



Agents Property  
**AUCTION**

TOGETHER WE GET RESULTS

# Auction Catalogue



THIS AUCTION

## Wednesday 30th August

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



Andrew Craig

WOOD  
ESTATE AGENTS

kimmitt & roberts

Michael Poole



**Richard Francis**  
Auctioneer MNAVA

**01661 831 360**  
[www.agentspropertyauction.com](http://www.agentspropertyauction.com)



## Buyers Guide

### IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

#### Particulars of Sale:

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

#### Price Guides:

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

#### Option 1 Terms & Conditions:

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

#### Option 2 Terms & Conditions:

On the fall of the gavel the buyer must place a £3000 non refundable deposit with The Agents Property Auction Limited, exchange of contracts must occur in 28 days of the buyers solicitor receiving the contract pack 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.

#### Bidding at Auction:

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

#### Remote Bidding:

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

#### Sales Agreed:

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

#### Amendments to Catalogue:

Variation to this Catalogue An addendum will be available at the auction showing any alterations to the information contained in the catalogue and will be announced by the Auctioneer prior to the lot being offered for sale. It is the Buyers responsibility to check this prior to bidding or attending the auction and we accept no liability for the Buyer (or the Buyer's representative) not doing so.

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

## Venue Location

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

Tel: 0191 236 4111

#### Directions:

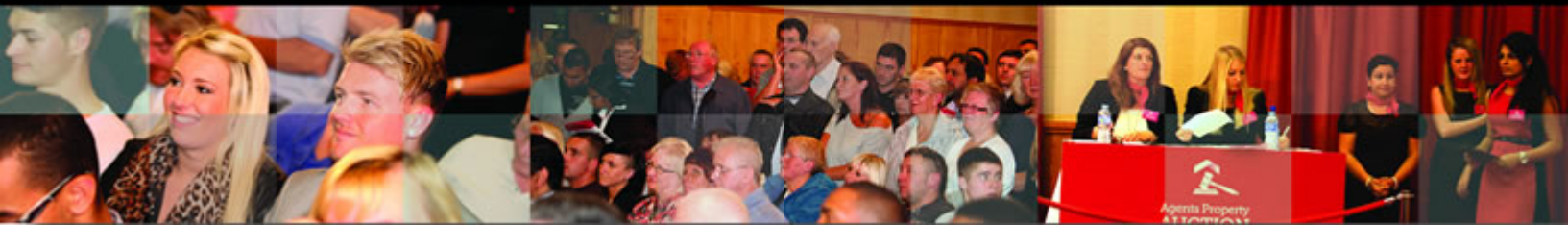
Join A1 north for 2.5 miles then turn off left for Wideopen (A1056). Take the 2nd exit at the roundabout and the hotel lies straight ahead. For all Sat/Nav system please type in 'A1056 Sandy Lane' for directions to hotel.





## Order Of Sale

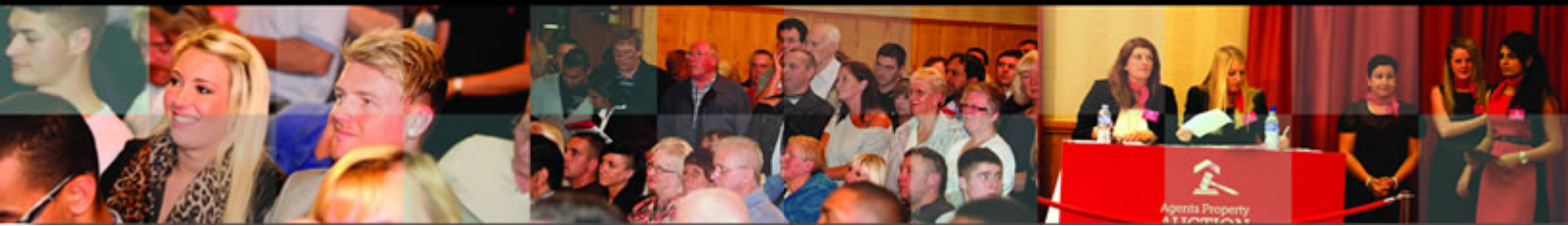
| Lot No          | Address   | Post Code | Partner Agent         |
|-----------------|---|-----------|-----------------------|
| <b>OPTION 1</b> |   |           |                       |
| Lot 1           | 30 Claremont North Avenue, Gateshead                | NE8 1RH   | Andrew Craig          |
| Lot 2           | 34 Chelford Close, Wallsend                         | NE28 9YD  | Mike Rogerson         |
| Lot 3           | 103 Saltwell Road, Gateshead                        | NE8 4TH   | Andrew Craig          |
| Lot 4           | 9a-11 Whitby Street, Hartlepool                     | TS24 7AD  | Greig Cavey           |
| Lot 5           | 187 Park Road, Stanley                              | DH9 7QE   | JW Wood Estate Agents |
| Lot 6           | 6 St Andrews Terrace, Bishop Auckland               | DL14 6DS  | JW Wood Estate Agents |
| Lot 7           | 47 Croft Road, Blyth                                | NE24 2EL  | Rook Matthews Sayer   |
| Lot 8           | 69/ 69a /71 Murray Street, Hartlepool               | TS26 8PJ  | Greig Cavey           |
| Lot 9           | 21 Fox Street, Thornhill, Sunderland                | SR2 7NF   | Andrew Craig          |
| Lot 10          | 16 Brewer Street, Bishop Auckland                   | DL14 6AT  | JW Wood Estate Agents |
| Lot 11          | 112 Woodhorn Drive, Choppington                     | NE62 5EP  | Rook Matthews Sayer   |
| Lot 12          | 6 Gowan Court, Jarrow                               | NE32 3PE  | Andrew Craig          |
| Lot 13          | 1,2,3 &3a Bodlewell House, Sunderland               | SR1 2AS   | Andrew Craig          |
| Lot 14          | 23 Southburn Terrace, Hartlepool                    | TS25 1SQ  | Kimmitt & Roberts     |
| Lot 15          | 1 Commercial Street, Trimdon Colliery               | TS29 6AD  | Greig Cavey           |
| Lot 16          | 1 Granville Terrace, Wheatley Hill                  | DH6 3JQ   | North East Commercial |
| Lot 17          | Marske Medical Centre, Hall Road, Marske By The Sea | TS11 6BW  | Michael Poole         |
| Lot 18          | 9 Wye Road, Hebburn                                 | NE31 2DF  | Andrew Craig          |
| Lot 19          | 11 Collingwood Street, Sunderland                   | SR5 2HW   | Andrew Craig          |
| Lot 20          | 76 Attlee Road, Grangetown, Middlesbrough           | TS6 7NA   | Michael Poole         |
| Lot 21          | 3 First Street, Wheatley Hill                       | DH6 3NX   | Kimmitt & Roberts     |
| Lot 22          | 4 King Street, Spennymoor                           | DL16 6DD  | Rook Matthews Sayer   |
| Lot 23          | 30 William Street, Chopwell                         | NE17 7JH  | Rook Matthews Sayer   |
| Lot 24          | 13 Balfour Street, Houghton Le Spring               | DH5 8BA   | Kimmitt & Roberts     |
| Lot 25          | 8 Dewsgreen, Cramlington                            | NE23 6DQ  | Mike Rogerson         |
| Lot 26          | 35-37 Brancepeth Avenue, Benwell, Newcastle         | NE4 8EA   | Rook Matthews Sayer   |
| Lot 27          | 81/83 Archer Street, Wallsend                       | NE28 7DJ  | Rook Matthews Sayer   |
| Lot 28          | 3 Thirlmere, Vigo, Birtley                          | DH3 2JY   | Andrew Craig          |
| Lot 29          | 43 Wellgarth, Bishop Auckland                       | DL14 9QU  | JW Wood Estate Agents |
| Lot 30          | 8-9 Arndale House, Durham Road, Birtley             | DH3 2PG   | Rook Matthews Sayer   |
| Lot 31          | 25 Railway Terrace North, New Herrington            | DH4 7BB   | Kimmitt & Roberts     |
| Lot 32          | 62 Northcote Street, South Shields                  | NE33 4DJ  | Andrew Craig          |
| Lot 33          | 49/49a Heaton Road, Heaton                          | NE6 5HE   | Rook Matthews Sayer   |
| Lot 34          | 19 High Street, Broseley                            | TF12 5HZ  | Harwood               |
| Lot 35          | 56 John Street, Beamish, Stanley                    | DH9 0QW   | JW Wood Estate Agents |
| Lot 36          | 17 Normanton Terrace, Elswick, Newcastle            | NE4 6PP   | Rook Matthews Sayer   |
| <b>OPTION 2</b> |   |           |                       |
| Lot 37          | 109 Second Avenue, Morpeth                          | NE61 2HQ  | Rook Matthews Sayer   |
| Lot 38          | 187 Saltwell Road, Gateshead                        | NE8 4TL   | Andrew Craig          |
| Lot 39          | 27 Craster Square, Gosforth                         | NE3 3PL   | Rook Matthews Sayer   |
| Lot 40          | 119 Bishopton Road West, Stockton                   | TS19 7HD  | Michael Poole         |
| Lot 41          | 19 Churchill Road, Eston                            | TS6 9PN   | Michael Poole         |
| Lot 42          | 5 Polwarth Drive, Gosforth                          | NE3 2ED   | Rook Matthews Sayer   |
| Lot 43          | 10 Glaisdale Avenue, Redcar                         | TS10 5HD  | Michael Poole         |
| Lot 44          | 12 Cliffside, South Shields                         | NE34 7EZ  | Andrew Craig          |
| Lot 45          | 457 Stanhope Road, South Shields                    | NE33 4QY  | Andrew Craig          |



