and tastefully appointed the property would be ideal for couples or small families having had what would have been the third bedroom opened up to create a good size lounge/dining room. Briefly comprises of:- Entrance lobby with stairs up. Two front bedrooms, lounge/dining room with feature fireplace. Modern fitted kitchen and bathroom/w.c., with white suite. Externally there is a yard to rear. The property benefits from having an open aspect to the front with views out across to the River Tyne. Benefits include gas central heating and double glazing.



EPC : D

Call: Andrew Craig 0191 4875330

Price Guide: £54,950+

Lot No. 121 52 Trident Drive, Blyth NE24 3RL



Description:

** Modern Semi-Detached House on popular coastal development 3 bedrooms, en suite, garage and gardens on Trident Drive, South Shore EPC: C ** Briefly comprising: Entrance hallway, lounge/diner, ground floor cloaks/wc, spacious lounge with patio doors to rear garden and breakfast kitchen. The first floor there is 3bedrooms, en-suite to master and family bathroom. Externally there are well kept gardens to front and rear and detached garage. Pleasantly situated overlooking central green with easy access to Beach and road /transport links. Beautifully presented throughout internal inspections welcome.
EPC Band:- C

Call: Rook Matthews Sayer 01670 352900

Price Guide: £141,950+

Lot No. 122 22 Hoy Crescent, Seaham SR7 0JT



Description:

An excellent family home, this improved semi situated within one of Seahams consistently popular estates. It has been improved over recent years to include gas central heating, double-glazing and a refitted kitchen, but its most noteworthy feature is undoubtedly the stylish conservatory which overlooks the well presented rear garden having a sunny aspect. This is an excellent example of its type and well worth internal inspection



EPC : D

Call: Kimmitt & Roberts 0191 5813213

Price Guide: £99,950+

Lot No. 123 Montrose, Murray Road, Chester Le Street DH2 2AT



Description:

A rare opportunity to acquire a detached house within a large plot including substantial outbuilding currently comprising large 29ft Double Garage with full height first floor above. Double gates provide access to an extensive parking area and garden. The recently refurbished house comprises Hall, two Reception Rooms, fitted Kitchen, two large double Bedrooms and newly refitted Bathroom/wc. There is gas central heating and uPVC double glazing.



EPC : D

Call: J W Wood 019 13887245

Price Guide: £134,950+

Lot No. 124 6 Sandringham Court, Felling, Gateshead NE10 9UB



Description:

SANDRINGHAM COURT - Stylish ground floor apartment suited to a range of buyers in a contemporary design with modern kitchen and bathroom, spacious lounge/diner and two well proportioned bedrooms. Pleasantly positioned within this modern development convenient for local transport links via Metro and road, along with local amenities. Superbly presented this is an ideal home for the first time buyer/professional/investor or retirees. Viewing highly recommended to appreciate fully



EPC Band:- C

Call: Andrew Craig 0191 4875330

Price Guide: £59,950+

Lot No. 125 57 Stone Close, Seahouses, Northumberland NE68 7YW

ROOK MATTHEWS SAYER



Description:

SOUTH FACING - HOLIDAY/ PERMANENT HOME - READY FOR UPDATING**

A well placed mid terraced house with south facing aspect in the ever popular coastal town of Seahouses. The property is ready for some modernisation and refurbishment. The ground floor consists of entrance, sitting room and kitchen/ dining room. There are two bedrooms and shower room on the first floor. Night storage heating and timber double glazing plus solar panels is included. Front garden, rear patio and outside stores. This is an ideal location for a holiday home with fantastic sandy beaches overlooked by Bamburgh Castle and The Farne Islands. Seahouses is around 10 miles from the main A1 road giving access north to Berwick and south to Alnwick and Newcastle. Day to day access to the coast, Seahouses and Alnwick. The property is available with no upper chain and an ended.