## Order Of Sale

| Lot No | Address   | Post Code | Partner Agent                      |
|--------|---|-----------|------------------------------------|
| Lot 46 | 15 The Crescent, Redcar   | TS10 3AX  | Michael Poole                      |
| Lot 47 | 32 Patrick Crescent, South Hetton                                     | DH6 2UP   | Kimmitt & Roberts                  |
| Lot 48 | 39 Hillcrest Avenue, Fairfield  | TS18 5AF  | Michael Poole                      |
| Lot 49 | 52 Conyers Crescent, Horden   | SR8 4AE   | Kimmitt & Roberts                  |
| Lot 50 | 35 Finchley Crescent, Walkergate, Newcastle                           | NE6 4YJ   | Rook Matthews Sayer                |
| Lot 51 | 11 Acomb Court, Killingworth  | NE12 6YN  | Rook Matthews Sayer                |
| Lot 52 | 66 Cauldwell Villas, South Shields                                    | NE34 0SX  | Andrew Craig                       |
| Lot 53 | 5 Mainside, Redmarshall, Stockton                                     | TS21 1HY  | Michael Poole                      |
| Lot 54 | Deneseide Cottage, Beamish, Stanley                                   | DH9 0QY   | JW Wood Estate Agents/Andrew Craig |
| Lot 55 | 16 College View, Durham   | DH7 7DY   | JW Wood Estate Agents              |
| Lot 56 | 19 Waggonway Road, Alnwick  | NE66 1QR  | Rook Matthews Sayer                |
| Lot 57 | 29 Stephens Road, Murton, Seaham                                      | SR7 9HA   | Kimmitt & Roberts                  |
| Lot 58 | The Old Chapel, 66a Park Road, Blackhill, Consett                     | DH8 5SR   | JW Wood Estate Agents              |
| Lot 59 | 42 Wellington Street, Hebburn   | NE31 2UQ  | Andrew Craig                       |
| Lot 60 | 15 Cook Crescent, Murton  | SR7 9QQ   | Kimmitt & Roberts                  |
| Lot 61 | 63 Front Street, Wickham  | NE16 4JQ  | Andrew Craig                       |
| Lot 62 | 14 Bothal Avenue, Choppington   | NE62 5NT  | Rook Matthews Sayer                |
| Lot 63 | 23 Winford Grove, Wingate   | TS28 5DU  | Kimmitt & Roberts                  |
| Lot 64 | 4 Coronation Terrace, Longhorsley, Morpeth                            | NE65 8UN  | Rook Matthews Sayer                |
| Lot 65 | 14 Monkton Rise, Guisborough  | TS14 6GF  | Michael Poole                      |
| Lot 66 | 42 Coniston Road, Low Fell  | NE9 6XY   | Andrew Craig                       |
| Lot 67 | 87 Manor Road, St Helen's, Bishop Auckland                            | DL14 9ER  | JW Wood Estate Agents              |
| Lot 68 | 5 Scugdale Close, Yarm  | TS15 9UG  | Michael Poole                      |
| Lot 69 | 5 Tarragon Way, South Shields   | NE34 8TA  | Andrew Craig                       |
| Lot 70 | 68 Beverley Way, Peterlee   | SR8 2AT   | Kimmitt & Roberts                  |
| Lot 71 | 16 Stanhope Road, South Shields                                       | NE33 4BU  | Andrew Craig                       |
| Lot 72 | Majors Rocks, Lock Tay Highland Lodges, Milton Morenish Estate, Byrum | NE28 8TN  | Michael Poole                      |
| Lot 73 | 82 Soane Gardens, South Shields                                       | NE34 8NN  | Andrew Craig                       |
| Lot 74 | 21 Grange Farm Road, Grangetown, Middlesbrough                        | TS6 7HP   | Michael Poole                      |
| Lot 75 | Flat 5, Old Seed Mill, Coldstream                                     | TD12 4DG  | Tyne & Tweed Estate Agents         |
| Lot 76 | 11 Holly Avenue, Ryton  | NE40 3PP  | Rook Matthews Sayer                |
| Lot 77 | 31 Callender, Ouston, Chester Le Street                               | DH2 1LG   | JW Wood Estate Agents              |
| Lot 78 | 15 Wheathall Drive , Whitburn, Sunderland                             | SR6 7HD   | Andrew Craig                       |
| Lot 79 | 7 Dudley Walk, Redcar   | TS10 2LN  | Michael Poole                      |
| Lot 80 | 2 Church Terrace, Shilbottle  | NE66 2YD  | Rook Matthews Sayer                |
| Lot 81 | 4 Hammerton Hall, Gray Road, Ashbrook                                 | SR2 8JB   | Andrew Craig                       |
| Lot 82 | Clonmel, Front Street, Hutton Henry                                   | TS27 4RR  | Kimmitt & Roberts                  |
| Lot 83 | Apperley House, Milbourne, Newcastle                                  | NE20 0JG  | Rook Matthews Sayer                |
| Lot 84 | 1 Guillemot Close, Blyth  | NE24 3SL  | Rook Matthews Sayer                |
| Lot 85 | 369 Geneva Road, Darlington   | DL1 4HH   | JW Wood Estate Agents              |
| Lot 86 | 2 Cloverhill Drive, Ryton   | NE40 4TG  | Rook Matthews Sayer                |
| Lot 87 | 20 Duke Street, Whitley Bay   | NE26 3PP  | Rook Matthews Sayer                |
| Lot 88 | 23 Alwin Close, Wallsend  | NE28 6AF  | Mike Rogerson                      |
| Lot 89 | 28 Edward Street, Morpeth   | NE61 1UR  | Mike Rogerson                      |
| Lot 90 | 6 Croft Road, Blyth   | NE24 2JL  | Mike Rogerson                      |
| Lot 91 | 23 Longholme Court, East Boldon                                       | NE36 0JZ  | Andrew Craig                       |
| Lot 92 | 28 Handel Terrace, Wheatley Hill                                      | DH6 3RS   | Kimmitt & Roberts                  |
| Lot 93 | Flat 2, New Phoenix Yard, Morpeth                                     | NE61 1PQ  | Rook Matthews Sayer                |





## Order Of Sale

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| Lot No  | Address  | Post Code | Partner Agent         |
|---------|--|-----------|-----------------------|
| Lot 94  | 23 Grange Road, Ryton                            | NE40 3LU  | Rook Matthews Sayer   |
| Lot 95  | 13 Office Square, Staindrop, Darlington          | DL2 3NG   | JW Wood Estate Agents |
| Lot 96  | 120 Wordsworth Avenue, Wheatley Hill             | DH6 3RE   | Kimmit & Roberts      |
| Lot 97  | 26 Gray Avenue, Chester Le Street                | DH2 2EL   | JW Wood Estate Agents |
| Lot 98  | 29 Ash Grove, Ryton                              | NE40 3RF  | Yellow Estate Agency  |
| Lot 99  | 8 Ribble Walk, Jarrow                            | NE32 4DA  | Andrew Craig          |
| Lot 100 | 1 Nelson Terrace, Sherburn Village, Durham       | DH6 1ED   | JW Wood Estate Agents |
| Lot 101 | 34 Claypath Court, Durham                        | DH1 1QE   | JW Wood Estate Agents |
| Lot 102 | 21 Kenilworth Way, Redcar                        | TS10 2LS  | Michael Poole         |
| Lot 103 | 6 Ferndale, South Shields                        | NE34 8BS  | Andrew Craig          |
| Lot 104 | 17 Ushaw Road, Hebburn                           | NE31 2YA  | Andrew Craig          |
| Lot 105 | 17 Carrfield Road, Newcastle                     | NE3 3BA   | Andrew Craig          |
| Lot 106 | 40 Capheaton Way, Seaton Delaval                 | NE25 0FE  | Rook Matthews Sayer   |
| Lot 107 | 31 Nottingham Court, Bedlington                  | NE22 6PE  | Rook Matthews Sayer   |
| Lot 108 | 21 Railway Street, Hebburn                       | NE31 1HH  | Andrew Craig          |
| Lot 109 | 1 Haig Road, Bedlington                          | NE22 5AW  | Rook Matthews Sayer   |
| Lot 110 | Wisteria Lodge, 11 Netherton South Side, Morpeth | NE65 7EZ  | Rook Matthews Sayer   |

## Option 1

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

### Lot No. 1

30 Claremont North Avenue, Gateshead NE8 1RH

Andrew Craig



#### Description:

One bedroom ground floor flat situated on Claremont North Avenue, Gateshead, close to local amenities and transport links. The property is in need of repair and comprises of: Hall, lounge, kitchen, bedroom, bathroom and yard to rear.  
EPC Band D

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £15,000+

### Lot No. 2

34 Chelford Close, Wallsend NE28 9YD

MIKE  
ROGERSON



#### Description:

CHAIN FREE - ONE BEDROOM - IDEAL INVESTMENT- NEEDS REFURBISHING Mike Rogerson are pleased to welcome to the sales market this one bedroom ground floor flat situated on Chelford Close, Hadrian Park, Wallsend. The property briefly comprises; Entrance, lounge, kitchen, one bedrooms and a bathroom. Externally there is a garage space to the rear of the property. The accommodation has UPVC double glazed windows and has electric heating. The property needs refurbishing through and is an ideal investment opportunity.



EPC Band to be confirmed.

**Call:** Mike Rogerson 0191 2621206

**Price Guide:** £30,000+

### Lot No. 3

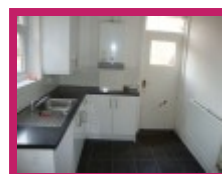
103 Saltwell Road, Gateshead NE8 4TH

Andrew Craig



#### Description:

This property is currently presented as a 2 bedroom first floor flat benefiting from gas central heating, double glazing and refitted bathroom suite and is being offered for sale with vacant possession. The vendor has verbally informed us that there is a fixed stairway and 2 areas in the loft space, we are advised access was boarded over approximately 30 years ago. We recommend all purchasers must satisfy their own requirements prior to bidding. The property comprises entrance hall with stairs to first floor, 2 bedrooms, bathroom, living room and a kitchen. Externally there is a yard to the rear.



EPC Band D

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £39,950+

**Lot No. 4**

9a-11 Whitby Street, Hartlepool TS24 7AD


**Description:**

Workshop and office spread over 2 floors. The property was formerly occupied by a plumbing and central heating business but it would be suitable to convert or subdivide to residential, retail or offices subject to any necessary planning consents. The property is located in an area which has been earmarked for regeneration.

EPC Band D

**Call:** Greig Cavey 01429 275791

**Price Guide:** £44,950+

**Lot No. 5**

187 Park Road, Stanley DH9 7QE


**Description:**

Ideally suited to families or first time buyers, the property was formerly two flats converted into a house in the 1970's and offers spacious accommodation with the benefit of uPVC double glazing and a combination boiler which was fitted in 2015. The property comprises on the ground floor: Large entrance hallway leading to modern kitchen and lounge open plan to dining room, to the first floor there are three bedrooms (one leading to another room suitable as a dressing room or nursery) and a modern bathroom/w.c. Externally the property has a small forecourt area to the front and a large yard to the rear.

EPC Band D


**Call:** J W Woods 01207 235221

**Price Guide:** £50,000+

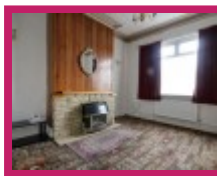
**Lot No. 6**

6 St Andrews Terrace, Bishop Auckland DL14 6DS


**Description:**

Requiring cosmetic refurbishment, but with the benefit of uPVC double glazing and gas central heating to radiators. Conveniently situated, this two reception room, two bedroom mid terraced property would make a comfortable home. With forecourt front garden and yard to rear. Offered with immediate vacant possession.

EPC Band D


**Call:** J W Woods 01388 604273

**Price Guide:** £24,950+

**Lot No. 7**

47 Croft Road, Blyth NE24 2EL


**Description:**

The Property is a 3 storey former co-op building situated within a short walking distance of Blyth town centre. The top two floors have previously been converted into 3 large, 3 bedroom flats with one of the upper floor flats benefitting from a large roof terrace. More recently the second floor was operating as a fully equipped gym. The ground floor is currently one large retail unit operating as a carpet business. Plans have been sought for the top two floors of the building to be converted into 10 two bedroomed flats with the ground floor being converted into 2 retail units, however at the time of drawing the plans there was an option for 15-20 smaller residential one bedroomed flats. Plans are included with the sale. Please note Planning permission has not yet been sought. Floor area of 1.190sqm/ 12,809sqft

EPC Band E


**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £169,950+



**Lot No. 8**

69/ 69a /71 Murray Street, Hartlepool TS26 8PJ


**Description:**

Mixed use property, 2 ground floor retail units and upper floor 2 bedroom flat, G round floor retail units fully let producing £7,750 per annum in total, Upper floor flat vacant and likely to achieve approx.£350 pcm, Gross yield when fully let of in excess of 10%.



EPC Band D - 69 EPC Band E - 69a EPC Band D - 71

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £64,950+

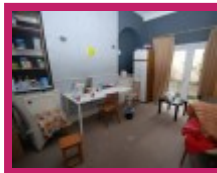
**Lot No. 9**

21 Fox Street, Thornhill, Sunderland SR2 7NF

**Andrew Craig**

**Description:**

A three bedroom two reception room end terraced property offering an ideal family sized home close to the City Centre, schools and transport links. Upvc double glazing and gas central heating are included and there is a yard to the rear.



EPC Band D

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £84,950+

**Lot No. 10**

16 Brewer Street, Bishop Auckland DL14 6AT



**Description:**

A two bedroom mid terrace house situated on Brewer Street, Bishop Auckland to be offered for sale with vacant possession on completion.

EPC Band E

**Call:** J W Woods 01388 604273

**Price Guide:** £19,950+

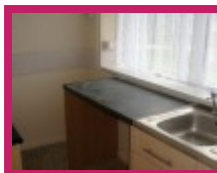
**Lot No. 11**

112 Woodhorn Drive, Choppington NE62 5EP



**Description:**

A one bedroom top floor flat situated in this popular residential area. The property benefits include double glazed windows and night storage heating. Briefly comprises of communal entrance, internal lobby, bathroom, living room, bedroom and kitchen. EPC Band D


**Call:** Rook Matthews Sayer 01670 531114

**Price Guide:** £15,000 - £20,000



**Lot No. 12**

6 Gowan Court, Jarrow NE32 3PE

**Andrew Craig**

**Description:**

Ideal for the first time buyer or investor alike, this modern second floor flat is conveniently situated for Jarrow Town Centre with its excellent range of shopping, leisure amenities and transport links. Offered for sale with No Onward Chain the property benefits from gas central heating and double glazing. Briefly the accommodation comprises: Communal entrance hall with stairs to second floor. Private entrance hall, lounge, fitted kitchen, two bedrooms and bathroom. Externally communal gardens and parking surround the development.



EPC Band B

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £49,950+

**Lot No. 13**

1,2,3 &amp;3a Bodlewell House, Sunderland SR1 2AS

**Andrew Craig**

**Description:**

Fantastic investment opportunity in Sunderland central area. Mixture of offices and retail unit. Available with vacant possession. Two vacant offices and retail unit. Vacant three bedroom flat (recently modernised). Office 2 currently let at £5,196 per annum (available with vacant possession also). Freehold of Bodlewell House and Quayside House (26 flats & parking). Receive a service charge of £139 per quarter from each leaseholder. City centre location  
EPC Bands : D, E, G.

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £89,950+

**Lot No. 14**

23 Southburn Terrace, Hartlepool TS25 1SQ



**Description:**

We are advised that the property is a terrace house consisting of two ground floor rooms, kitchen, three first floor rooms and bathroom with outside wc.  
No internal access has been gained as the property is currently occupied by a regulated tenant who we are advised is paying £2938 per annum.  
EPC Band tbc

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £30,000+

**Lot No. 15**

1 Commercial Street, Trimdon Colliery TS29 6AD



**Description:**

The property comprises of a ground floor retail unit with kitchen to the rear and to the first and second floor there is office/storage accommodation and a bathroom. Externally the property has a large garage to the rear and approximately 0.9 acre of land. The property is currently operating as a Newsagents/convenient store. We have been advised by our client that the weekly turn over excluding lottery is £2,500 per week. Location- The property is situated in Trimdon which is a small village in the borough of Sedgfield in County Durham approximately 5 miles north of Sedgfield and 8 miles south east of Durham City.



EPC Band tbc

**Call:** Greig Cavey 01429 275791

**Price Guide:** £54,950+

**Lot No. 16**

1 Granville Terrace, Wheatley Hill DH6 3JQ


**Description:**

Business- The hot food opportunity comprises a ground floor end terrace retail unit of traditional construction which until recently traded as a fish and chip shop with hot food and pizza takeaway. To the upper floors there is 3 bed living accommodation which could be owner occupied or let out to generate extra income.  
Property Comprises a three storey mid terrace retail unit with additional attic space.



EPC Band E - commercial EPC Band E - flat

**Call:** North East Commercial 0191 4878566

**Price Guide:** £54,950+

**Lot No. 17**

Marske Medical Centre, Hall Road, Marske By The Sea TS11 6BW



**Description:**

A Purpose Built Former Medical Centre Situated Within the Popular Village of Marske by the Sea. This Sizeable Building is Situated Within the Heart of a Residential Area and Sits on a Large Plot Which Includes Two Car Parks and Private Road.  
EPC Band to be confirmed.


**Call:** Michael Poole 01642 285041

**Price Guide:** £175,000+

**Lot No. 18**

9 Wye Road, Hebburn NE31 2DF



**Description:**

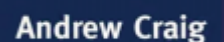
Spacious ground floor flat occupying a corner position on Wye Road in Hebburn offering an ideal investment opportunity as the property is offered Tenanted which generates an income of approx. £400.00pcm. The accommodation comprises Entrance hall, lounge with gas fire. Kitchen, Two bedrooms and bathroom with three piece suite. Externally there is a lawned and block paved area to the front with a yard to rear.  
EPC Band D

**Call:** Andrew Craig 0191 4281428

**Price Guide:** £39,950+

**Lot No. 19**

11 Collingwood Street, Sunderland SR5 2HW



**Description:**

Having been refurbished throughout, this well presented two bed mid terraced cottage offers accommodation all on one level and boasts uPVC double glazing, new central heating, yard to rear. An ideal purchase for those looking to get onto the housing market and those looking to downsize alike. Viewing highly recommended.  
EPC Band G

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £42,000+



**Lot No. 20**

76 Attlee Road, Grangetown, Middlesbrough TS6 7NA



**Description:**

Available with immediate vacant possession and having undergone some refurbishment, this attractive two bedroom semi detached property boasts driveand garage. Of interest to the first time or investment purchaser with UPVC double glazing and gas central heating, re-fitted kitchen and bathroom and redecorated throughout.



EPC Band D

**Call:** Michael Poole 01642 955180

**Price Guide:** £54,000+

**Lot No. 21**

3 First Street, Whealtes Hill DH6 3NX



**Description:**

An ideal opportunity for the first time buyer or local investor to acquire this deceptively spacious three bedroomed mid terrace home which offers double glazing and partial solid fuel central heating system. Briefly comprising two reception rooms, conservatory, kitchen, three bedroom and bathroom/wc. Whilst to the exterior there is a pleasant enclosed garden to the front elevation and enclosed yard to rear.



EPC Band F

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £19,950+

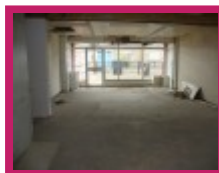
**Lot No. 22**

4 King Street, Spennymoor DL16 6DD



**Description:**

Appealing to a variety of purchasers is this property located on King Street situated on the fringes of Spennymoor town centre which is a mixed commercial and residential location. The area affords fantastic travel links to Durham, A167 and A1 whilst the property itself is a mixed use mid terrace property offered for sale with vacant possession. The property briefly comprises of a ground floor retail unit which we are advised has a A5 licence consisting of the front shop area, rear preparation room and a basement, whilst to the first floor there are 2 rooms, kitchen area and shower/w.c.



EPC Band F

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £49,950+

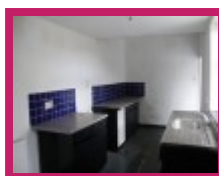
**Lot No. 23**

30 William Street, Chopwell NE17 7JH



**Description:**

An opportunity to purchase this two bedroom end terrace house offered for sale with vacant possession and located with a popular residential area within Chopwell. The property does requires some updating and modernising but benefits do include double glazed windows and gas central heating. The property briefly comprises an entrance hall, living room, kitchen, bathroom and to the first floor there are two bedrooms. Externally there is a yard to the rear.



EPC Band D

**Call:** Rook Matthews Sayer 0191 4131313

**Price Guide:** £34,950+

**Lot No. 24**

13 Balfour Street, Houghton Le Spring DH5 8BA



**Description:**

The property accommodation comprises entrance lobby and hall, living room, dining room, fitted kitchen, rear lobby, fitted bathroom, landing and two bedrooms. Externally the property benefits yard to rear with gate to lane. Ideally situated for commuter routes, transport links and local amenities.