Call: Rook Matthews Sayer 01665 510044

Price Guide: £74,950+

Lot No. 126 24 Sycamore Road, Linthorpe, Middlesbrough TS5 6QZ

Michael Poole



Description:

Three Bedroom Semi Detached House-Vacant Possession Gravelled Two Car Driveway Low Maintenance Rear Garden With Decking Area - UPVC Double Glazing- Gas Central Heating- Open Plan Lounge Kitchen Dining Room -Modern Bathroom W.C



EPC Band To follow

Call: Michael Poole 01642 254222

Price Guide: £99,950+

Lot No. 127 18 Malvern Close, Ashington NE63 0TD

ROOK MATTHEWS SAYER



Description:

An extended, detached family home situated on Malvern Close, Wansbeck Manor, Ashington. The property is located in a pleasant cul de sac location and has been thoughtfully altered to offer a modern and versatile family home. Accommodation has gas central heating, double glazing and briefly comprises:- Entrance hall, lounge, dining room, breakfasting kitchen, utility room, cloaks/wc, study, first floor landing, master bedroom and second bedroom with mezzanine level - both bedrooms have access to jack and jill ensuite, two further bedrooms and bathroom/wc. Externally there are well maintained gardens to front and rear, garage and double drive for off street parking. A unique family home which must be viewed to fully appreciate.
EPC Band - C

Call: Rook Matthews Sayer 01670 850850

Price Guide: £159,950+

Lot No. 128 39 Bell Villas Ponteland NE20 9BD

ROOK MATTHEWS SAYER



Description:

A charming and unusual three bedroomed semi detached cottage on Bell Villas, set back from the main road in a very pleasant and private situation. With gas fired central heating and sealed unit double glazing the accommodation comprises briefly: reception hall, cloakroom/WC, 23 lounge with attractive fireplace and French doors to the garden, fully fitted breakfasting kitchen, first floor landing, three bedrooms and refurbished bathroom/WC. There is a delightful garden and parking area. Ideal for a family or couple looking for a centrally yet discreetly situated property, early inspection is recommended.



Energy Performance Rating: E

Call: Rook Matthews Sayer 01661 860228

Price Guide: £239,950+

Lot No. 129 19 Heathway, Seaham, Co Durham SR7 7UX



Description:

This outstanding mid terraced home provides exceptional three bedroom family accommodation. Beautifully refitted and well presented, the remarkably spacious accommodation has gas central heating, double-glazing, a generous refitted kitchen and bathroom. There is a brick built shed and garden to the rear and parking to the front. It is situated within a highly convenient area, within comfortable distance of the many amenities afforded by Seaham town centre. Inspection is an absolute must! Priced to Sell.



EPC : C

Call: Kimmitt & Roberts 0191 5813213

Price Guide: £59,950+

Lot No. 130 4 Trewitt Road, Whitley Bay NE26 2QS



Description:

A pleasant three bedroom family mid terrace house located on this lovely pedestrianised street Trewitt Road is located centrally to the town centre of Whitley Bay and close to the metro station for transport links to Newcastle and other coastal routes. The property has the benefit of double glazing and gas central heating and has accommodation comprising of :- Entrance hallway, lounge with feature fireplace leading through to dining area leading to fitted kitchen. To the first floor there are three bedrooms and a family bathroom/w.c. Externally there is a front garden and a yard to the rear.



EPC : E

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £145,000+

Lot No. 131 The Gables, Powburn, Alnwick NE66 4HT



Description:

A generous two storey house with good family accommodation. The ground floor entrance hall has oak stairs leading to the first floor, cloaks cupboard and cloakroom/ w.c. The large sitting room, there is a separate study or family room, and large open plan kitchen/ dining/ living room enjoying the views and with French doors opening out to the garden. First floor the master bedroom has Juliet balcony and en suite bathroom; there are three further bedrooms and family bathroom. The property has PVC double glazing and oil fired central heating. There is gravelled driveway parking and turning area leading to the double garage, and west facing lawned gardens.



EPC : C

Call: Rook Matthews Sayer 01665 510044

Price Guide: £245,000+

Lot No. 132 11 Best View, Shiny Row, Houghton Le Spring DH4 7QW



Description:

Occupying a great position with, as the name suggests, elevated distant views, this traditional two bedroom mid terraced home is ideally located for commuting throughout the region. Extended to the rear, it has gas central heating and UPV double-glazing. This is a home of genuine potential. Comprises hall, living room dining room kitchen, bathroom, to the first floor are two bedrooms and there is a yard to the rear.



EPC : E

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £49,950+

Lot No. 133 8 Salisbury Place, South Shields NE33 2NF

Andrew Craig



Description:

A substantial four bedroom family home over three floors ideally located just a short distance from South Shields sea front, Town Centre and local amenities. Boasting spacious, luxurious living space throughout and views of the North Sea and Harbour from the first and second floors this property is sure to appeal to a range of potential buyers. Accommodation briefly comprises of: - Entrance into hallway, ground floor w.c., lounge, diner conservatory and kitchen/utility. To the first floor lies two bedrooms and a second kitchen. To the second floor there are a further two bedrooms and bathroom. Externally there is a paved yard to the rear with a double garage and to the front lies an established lawned garden with a range of various shrubs and bushes. Viewing is highly recommended to fully appreciate this fantastic offer.