EPC Band E

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £29,950+

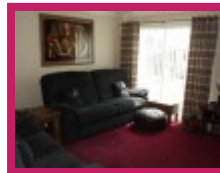
**Lot No. 25**

8 Dewsgreen, Cramlington NE23 6DQ



**Description:**

This two bedroom end link property is situated on Dewsgreen, in Cramlington. The property benefits from double glazing and gas central heating. The accommodation briefly comprises: entrance, hallway, downstairs cloaks, lounge through dining room with open plan kitchen (offering a range of wall, floor and drawer units) and utility room. To the first floor: two bedrooms and family bathroom (exhibiting white suite). Externally the property has both front, side and rear gardens the latter fully enclosed with a single detached garage.



EPC Band D

**Call:** Mike Rogerson 01670 732400

**Price Guide:** £59,950+

**Lot No. 26**

35-37 Brancepeth Avenue, Benwell, Newcastle NE4 8EA



**Description:**

A pair of flats currently rented at a combined income of £9960 per annum  
 39 Brancepeth a 3 bedroom top floor flat rented at £420pcm from June 17 for 12 months on an AST  
 37 Brancepeth 2 bed ground floor flat rented at £410pcm from August 2017 for 6 months on an AST  
 37 and 39 EPC Band C

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £64,950+

**Lot No. 27**

81 / 83 Archer Street, Wallsend NE28 7DJ



**Description:**

Located on the corner of Glanton Close and Arthur Street, Wallsend, this Detached property consists a 3 bedroom maisonette with separate ground floor retail unit. The total floor area is circa 1,362 sq. ft. There is an enclosed garden to the rear of the property. The property is in need of renovation and the photos shown are taken from google earth. We advise a viewing to satisfy yourself of current condition



EPC Band tbc

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £74,950+



**Lot No. 28**

3 Thirlmere, Vigo, Birtley DH3 2JY

**Andrew Craig**

**Description:**

An ideal first time starter home or buy to let opportunity, located on the popular Vigo development. This ground floor flat is conveniently placed for local amenities and Birtley Town Centre with good transport links including the A1M making it ideal for anyone needing to commute. The internal layout comprises entrance lobby, lounge, kitchen, bedroom and bathroom/w.c. Other benefits include double glazed windows and electric heaters. Externally there are communal gardens and adjacent to the property is a gated driveway providing secure off road parking together with garage. Viewing Essential!



EPC Band E

**Call:** Andrew Craig 0191 4921234

**Price Guide:** £49,950+

**Lot No. 29**

43 Wellgarth, Bishop Auckland DL14 9QU

**WOOD**  
ESTATE AGENTS

**Description:**

Three bedroom semi detached house in the village of Evenwood. The property comprises entrance hallway, lounge, dining room, kitchen, two bedrooms and bathroom with white suite. Gardens to front and rear.

EPC Band E


**Call:** J W Woods 01388 604273

**Price Guide:** £25,000+

**Lot No. 30**

8-9 Arndale House, Durham Road, Birtley DH3 2PG

**ROOK**  
MATTHEWS  
SAYER

**Description:**

Ground floor vacant retail unit on busy high street location. Floor area 212.36 sq.m. (2,285.8 sq.ft.). Fantastic investment opportunity. Open plan retail area with additional storage and office spaces. Former convenience store on popular shopping parade. Suitable for a variety of uses (stpp). Retains cash point (which can be removed, if not required). Situated directly opposite Morrisons. Was purchased in 2010 for £220,000 on a 199 year long leasehold. The unit is located on the ground floor of a two storey mid parade property. The unit is predominantly open plan with separate storage space, office and show room to the rear. It is well presented having tiled flooring, suspended ceiling with strip lighting. The property until recently has traded as a convenience store and so still retains the cash point, this mostly likely will be removed if it is not required. It is being sold with vacant possession and would suit a variety of uses subject to the correct planning. We feel this would make an ideal investment opportunity by splitting the units in two and offering them to the commercial letting market.

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £115,000+

**Lot No. 31**

25 Railway Terrace North, New Herrington DH4 7BB

**kimmitt** & **roberts**

**Description:**

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



EPC Band D

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £25,000+

**Lot No. 32**

62 Northcote Street, South Shields NE33 4DJ

**Andrew Craig**



**Description:**

Three bedroom upper flat ideal first time buy or investor purchase in this good location close to the town centre and near by metro link. Briefly the property comprises entrance hallway with stairs to first floor landing, living room open plan through to the kitchen, rear hallway, bathroom and three bedrooms. Externally there is a shared yard.  
EPC Band E

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £39,950+

**Lot No. 33**

49/49a Heaton Road, Heaton NE6 5HE

**ROOK MATTHEWS SAYER**



**Description:**

The premises is situated on the Popular Heaton Road which runs parallel with Chillingham Road and has a range of retail and professional outlets. The investment comprises a very well presented ground floor retail unit current let to a hair salon at £6,600 per annum. The upper floors consist a vacant large 5 bedroom maisonette located over the first and second floors. The property has recently had a new roof, central heating and bathroom installed although the maisonette is still in need of a full refurbishment. There is also a large enclosed yard to the rear.

EPC Band C for Shop and Band E for maisonette.



**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £169,950+

**Lot No. 34**

19 High Street, Broseley TF12 5HZ

**HARWOOD**  
THE ESTATE AGENT  
01952 881010



**Description:**

Interesting opportunity to redevelop one of Broseleys most recognisable buildings. The former Lloyds Bank in High Street occupies a prominent position and would make a most interesting dwelling or business premises. The property has many interesting features including high ceilings, attractive mullioned windows and two walk in high security safes. Gated courtyard parking to the rear. Vacant possession.

EPC Band D



**Call:** Harwood 01952 881010

**Price Guide:** £185,000+

**Lot No. 35**

56 John Street, Beamish, Stanley DH9 0QW

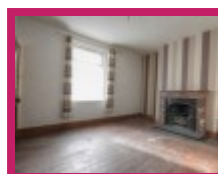
**WOOD**  
ESTATE AGENTS



**Description:**

A three-bedroom terraced house situated in No Place, near Beamish, with uPVC double glazing and gas central heating (via Baxi combi. boiler), entrance lobby, living room, kitchen, three bedrooms and a bathroom. There is a rear yard with a dilapidated outhouse.

EPC Band D



**Call:** J W Woods 01207 235221

**Price Guide:** £25,000+

Lot No. 36

17 Normanton Terrace, Elswick, Newcastle NE4 6PP

ROOK  
MATTHEWS  
SAYER**Description:**

A fantastic refurbishment opportunity to purchase this spacious four bedroom mid terraced home. Ideal for an Investor and family alike. Centrally located in the popular Elswick area and within walking distance to Newcastle City Centre, local shops, public transport and amenities. This property does require full refurbishment and would make a great project. The accommodation comprises, entrance lobby, lounge, dining room, third reception room, kitchen area, stairs lead up to four good sized bedrooms and a family bathroom. Externally there is a yard to the rear.

Please note the sale and timescale is subject to Probate being granted. EPC Band E

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £70,000+





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## Option 2

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

**Lot No. 37**

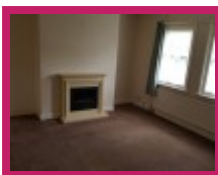
109 Second Avenue, Morpeth NE61 2HQ

**ROOK  
MATTHEWS  
SAYER**



### Description:

A three bedroom, semi detached home situated within Second Avenue, Morpeth. The property is conveniently located for access to local amenities within Stobhill and is within good proximity to Morpeth Train Station and Town Centre. The accommodation will require updating although it has the advantage of gas central heating via a combi boiler. Briefly comprising of:- Entrance hall, lounge, kitchen diner, rear lobby, ground floor cloaks/WC, three spacious bedrooms. Externally the property has a long drive with dropped kerb for off street parking, front garden and a generous rear garden with integrated outhouse/storage.



EPC Band D

**Call:** Rook Matthews Sayer 01670 511711

**Price Guide:** £64,950+

**Lot No. 38**

187 Saltwell Road, Gateshead NE8 4TL

**Andrew Craig**



### Description:

Spacious maisonette ideal for a buy to let investment, situated on Saltwell Road, Gateshead. Convenient for local amenities and transport links. Versatile living space with modern kitchen & bathroom and private rear yard. Previously let out to families and professionals achieving approximately £650pcm. Early viewing recommended to appreciate size and layout. EPC band E



**Call:** Andrew Craig 0191 4875330

**Price Guide:** £74,950+

**Lot No. 39**

27 Craster Square, Gosforth NE3 3PL

**ROOK  
MATTHEWS  
SAYER**



### Description:

Ideal investment opportunity/first time buyer. Well presented upper flat currently let at £400PCM. Convenient for access to shops, amenities and transport links. Comprising secure entrance hallway with staircase to the first floor. Entrance hallway, lounge, fully fitted kitchen, shower room, night storage heating and double glazing.



EPC Band E

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £44,950+

**Lot No. 40**

119 Bishopton Road West, Stockton TS19 7HD

Michael Poole



**Description:**

Offered For Sale with the Benefit of NO ONWARD CHAIN, A Spacious Three Bedroom Terraced Property Which Will Interest Both First Time or Family Buyers, Generous Lounge/Dining Room, Kitchen with Fitted Wall & Base Units, Built in Oven & Hob & Integrated Fridge/Freezer, Three Spacious First Floor Bedrooms, Extensive Bathroom with White Suite Including a Corner Bath & Separate Shower Cubicle, Gas Central Heating System via a Baxi Duo-Tec Combination Boiler, Double Glazed Windows (Except the Side Kitchen Window), Lawned Gardens to Front & Rear & Outhouse/Store, Early Viewing Comes Highly Recommended.



EPC Band D

**Call:** Michael Poole 01642 355000

**Price Guide:** £84,950+

**Lot No. 41**

19 Churchill Road, Eston TS6 9PN

Michael Poole



**Description:**

Offered with No Forward Chain. Three-Bedroom Semi-Detached Bungalow, Situated Within This Favoured Area of Eston. This Property Will Appeal to A Retired Person or Couple. Viewing Comes Highly Recommended.



EPC Band D

**Call:** Michael Poole 01642 955180

**Price Guide:** £99,000+

**Lot No. 42**

5 Polwarth Drive, Gosforth NE3 2ED

ROOK MATTHEWS SAYER



**Description:**

A larger style traditional four bedroom semi detached house located within the sought after Brunton Park development in Gosforth offering ideal family accommodation and benefiting from a southerly facing garden and ample off street parking. The property is conveniently located close to local shops, amenities and transport links as well as providing access to a range of excellent schools. It is available for sale with no onward chain.