Call: Andrew Craig 0191 4271722

Price Guide: £235,000+

Lot No. 134 21 Seaham Gardens, Gateshead NE9 7EJ

Andrew Craig



Description:

A well presented one bedroom ground floor flat benefiting from double glazing and gas central heating. The accommodation comprises of entrance hall, bedroom, bathroom, living room, kitchen and a lawned garden to the front. EPC : D



Call: Andrew Craig 0191 4875330

Price Guide: £59,950+

Lot No. 135 275 West Dyke Road, Redcar TS10 4JU

Michael Poole



Description:

An Outstanding Detached Bungalow- Three Double Bedrooms- Particularly Well Appointed Throughout- Having Undergone Substantial Improvement & Refurbishment 24ft plus Through Lounge Diner- Fitted Kitchen with New Built-In Double Oven & Hob- Replaced Gas Central Heating Combination Boiler & Radiators Throughout- Extensive Block Paved Frontage- Attractive Private Rear Garden -Rear Garage- UPVC Double Glazing Throughout



EPC Band D

Call: Michael Poole 01642 285041

Price Guide: £164,950+

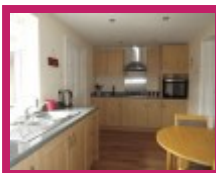
Lot No. 136 1 Percy Street, Ashington, Northumberland NE63 9HT

ROOK MATTHEWS SAYER



Description:

A recently renovated, two bedroom end terrace home with ground floor bathroom and first floor shower room situated on Percy Street Ashington. The property has been subject to many improvements including installation of an upstairs shower room/wc, refitted kitchen, utility room, bathroom and central heating system. The accommodation comprises : entrance hall, lounge, breakfasting kitchen, bathroom/wc, To the first floor there is two bedrooms and a shower room/wc. Externally there is a good size garden to the front and side. To the rear there are a yard and garage. Viewing recommended to appreciate.



EPC Band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £44,950+

Lot No. 137

8 Wetherfell Close, Ingleby Barwick TS17 0QH

Michael Poole



Description:

Spacious Four Bedroom Detached House- Occupying a Corner Plot with Private Rear Garden- Double Width Driveway & Double Garage Master Bedroom with Modern En-Suite Shower Room-Refurbished Fitted Kitchen- Utility Room - UPVC Double Glazed Conservatory -Modern Family Bathroom -Internal Inspection Highly Recommended -NO CHAIN



EPC Band D

Call: Michael Poole 01642 763636

Price Guide: £209,950+

Lot No. 138

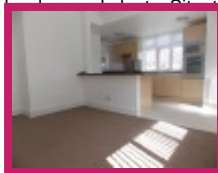
17 Charlton Road, Sunderland SR5 1HP

Andrew Craig



Description:

Beautifully presented double fronted bungalow which must be viewed to fully appreciate the transformation the current owners have achieved. Recently refurbished to include many features the bungalow has a ready to move into feel. Internally the property has lounge with feature fire, fully fitted kitchen, dining area, recently installed shower room & two spacious bedrooms. Other benefits include new carpeting and blinds throughout included in sale, double glazing and gas central heating, alarm system, new plumbing, plastering & repointing. Externally enclosed front garden with established trees and border plants, driveway with double gates leading to further parking to the side of the property with on road parking to front. To the rear of the property there is a split level garden with paved patio area, lawn and lawn furniture. Situated in a highly desirable location near bus & metro routes and viewing comes highly recommended.



Call: Andrew Craig 0191 5160239

Price Guide: £154,950+

Lot No. 139

6 Newby Grove Thornaby, Stockton TS17 9BS

Michael Poole



Description:

Two Bedroom Mid Terrace Property- Cul-De-Sac with Central Green- Two Double Bedrooms -Gas Central Heating- Double Glazing- Utility & Ground Floor WC- Modern Kitchen & Bathroom Fantastic Rental Property



EPC Band F

Call: Michael Poole 01642 355000

Price Guide: £59,950+

Lot No. 140

6 Lyons Lane, Easington DH5 0HP

kimmitt & roberts



Description:

Occupying a highly respected position in this established residential area, this two bedroom semi detached house boasts gas central heating and Upvc double glazing. A home of undoubted potential, it is well situated for access to all village amenities. NO UPWARD CHAIN! Summary of accommodation ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM, WC GARDENS



EPC D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £49,950+

Lot No. 141

8 King Street, Pelaw, Gateshead NE10 0RD

Andrew Craig



Description:

KING STREET - 3 Bed mid terraced house in this popular street in Pelaw having good local amenities close to hand including Aldi Supermarket and a mixed variety of other shops, good transport links via road and the Metro from either Pelaw or Heworth Stations. The property offers good size accommodation which briefly comprises of: Entrance hall with stairs up. Lounge, Dining room and kitchen. Three bedrooms and bathroom/w.c. Yard to rear with roller shutter door for off street car standage. Benefits include gas central heating and upvc double glazing. Viewing recommended. EPC : E

Call: Andrew Craig 0191 4921234

Price Guide: £89,950+

Lot No. 142

97 Whitton Road, Stockton TS19 7DN

Michael Poole



Description:

Beautiful Semi Detached Bungalow * Two Bedrooms * Good Sized Lounge * Modern Fitted Kitchen Breakfast Room & Bathroom * Compact Conservatory * Detached Garage * Rear Garden & Low Maintenance Front Garden With Parking Area
EPC : E



Call: Michael Poole 01642 355000

Price Guide: £99,950+

Lot No. 143

20 Cecil Court, Ponteland NE20 9EE

ROOK MATTHEWS SAYER



Description:

A two bedroomed first floor apartment pleasantly situated in this sought after development close to Ponteland village centre and well placed for all amenities. Approached by a communal entrance hall and staircase to the first floor, the property has a reception hall, 19 lounge, breakfasting kitchen, two bedrooms both with built in wardrobes and bathroom/WC. The property stands in well tended communal gardens with residents and visitor parking. The accommodation benefits from electric heating alongwith sealed unit double glazing and security entry phone system. Ideal for a professional person or couple, internal inspection is recommended to appreciate the location and space offered by this particular property. EPC : B

Call: Rook Matthews Sayer 01661 860228

Price Guide: £134,950+

Lot No. 144

White Wickets, Flint Hill, Stanley DH9 9JD

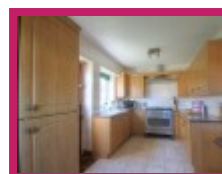
WOOD ESTATE AGENTS



Description:

A spacious detached house with potential, ideally suited to families. Built in 1919 as a co-operative store, the property has since been converted into a family home with garage and garden. The property has the benefit of uPVC double glazing, gas central heating and a CCTV security system. The accommodation includes: a large living room, separate dining room and kitchen. To the first floor there are three bedrooms, a bathroom and a large storage room which could be converted into further living space.

EPC Band E



Call: J W Wood 01207 235221

Price Guide: £125,000+

Lot No. 145 Ashgill House, Garrigill, Alston, Cumbria CA9 3HD



Description:

With stunning panoramic views Ashgill House is a substantial detached property with five spacious bedrooms. The property is accessed via a country lane with gated entrance. With oil fired central heating and double glazing the property is updated but still retains character and charm. Briefly comprising: Entrance Hall, large breakfasting kitchen, lounge, snug, ground floor cloaks, inner lobby and sun room. There are four bedrooms and a family bathroom. To the lower ground floor there is a guest suite comprising of a double bedroom and bathroom with underfloor heating. Externally there are gardens front and rear, an attached garage and stone outbuildings



EPC Band:- E

Call: Rook Matthew Sayer 01434 601616

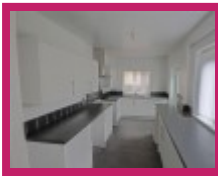
Price Guide: £345,000+

Lot No. 146 24 Coverdale Road, Fairfield, Stockton TS19 7EA



Description:

Semi Detached House- Three Good Size Bedrooms- Walking Distance to Local Fairfield Schools- High Gloss Fitted Kitchen No Onward Chain- Quick Sale Required!