EPC Band C

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £239,950+

**Lot No. 43**

10 Glaisdale Avenue, Redcar TS10 5HD

Michael Poole



**Description:**

A three bedroom, two reception semi detached house which is being offered for sale with vacant possession and will appeal to a wide variety of buyers especially those looking for a larger than average garage. The property itself benefits include double glazed windows, gas central heating. The property briefly comprises of an entrance hall, kitchen, dining room, living room, rear passage giving access to the garden, separate w.c and garage. To the first floor, there are 3 bedrooms and a family bathroom and w.c. Externally there are lawned gardens to both the front and rear of the property with a drive to the front leading to the garage.



EPC Band to be confirmed

**Call:** Michael Poole 01642 285041

**Price Guide:** £64,950+



**Lot No. 44**

12 Cliffside, South Shields NE34 7EZ

**Andrew Craig**



**Description:**

Situated on a corner plot within a quiet cul-de-sac is this two bedroom semi detached bungalow with gardens and off road parking. This home is sure to appeal to a wide range of buyers including those looking for stair free living. Whilst the property is in need of some works of upgrading and modernisation it benefits from upvc double glazing and gas central heating. Located within close distance to local shops, schools and transport links. Offered with vacant possession and no onward chain. Viewing comes highly recommended.



EPC Band C.

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £119,950+

**Lot No. 45**

457 Stanhope Road, South Shields NE33 4QY

**Andrew Craig**



**Description:**

**\*\*OFFERED WITH VACANT POSSESSION\*\***An affordable priced, ideal first time buy/starter home - viewing is a must. CALL TO VIEW NOW!! A well maintained two bedroom ground floor flat which offers spacious and versatile accommodation. Briefly comprising of: - Entrance hall, two good sized bedrooms (one which is currently being utilised as a lounge), lounge with feature fire place, good sized kitchen/diner, shower room and separate w.c. Externally there is a shared yard to the rear.



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £49,950+

**Lot No. 46**

15 The Crescent, Redcar TS10 3AX

**Michael Poole**



**Description:**

What a Brilliant Opportunity to Purchase a Detached 3 bedroom Bungalow with Fantastic Views Across Zetland Park to the Sea. This Home is in Need of Full Refurbishment However Has the Potential to Make a Fantastic Home. Offered to the Market with No Onward Chain, We Advise Early Viewing to Avoid Disappointment.

EPC Band F

**Call:** Michael Poole 01642 285041

**Price Guide:** £85,000+

**Lot No. 47**

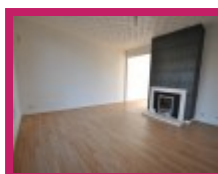
32 Patrick Crescent, South Hetton DH6 2UP

**kimmitt & roberts**



**Description:**

A semi-detached house combines spacious accommodation with external and garage space never seen with this type. Comprising entrance hall, lounge and separate dining room, fitted kitchen, landing, three bedrooms and shower room. Externally, the property boasts front block paved garden providing off street parking for two cars with double gates providing access to a drive for a further 4-5 vehicles leading to the magnificent detached garage/workshop. To the rear is also a separated lawned garden with patio area and perimeter fencing.. Please note: This property is of Non-Standard Construction and that only certain mortgage lenders will agree to mortgage such properties.



EPC Band D

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £64,950+



**Lot No. 48**      39 Hillcrest Avenue, Fairfield TS18 5AF



**Description:**

Approach this nice looking traditional style semi-detached house as an opportunity to create a lovely home of your own. Yes, a little work is required here and there but the end result will be well worth it as the Fairfield location is great! Comprising briefly entrance hall, 24ft through lounge/dining room and breakfast/kitchen. The first floor has three bedrooms and bathroom. Outside, there is good size rear garden, garage and block paved driveway. As well as having the advantage of NO ONWARD CHAIN, features also include UPVC double glazing and central heating with a Baxi/Combi boiler.



EPC Band D

**Call:** Michael Poole 01642 355000

**Price Guide:** £120,000+

**Lot No. 49**      52 Conyers Crescent, Horden SR8 4AE



**Description:**

We have great pleasure in offering for sale upon the open market this much improved and well presented two bedroomed semi detached home which boasts a generous plot and fabulous views of sea and farmland beyond. Boasting gas central heating system, double glazing, modern kitchen and bathroom/W.C fittings and additional W.C to first floor. Enjoying enclosed block paved areas to front, side and rear with brick and wrought iron railings. Early viewing essential.



EPC Band D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £54,950+

**Lot No. 50**      35 Finchley Crescent, Walkergate, Newcastle NE6 4YJ



**Description:**

A two bedroom semi detached hose offered for sale with vacant possession. The property benefits include gas central heating and double glazing. Property briefly comprises of entrance hall, living room, dining kitchen. To the first floor there are 2 bedrooms and a bathroom, Externally there is garden to front with drive offering off street parking with garage and a lawned garden to rear.



EPC Band E

**Call:** Rook Matthews Sayer 0191 2761283

**Price Guide:** £69,950+

**Lot No. 51**      11 Acomb Court, Killingworth NE12 6YN



**Description:**

This one bedroomed second floor apartment situated within this sought after location. The accommodation briefly comprises: communal entrance via intercom system, stairs to all floors, entrance hall with cloaks cupboard, lounge, bathroom/w.c, one bedroom, breakfasting kitchen, electric heating, double glazing, communal grounds with a garage in a block close by.



EPC Band D

**Call:** Rook Matthews Sayer 0191 2667788

**Price Guide:** £49,950+



**Lot No. 52**

66 Cauldwell Villas, South Shields NE34 0SX

**Andrew Craig**



**Description:**

POPULAR SOUGHT AFTER LOCATION - This ideal three bedroom Semi-Detached family home offers spacious, versatile accommodation and must be viewed!! Conveniently positioned for excellent access to amenities, shops and transport links into the Town Centre. Mortimer primary and secondary schools are also within walking distance. The property briefly comprises of: - Entrance hall, lounge with feature fire, dining room, kitchen, lean to conservatory and ground floor shower room. To the first floor there is a separate W.C. and three bedrooms. Externally to the front there is a driveway providing off road parking for two cars. To the rear there is a low maintenance West facing lawned garden with patio area. Further benefits include gas central heating and part double glazing. CALL TO VIEW NOW!!!  
EPC Band D



**Call:** Andrew Craig 0191 4271722

**Price Guide:** £119,950+

**Lot No. 53**

5 Mainside, Redmarshall, Stockton TS21 1HY

**Michael Poole**



**Description:**

Truly Gorgeous Is How I Would Describe This Detached Family Home in Redmarshall Village. Enhanced by High Quality Fixtures and Fittings, A Southerly Facing Private Garden, Double Garage, Countryside Walks, Good Commuting Routes and With Bags of Accommodation and Storage Puts This Property Top of the List to View.



EPC Band E

**Call:** Michael Poole 01642 355000

**Price Guide:** £365,000+

**Lot No. 54**

Denese Cottage, Beamish, Stanley DH9 0QY

**Andrew Craig**

**WOOD**  
ESTATE AGENTS



**Description:**

A unique and individually styled detached Dutch style bungalow, well presented throughout offering family size accommodation. The accommodation could either be used as a two or three bedroom home having a third reception room to the ground floor which could be utilised as bedroom three (dependant on individual needs). There is a comprehensively fitted kitchen and bathroom with a contemporary stylish four piece suite. Externally there is a front garden forecourt and an enclosed rear courtyard style garden with useful brick built outhouse/utility area



EPC Band D

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

**Price Guide:** £129,950+

**Lot No. 55**

16 College View, Durham DH7 7DY

**WOOD**  
ESTATE AGENTS



**Description:**

Available with the benefit of vacant possession, we offer for sale this good sized three bedroom semi detached property benefitting from gas fired central heating and double glazing. Situated in an attractive position with views to the front, the property has accommodation comprising: entrance hallway, cloakroom, lounge with French doors to rear garden and kitchen/diner. To the first floor there are three bedrooms and a bathroom. Externally there is a low maintenance garden to the front and a lawned garden to the rear with a patio area and a driveway for parking.



EPC Band D

**Call:** J W Woods 0191 3869921

**Price Guide:** £54,950+

**Lot No. 56**

19 Waggonway Road, Alnwick NE66 1QR



**Description:**

A generous mid-terraced house in a popular area of Alnwick with potential for development, subject to necessary permissions. The property has ground floor accommodation extending to entrance lobby, large sitting room to the rear, kitchen/dining room and family room. On the first floor there are three bedrooms and a family bathroom. There is also a large attic room which may be suitable for conversion. Externally there is an enclosed yard with double gates out to the lane. EPC Band E

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £130,000+

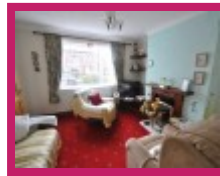
**Lot No. 57**

29 Stephens Road, Murton, Seaham SR7 9HA



**Description:**

This property is located on the edge of the village and has open farmland directly to the rear. The property has been improved to include UPVC double-glazing, kitchen, shower room, gas central heating etc. The property has accommodation which comprises; Entrance Hall, Lounge, Dining Room, Kitchen, Two Bedrooms and Shower Room. Viewing is absolutely essential.



EPC Band D

**Call:** Kimmitt and Roberts 0191 5813213

**Price Guide:** £49,950+

**Lot No. 58**

The Old Chapel, 66a Park Road, Blackhill, Consett DH8 5SR



**Description:**

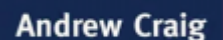
The stone built chapel was built in 1874 and retains many original features. The generous accommodation comprises, to the first floor entrance, kitchen, conservatory, open-plan living/dining room, a lobby area that opens into a utility room and has a separate W.C., and a staircase down to the ground floor; landing that leads to the main entrance and has a step up to the master bedroom with an en suite shower room, while further stairs lead up to the spacious second floor landing and two bedrooms, bathroom and stairs to a raised platform leading to two further bedrooms. At ground floor level, the accommodation has previously been used as a self-contained apartment, as well as the bakery business, and comprises: two large rooms with a dividing wall with internal windows, a further room (and potential shop front), a shower room, a separate W.C. another conservatory, another fitted kitchen and an integral garage/workshop. The internal floor area of this substantial building is approximately 370sq.m. (almost 4000sq.ft.), The property has gas central heating and sash windows. Externally, there is lawned garden and a block-paved double driveway with large iron gates.

**Call:** J W Wood 01207 502109

**Price Guide:** £135,000+

**Lot No. 59**

42 Wellington Street, Hebburn NE31 2UQ



**Description:**

Offered with No Onward Chain is this well appointed ground floor flat which is conveniently located for Hebburn Town Centre with its wide range of shops, schools and leisure facilities plus good transport links throughout the area. Ideal for the first time buyer or retired couple looking for stair free living an early inspection is highly recommended. The property benefits from gas central heating and double glazing and briefly comprises: Entrance hall, lounge, fitted kitchen, two bedrooms and bathroom/w.c. Externally there is a small town garden to the front and an enclosed yard to the rear



EPC Band D

**Call:** Andrew Craig 0191 4281428

**Price Guide:** £39,950+





**Lot No. 60**    15 Cook Crescent, Murton SR7 9QQ



**Description:**

We have pleasure in offering this larger style three bedroom semi detached home with gas fired central heating and double glazing. The property is situated in this ever popular residential area of Murton and is close to all local amenities and bus routes. The accommodation comprises; Entrance Vestibule, Lounge, Kitchen with fitted units and a family bathroom. To the First floor there are three bedrooms. Externally there are pleasant gardens to the rear and a driveway to the front.



EPC Band D

**Call:** Kimmitt and Roberts 0191 5813213

**Price Guide:** £59,950+

**Lot No. 61**    63 Front Street, Wickham NE16 4JQ



**Description:**

An opportunity to purchase a stone built terraced cottage situated on the highly sought after Front Street within Wickham. Conveniently located for local amenities with shops, bars and restaurants on the doorstep. Nearby is the Metrocentre and A1M which connects to most major routes including Newcastle, Gateshead and Durham. Appealing to an array of buyers the property offers an internal layout of open plan lounge/kitchen to the ground floor, first floor with shower room and double bedroom. Externally the property offers a garden to the front. Warmed by gas central heating via radiators and benefiting from double glazing. Viewing a must to appreciate and avoid disappointment.



EPC Band D

**Call:** Andrew Craig 0191 4889090

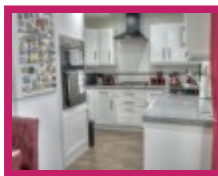
**Price Guide:** £69,950+

**Lot No. 62**    14 Bothal Avenue, Choppington NE62 5NT



**Description:**

A perfect first time buy set in a popular estate in Guidepost, Close to local schools shops and amenities the property has excellent road and transport links to nearby Morpeth and Cramlington. Double glazed and gas centrally heated the accommodation has been upgraded by the current owner and briefly comprises of; spacious lounge, modern fitted kitchen/diner, conservatory, stairs to the first floor landing, two double bedrooms and a fitted bathroom. externally there is a low maintenance garden to the front and an enclosed garden to the rear with decked areas and a multi-car driveway. A lovely starter home or ideal for those downsizing this property simply must be viewed early.



EPC Band D

**Call:** Rook Matthews Sayer 01670 531114

**Price Guide:** £64,950+

**Lot No. 63**    23 Winford Grove, Wingate TS28 5DU



**Description:**

This is a lovely deceptively spacious three bedroomed town house which offers gas central heating system, double glazing, beautiful refitted kitchen/dining room enjoying pleasant views of rear garden, three bedrooms, the master boasting en-suite facility family bathroom/W.C and good sized lounge first floor lounge. To the exterior is a driveway and enclosed rear garden. No forward chain and Priced to sell!



EPC Band D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £89,950+



**Lot No. 64**

4 Coronation Terrace, Longhorsley, Morpeth NE65 8UN



**Description:**

A most attractive and recently updated three bedroom end terrace cottage situated in the popular village of Longhorsley. The cottage will appeal to a range of purchasers including those looking for a second home or holiday let as well as owner occupiers. The property is available with the advantage of no further chain and has a modest garden to the rear and side, not often available with properties of this type. The internal accommodation briefly comprises of: - Entrance porch, lounge with multi fuel stove, kitchen diner, first floor landing, three bedrooms and bathroom W/C. Externally there is a gravelled garden to rear and side.



EPC Band G

**Call:** Rook Matthews Sayer 01670 511711

**Price Guide:** £114,950+

**Lot No. 65**

14 Monkton Rise, Guisborough TS14 6GF



**Description:**

We offer to the market this well presented and spacious five bedroom detached home. Accommodation comprises; entrance hall, cloakroom/WC, living room, dining room, UPVC double glazed conservatory, fitted kitchen breakfast room, family room and utility room. The first floor accommodates family bathroom and five bedrooms - bedrooms two and three with a Jack 'n' Jill en-suite and bedroom one with a dressing area and en-suite bathroom. Externally, the property benefits from a block paved driveway that gives access to a double garage. A delightful landscaped rear garden with an array of lawn, patio area and well stocked borders.



EPC Band E

**Call:** 01642 955625

**Price Guide:** £349,950+

**Lot No. 66**

42 Coniston Road, Low Fell NE9 6XY



**Description:**

An attractively presented double fronted, two bedroom Semi-Detached Bungalow available with no onward chain. Updated to provide stylish living accommodation suited to a range of buyers. Pleasantly positioned on Coniston Gardens within Low Fell. Benefiting from a block paved driveway to the front and garden area whilst to the rear there is an easily maintained block paved patio style garden which leads to the detached garage positioned to the side of the property along with an additional driveway. Internally the property benefits from: - Entrance hall, spacious lounge with feature fire place, modern stylish dining/kitchen, two well proportioned bedrooms and modern style shower room.



EPC Band E

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £129,950+

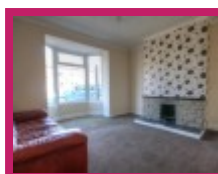
**Lot No. 67**

87 Manor Road, St Helen's, Bishop Auckland DL14 9ER



**Description:**

A two bedroom mid terrace property, offered for sale with vacant possession. The property benefits from gas central heating and double glazing. The property comprises of entrance lobby leading to an entrance hall which leads to a living room, dining room, kitchen and a rear lobby. The first floor comprises a bathroom and two bedrooms. Externally there is a yard to the rear of the property with a garden over the lane.



EPC Band E

**Call:** J W Woods 01388 604 273

**Price Guide:** £29,950+

**Lot No. 68**

5 Scugdale Close, Yarm TS15 9UG

Michael Poole



**Description:**

An Extensively Improved Three Bedroom Detached Residence Offered For Sale with the Benefit of No Onward Chain. Occupying a Generous Corner Plot within this Popular Development, Close to Popular Junior & Secondary Schools, Delightful Lounge with Wall Mounted Contemporary Electric Fire & Solid Oak Flooring Kitchen/Diner with a Good Range of Fitted Units, Built In Range, Additional Oven & Central Island with Granite Worktop Extensive L Shaped Conservatory with Air Conditioning Unit & Providing A Very Pleasant Additional Living Area.



EPC Band D

**Call:** Michael Poole 01642 788878

**Price Guide:** £179,950+

**Lot No. 69**

5 Tarragon Way, South Shields NE34 8TA

Andrew Craig



**Description:**

A family sized three bedroom semi-detached house situated in the sought after Holder House Estate. Conveniently positioned with excellent access to amenities, shops, schools and major transport links into the Town Centre and Sea Front. The property is to be sold with vacant possession and briefly comprises of: - Entrance porch, lounge and kitchen to the ground floor. To the first floor there are three bedrooms and shower room. Externally to the front there is a low maintenance lawned garden with driveway which can accommodate off road parking for three cars and single garage. To the rear there is a private rear Westerly facing garden. An internal inspection is highly recommended to fully appreciate.



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £139,950+

**Lot No. 70**

68 Beverley Way, Peterlee SR8 2AT

kimmitt & roberts



**Description:**

A 3 bed mid terrace property appealing to a wide variety of potential purchasers ranging from first time buyers to buy to let investors. The property is located within close proximity of local amenities and benefits include double glazed windows, gas central heating and is offered for sale with vacant possession. The property briefly comprises entrance hall, living room, kitchen, to the first floor, 3 bedrooms and a family bathroom and w.c.. Externally there are lawned gardens to both the front and rear of the property.



EPC Band D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £44,950+

**Lot No. 71**

16 Stanhope Road, South Shields NE33 4BU

Andrew Craig



**Description:**

An affordably priced three bedroom end terraced house ideally located within walking distance to amenities, shops, schools, Chichester Metro station and the Town Centre. The property offers good sized family accommodation and must be viewed to fully appreciate. Briefly comprising of: - Entrance hall, lounge, diner, kitchen and shower room to the ground floor whilst to the first floor there are three bedrooms. Externally there is a small low maintenance garden to the front and private yard to the rear with double gates leading out to the lane. Further benefits include gas central heating and uPVC double glazing. CALL TO VIEW NOW!!



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £69,950+





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**Lot No. 72**

Majors Rocks, Lock Tay Highland Lodges, Milton Morenish Estate By Killin FK21 8

**Michael Poole**



**Description:**

Nestling on the banks of Loch Tay is a three bed double glazed Scandinavian Lodge situated in an established holiday park beautifully located on the shores of Loch Tay situated in a quiet but accessible cul-de-sac. The property comes fully equipped to meet all your needs and enjoys a south facing loch side location complete with verandas facing south and east and barbecue space. Internally comprising of, lounge/dining room open plan to the fully equipped kitchen, three double bedrooms, the master benefitting from an en-suite shower room and an extra separate bathroom. Offering a most wonderful holiday retreat, the private estate has stunning views of Loch Tay and mountains whilst retaining a relaxed, peaceful atmosphere, the combination of landscaped lawns and wild areas encourages all sorts of native wildlife to the delight of our guests. If outdoor pursuits are your thing there are many and varied types to choose from. There are some lovely villages and country towns to explore, the nearest is Killin which is 3 miles away and offers all the amenities and services you may need for a stay at Loch Tay. There is a private marina, restaurant/pub, putting green and disc golf on site not to mention a fleet of fishing boats, a rib boat and good choice of water sports and local activities. EPC Band to be confirmed  
**Call: Michael Poole 01642 355000**

**Price Guide:** £115,000+

**Lot No. 73**

82 Soane Gardens, South Shields NE34 8NN

**Andrew Craig**



**Description:**

Good size end of terrace property situated on a generous corner plot at the head of a cul-de-sac in this popular location and offered to the market with No Onward Chain! Offering spacious accommodation which could be converted to provide a three bedroom home by splitting the main bedroom and briefly comprising of: Entrance hall with stairs up. Lounge with dual aspect windows. Dining kitchen with patio doors out to the rear. First floor has two bedrooms (bed one being 18ft x 10ft). Bathroom and a separate w.c. Sure to appeal to a wide range of buyers - early viewing urged to secure!