EPC Band F

Call: Michael Poole 01642 355000

Price Guide: £99,950+



Remote Bidding Application Form

Please select method of bidding:

TELEPHONE

PROXY

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

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

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

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

Date of Auction: Lot Number:

Address of Lot:

..... Post Code:

The Lot is offered for sale under:

Option One

Option Two

Maximum Bid (in words) £:

Buyers Information – Full Name/Company Name:

Address:

..... Post Code:

Tel No: Home: Business: Mobile:

E-mail address:

Solicitors Name & Address:

Post Code: Tel No:

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

Signature Print Name: Date:

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



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



Terms & Conditions

About us and Important Auction Information

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

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

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

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

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

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

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

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

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

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

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

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

Our General Auction Terms of Business

1. Interpretation

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

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

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

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

2. Conditions applicable to the auction types

2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

2.2 Option Two Conditions

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

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

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



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

3. General provisions applicable to Sellers and Buyers

3.1 General Auction Conditions

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

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

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

3.2 Charges and payment

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

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

3.3 Proof of Identity and Proceeds of Crime Act

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

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

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

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

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

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

3.4 Miscellaneous

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

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

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

of the other provisions of the agreement shall not be affected.

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

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

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

3.5 Notices

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

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

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

3.6 Governing law and jurisdiction

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

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

Common Auction Conditions

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Important Notice

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

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

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

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

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

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

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

These common auction conditions (third edition) are reproduced with the consent of the Royal Institute of Chartered Surveyors (RICS).

Glossary

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



Wherever it makes sense:

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

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

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

Agreed completion date

Subject to condition G9.3:

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

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

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

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

Auction The auction advertised in the catalogue.

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

Auctioneers The auctioneers at the auction.

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

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

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

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

Condition One of the auction conduct conditions or sales conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The auctioneers.

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

Auction Conduct Conditions

A1 Introduction

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

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

A2 Our role

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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



A5 The contract

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

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

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

A5.4 If you do not we may either:

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

(b) sign the sale memorandum on your behalf.

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

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

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

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

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

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

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

A6 Extra Auction Conduct Conditions

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

General conditions of sale

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

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

G1 The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

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

G2 Deposit

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

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

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

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

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

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

G2.2 The deposit

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

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

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

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

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

G3 Between contract and completion

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

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

(b) pay the premiums when due;

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

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

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

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

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

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

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

Title and identity

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

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

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

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

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

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

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

(ii) the documents accompanying that application;

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



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

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

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

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

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

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

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

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

G5 Transfer

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

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

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

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

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

G6 Completion

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

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

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

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

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

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

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

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

G7 Notice to complete

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

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

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

(a) terminate the contract;

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

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

(d) resell the lot; and

(e) claim damages from the buyer.

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

(a) terminate the contract; and

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

G8 If the contract is brought to an end

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

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

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

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

G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

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

G9.5 The buyer must:

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

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

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

G10 Interest and apportionments

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

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

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

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

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

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

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

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

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

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

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

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

G11 Arrears

Part 1 Current rent

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

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

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

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

(a) so state; or

(b) give no details of any arrears.

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

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



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

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

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

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

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

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

G12 Management

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

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

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

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

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

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

G13 Rent deposits

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

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

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

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

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

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

G14 VAT

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

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

G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

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

(a) of the buyer's VAT registration;

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

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

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

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

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

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

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

G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

G17 Maintenance agreements

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

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

G18 Landlord and Tenant Act 1987

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

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

G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

(a) in its condition at completion;

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

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

G19.5 Where relevant:

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

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

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

G20 TUPE

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

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

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

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

(c) in respect of the Transferring Employees.

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



on completion.

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

G21 Environmental

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

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

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

G22 Service Charge

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

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

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

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

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

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

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

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

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

G23 Rent reviews

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

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

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

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

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

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

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

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

G24 Tenancy renewals

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

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

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

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

G24.4 Following completion the buyer must:

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

G25 Warranties

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

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

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

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

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

G26 No assignment

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

G27 Registration at the Land Registry

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

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

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

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

G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

G29 Contracts (Rights of Third Parties) Act 1999

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

G30 Extra General Conditions



Agents Property AUCTION

TOGETHER WE GET RESULTS

Wednesday 29th October 2014
 Monday 8th December 2014
 Monday 26th January 2015
 Monday 23rd February 2015
 Monday 30th March 2015
 Thursday 30th April 2015
 Wednesday 27th May 2015
 Monday 29th June 2015
 Monday 27th July 2015
 Thursday 27th August 2015
 Monday 28th September 2015
 Monday 2nd Novemeber 2015
 Monday 14th December 2015



Agents Property Auction

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

Email: info@agentspropertyauction.com

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