EPC Band C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £79,950+

**Lot No. 74**

21 Grange Farm Road, Grangetown, Middlesbrough TS6 7HP

**Michael Poole**



**Description:**

Ideal for couples or a young family, a very well presented two bedroom end of terrace house situated within easy reach of commuter links and local amenities. Features include gas central heating, UPVC double glazing, attractively fitted kitchen with built-in oven and hob, lounge with garden access via sliding patio doors, modern combined bathroom, gardens to the front and rear and two inline parking spaces to the rear of the garden.



EPC Band C

**Call:** Michael Poole 01642 955180

**Price Guide:** £45,000+

**Lot No. 75**

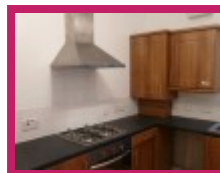
Flat 5, Old Seed Mill, Coldstream TD12 4DG

**tyne & tweed**  
estate agents



**Description:**

This 2 bedroom upper floor apartment is located within easy walking distance of the centre of Coldstream and its amenities. Ideal either for first time buyers or as an investment, the property benefits from gas central heating, double glazing and a modern kitchen and bathroom. Available with no upward chain, viewing is strictly by appointment with the sole selling agents.



EPC Band C

**Call:** Tyne and Tweed 01289 331555

**Price Guide:** £44,950+

**Lot No. 76**

11 Holly Avenue, Ryton NE40 3PP


**Description:**

We have great pleasure in offering for sale upon the open market this much improved and well presented two bedroomed semi detached home which boasts a generous plot and fabulous views of sea and farmland beyond. Boasting gas central heating system, double glazing, modern kitchen and bathroom/W.C fittings and additional W.C to first floor. Enjoying enclosed block paved areas to front, side and rear with brick and wrought iron railings. Early viewing essential.



EPC Band D

**Call:** Rook Matthews Sayer 0191 4131313

**Price Guide:** £124,950+

**Lot No. 77**

31 Callender, Ouston, Chester Le Street DH2 1LG


**Description:**

Whilst clearly requiring some updating and modernising, this large detached family home will appeal to a wide range of buyers. The accommodation briefly comprises entrance hallway, living room, dining room, kitchen, utility room, integral garage. To the first floor there is a large 18ft family bathroom and 4 bedrooms, the master having an en suite shower room. It benefits from gas central heating and double glazing. Externally there are gardens and off street parking.



EPC Band D

**Call:** J W Woods 0191 3887245

**Price Guide:** £99,950+

**Lot No. 78**

15 Wheathall Drive , Whitburn, Sunderland SR6 7HD


**Description:**

Positioned within a pleasant sought after estate within Whitburn is this two bedroom semi detached bungalow offering spacious and stair free living space sure to appeal to first time buyers, growing families and those looking to downsize. With gardens to the front, side and rear and a driveway for off road parking, the property benefits from a modern kitchen , upvc double glazing and gas central heating. Ideally placed for local shops, schools and access to the Seafont. Viewing comes highly recommended.



EPC Band E

**Call:** Andrew Craig 0191 5160239

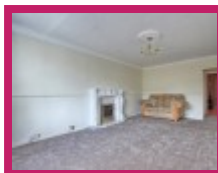
**Price Guide:** £119,950+

**Lot No. 79**

7 Dudley Walk, Redcar TS10 2LN


**Description:**

Considerably Larger Than Its Outward Appearance Would Have You Believe. Remodelled and Improved Over Several Years to Provide Substantial and Practical Living Accommodation - Plus a Car Port and Garage. Offered to the Open Market with No Onward Chain and Competitively Priced, We Advise Early Viewing to Avoid Disappointment.



EPC Band E

**Call:** Michael Poole 01642 285041

**Price Guide:** £84,950+



**Lot No. 80**

2 Church Terrace, Shilbottle NE66 2YD

**ROOK  
MATTHEWS  
SAYER**



**Description:**

This immaculately presented, three bedroom, mid-terraced, stone built property is situated on the edge of the sought after village of Shilbottle with panoramic views over the surrounding countryside. The ground floor includes entrance porch, large sitting room with inglenook fireplace leading through to the dining room with kitchen off with a range of fitted units. On the first floor there are three bedrooms and a family bathroom. To the front of the property there is parking and a private patio. To the rear there is an enclosed yard and over the back lane there is a large lawned garden and ample parking space. The property benefits from oil central heating and uPVC double glazing. The property has been updated and an early inspection is highly recommended.

EPC Band E



**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £139,950+

**Lot No. 81**

4 Hammerton Hall, Gray Road, Ashbrook SR2 8JB

**Andrew Craig**



**Description:**

This spacious well appointed two bedroom apartment located with in easy access to amenities including transport links and access to the City Centre. Decorated in a modern theme throughout. The spacious living accommodation comprises of open plan lounge/diner, well appointed kitchen, two bedrooms (both with en suite shower rooms) and family bathroom. Having communal grounds with parking. Viewing highly recommended.

EPC Band D



**Call:** Andrew Craig 0191 5653377

**Price Guide:** £54,950+

**Lot No. 82**

Clonmel, Front Street, Hutton Henry TS27 4RR

**kimmitt & roberts**



**Description:**

Situated on the edge of this ever popular village, in a rural position it gives us immense pleasure to offer for sale upon the open market this delightful three bedroom, traditional detached family home. The property has been thoughtfully upgraded over recent years by its current owner to create a modern interior which boasts gas central heating system, double glazing, spacious hallway, two reception rooms, contemporary design kitchen/breakfast room, conservatory, stylish bathroom/w.c., en suite shower room to master bedroom and additional loftroom which would make an ideal hobby room. Occupying a generous plot enjoying landscaped gardens to rear elevation along with ample block paved driveway to front elevation providing off street parking and leading to double length, tandem garage. Hutton Henry is a beautiful rural and tranquil village which offers superb country walks yet gives such easy access to the A19 thus making it an ideal purchase for the commuter. Viewing recommended.

EPC Band D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £259,950+

**Lot No. 83**

Apperley House, Milbourne, Newcastle NE20 0JG

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Please see overleaf for lot 83

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £899,999+

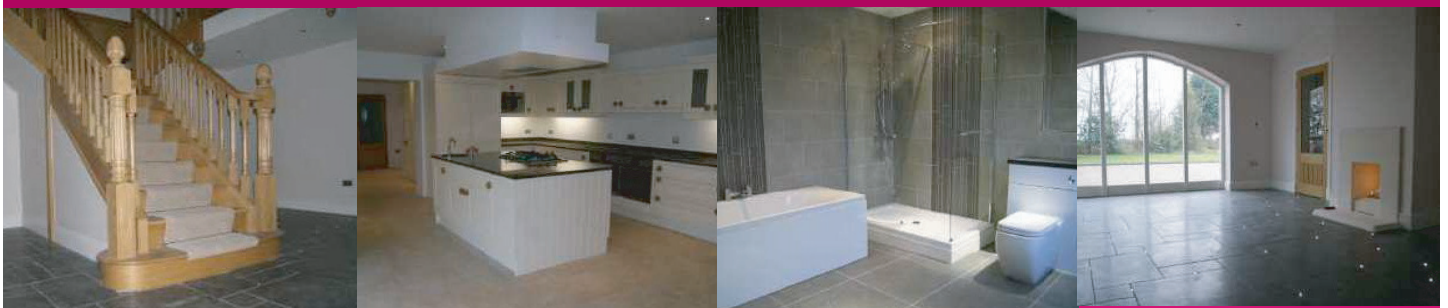




LOT NO: 83

## Milbourne, Ponteland

Price guide £899,999+



## An enviable rural setting with 4.5 acres of land

Situated approximately 4 miles north of Ponteland in an enviable rural setting, surrounded by farmland, this newly built home has been constructed to a high standard from locally sourced stone with modern family life in mind. It comes with approximately 4.5 acres of land. This home boasts 6 good size bedrooms (4 with ensuite facilities) including 2 Master bedrooms - one giving access to a balcony which offers superb views of the rear garden & beyond. The other features a large en-suite bathroom with roll top bath. The property has 2 reception rooms, a breath taking 42ft formal lounge/diner with views of the front driveway and the rear garden, as well as a family room/snug with a full length arched window. The property is wired for audio/TV & computer network and has a ground floor study incorporating 2 workstations; while a further 2 workstations can be found on the impressive gallery landing. Access is via dial in remote controlled gates to a sweeping block paved driveway. This bespoke detached home is set within ample gardens & surrounded by farmland for a true countryside location. The property is protected by CCTV which can be accessed either internally, or remotely. This home has been built with businesses in mind and has internet access throughout. Once you step inside this exceptional detached property you cant help but be impressed by the size of this home as well as the attention to detail applied. EPC Rating D.

- Surrounded by farmland
- Newly built, modern home
- Locally sourced stone
- 6 bedrooms (4 with ensuite)
- 2 Master beds, one with a balcony
- A breath-taking 42ft lounge/diner
- Wired for audio/TV & PC network
- Ground floor study with 2 workstations
- 2 workstations on the gallery landing
- Access via remote controlled gates
- A true countryside location
- Protected by CCTV accessed remotely

**Lot No. 84**

1 Guillemot Close, Blyth NE24 3SL

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Situated on Guillemot Close, South Beach, Blyth, EPC: D. Briefly comprising: Entrance hall, lounge with square archway into dining room, kitchen with access to rear porch. To the first floor, four bedrooms (three with fitted wardrobes) family bathroom and separate w.c. Externally to the front of the property a low maintenance garden mainly gravelled, fencing to boundaries, extended driveway with car port area leading to a single detached garage. To the rear a low maintenance garden mainly gravelled, patio area, access to garage and fencing to boundaries. This is a spacious family home within close proximity to local school, shops and amenities. Viewing essential to appreciate



EPC Band D

**Call:** Rook Matthews Sayer 01670 352900

**Price Guide:** £129,950+

**Lot No. 85**

369 Geneva Road, Darlington DL1 4HH

**WOOD  
ESTATE AGENTS**



**Description:**

A well presented and well equipped three bedroom semi detached house appealing to a wide variety of buyers and located within a popular area within close proximity of local amenities. The property benefits include double glazed windows, gas central heating, a spacious and a well fitted dining kitchen, refitted bath suite and gardens to the front and rear of the property. The property briefly comprises of an entrance hall, living room, dining kitchen, on the first floor there are three bedrooms and a family bath/ WC.



EPC Band D

**Call:** J W Woods 01325 485151

**Price Guide:** £89,950+

**Lot No. 86**

2 Cloverhill Drive, Ryton NE40 4TG

**ROOK  
MATTHEWS  
SAYER**



**Description:**

We offer to the market this much improved and extended link detached house on Cloverhill Drive in Crawcrook. This beautiful property boasts amazing views to the rear and the accommodation briefly comprises of: Entrance lobby leading to lounge, fitted kitchen with doors leading to the rear garden, magnificent modern lounge / dining room, stairs to first floor landing, stunning generously proportioned master bedroom with en-suite shower room, family bathroom and a further three bedrooms. This property also benefits from gas central heating, extra long driveway, attached garage, mature front and rear gardens and a kennel. EPC band C

**Call:** Rook Matthews Sayer 0191 4131313

**Price Guide:** £164,950+

**Lot No. 87**

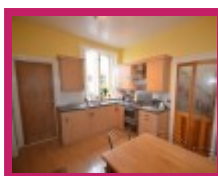
20 Duke Street, Whitley Bay NE26 3PP

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Character Victorian mid terraced house with large garage and utility attached to the rear. Boasting many attractions, including fine original period features ,mouldings and cast iron fireplace with modern conveniences such as upvc double glazing and state of the art gas central heating with remote controlled " Hive "system which also operates the lighting system which can be programmed from anywhere in the world. It also offers a voice recognition facility. Comprises, entrance lobby, hallway, living room with feature chimney breast, sleeper style surround, brick lined recess and basket style living flame coal effect fire, delightful kitchen/diner with built in cooking appliances, refitted bathroom/wc with modern white suite, landing and three bedrooms. Guaranteed to impress viewing is essential.



EPC Band D

**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £154,950+



MIKE  
ROGERSON

**Lot No. 88**

23 Alwin Close, Wallsend NE28 6AF



**Description:**

A Bellway built three bedroom, two reception semi detached house located in the popular residential development and occupying a corner plot on a cul-de-sac. The property benefits from double glazed windows, gas central heating. The property briefly comprises entrance lobby, living room, dining room, kitchen, utility and cloakroom/ WC to the ground floor. First floor there are three bedrooms, master with ensuite facilities and family bathroom/wc. Externally there is a paved garden to the front there is off street parking leading to the internal single garage and an enclosed lawned garden to the rear.



EPC Band D

**Call:** Mike Rogerson 0191 2621206

**Price Guide:** £119,950+

MIKE  
ROGERSON

**Lot No. 89**

28 Edward Street, Morpeth NE61 1UR



**Description:**

This property is a two bedroom end of terrace family home situated in the mature residential district of Middle Greens, the accommodation briefly comprises of on the ground floor an entrance hall leading to the lounge, kitchen/dining room, on the first floor are two bedrooms and a bathroom, outside there is a front garden and an enclosed rear yard which could be used for off road parking, the property also benefits from double glazing and gas heating to radiators.



EPC Band D

**Call:** Mike Rogerson 01670 517500

**Price Guide:** £99,950+

MIKE  
ROGERSON

**Lot No. 90**

6 Croft Road, Blyth NE24 2JL



**Description:**

Mike Rogerson are pleased to welcome to the market this two storey freehold building on Croft Road in Blyth. The property is double fronted with entrance to office space, w/c and staff room to the first floor there are two reception rooms, staff room and w/c. The property was previously as a sport injury and remedial massage centre/office. The first floor could be used as a residential property subject to planning. The property is close to the local town centre Blyth with a wide variety of shops and supermarkets.

EPC C

**Call:** Mike Rogerson 01670 361911

**Price Guide:** £89,950+

**Lot No. 91**

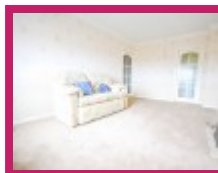
23 Longholme Court, East Boldon NE36 0JZ

Andrew Craig



**Description:**

This second floor apartment ( for over 60s ) is ideally located within East Boldon giving convenient access to bus and Metro links as well as local shops. Langholm Court offers retirement living & benefits from secure entry system, lift, communal lounge, laundry room, House warden assistance. The apartment comprises: Lounge, larger than average kitchen, one bedroom with fitted wardrobes & shower room. Offered with no chain & early viewing strongly recommended.



EPC Band C

**Call:** Andrew Craig 0191 5190011

**Price Guide:** £35,000+



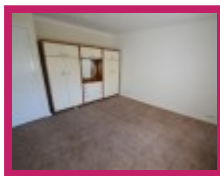
**Lot No. 92**

28 Handel Terrace, Wheatley Hill DH6 3RS



**Description:**

Open viewing Tuesday 29th August at 10am All welcome!  
Occupying a generous corner plot this delightful two bedroom semi-detached property would make an ideal purchase for the first time buyer wishing to get on the housing ladder or the local investor. Having been well maintained by its current owner it boasts gas central heating system, double glazing, modern kitchen and bathroom fittings. Priced to sell early viewing recommended.



EPC Band D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £44,950+

**Lot No. 93**

Flat 2, New Phoenix Yard, Morpeth NE61 1PQ



**Description:**

A very well proportioned, one bedroom top floor flat situated within central Morpeth. The accommodation is presented to a high standard and will appeal to a range of purchaser including Landlords and First Time Buyers. Having double glazing, gas central heating, the accommodation briefly comprises of:- Communal hall with stairs to flat, entrance hall, spacious lounge with access to open plan kitchen, double bedroom and bathroom/WC. Externally the property has the advantage of a parking bay for off street parking.



EPC Band D

**Call:** Rook Matthews Sayer 01670 511711

**Price Guide:** £84,950+

**Lot No. 94**

23 Grange Road, Ryton NE40 3LU



**Description:**

We offer to the market this exceptional six bedroom period property on Grange Road in Ryton. The property has been refurbished to an extremely high standard and boasts an exciting mix of period features plus luxurious fixtures and fittings including Internet connection, TV and phone points in most rooms. The accommodation briefly comprises of: Entrance lobby, sitting room, lounge with archway and French doors to the orangery with bi-fold doors to the garden, breakfasting kitchen, utility room and ground floor w.c. Stairs lead to the first floor landing, master suite, en-suite shower room, second bedroom also with an en-suite, third bedroom and stunning family bathroom with built in flat screen tv, bath and separate shower enclosure. Stairs lead to the second floor landing and a further two bedrooms both with en-suite facilities. Externally the property benefits from a security system, large driveway, mature front and rear gardens with garage, patio, planted borders, lawn and outbuildings. This property absolutely must be viewed to fully appreciate the size and standard of the accommodation on offer EPC Band C

**Call:** Rook Matthews Sayer 0191 4131313

**Price Guide:** £459,950+

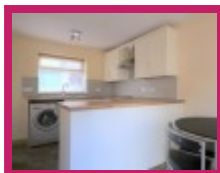
**Lot No. 95**

13 Office Square, Staindrop, Darlington DL2 3NG



**Description:**

Occupying a most pleasant position within this attractive and popular semi-rural village this a well presented and much improved Period cottage. The property would make an ideal home or would offer a great opportunity as a POTENTIAL HOLIDAY LET, subject to the usual consents being obtained. The property offers accommodation which briefly comprises on the ground floor; entrance lobby, lounge with feature fireplace with tiled hearth and marble inserts, a lovely kitchen/dining room refitted with a lovely range of floor and wall units, and a rear lobby. To the first floor there are two bedrooms and an attractive refitted bathroom/wc with a shower. Externally there is a shared yard to the rear.



EPC Band D

**Call:** J W Woods 01325 485151

**Price Guide:** £94,950+

**Lot No. 96**

120 Wordsworth Avenue, Wheatley Hill DH6 3RE


**Description:**

Open Viewing Saturday 19th August at 10:30am All Welcome!  
 A perfect opportunity for the local investor to purchase this ready to move into three bedroomed semi detached home which comes with gas central heating system, double glazing, refitted bathroom/W.C and gardens to front and rear elevation along with driveway providing off street parking.  
 EPC Band E


**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £19,950+

**Lot No. 97**

26 Gray Avenue, Chester Le Street DH2 2EL


**Description:**

A two bedroom mid terraced property with large garden to front, offered for sale with no onward chain. The property is situated in a very convenient location within walking distance of the town centre and its amenities. Benefits include gas central heating via radiators with combination boiler and upvc double glazed windows and doors. Briefly the accommodation comprises entrance lobby, lounge, kitchen/dining room, rear lobby and bathroom/wc with white suite and shower over bath. To the first floor there are two bedrooms (Main with fitted wardrobes). The loft has been boarded out and there is a step ladder providing access.



EPC Band D

**Call:** J W Woods 0191 3887245

**Price Guide:** £64,950+

**Lot No. 98**

29 Ash Grove, Ryton NE40 3RF


**Description:**

A well presented two bedroom mid link property situated in this much sought after street in Ryton. The property features PV solar panels, a fitted dining kitchen, westerly facing gardens and two double bedrooms. The property comprises:- entrance hallway, living room, fitted dining kitchen, rear hall, stairs to first floor landing, two double bedrooms, shower room, and a separate wc. Externally there are generous gardens to the front and rear. Available now with no upward chain, viewing is essential!!!



EPC Band D

**Call:** Yellow 0191 4141313

**Price Guide:** £74,950+

**Lot No. 99**

8 Ribble Walk, Jarrow NE32 4DA


**Description:**

Offered for sale with No Onward Chain is this three bed semi detached property which occupies a superb location overlooking pleasant Dene to the front. Ideal for young families the property is well presented and is well worthy of an internal inspection. Offered with double glazing and gas central heating the property comprises: Entrance hall, lounge, dining room and kitchen. First floor offers three well proportioned bedrooms, shower room and separate w.c. Externally there are attractive easily maintained gardens to front and rear.



EPC Band D

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £69,950+



**Lot No. 100** 1 Nelson Terrace, Sherburn Village, Durham DH6 1ED



**Description:**

A three bedroom mid terrace house offered for sale with vacant possession. The property benefits include gas central heating and double glazing. Briefly comprises of entrance hall, living room, dining room, kitchen. To the first floor there are 3 bedrooms. Externally there is a townhouse garden to the front and a yard to the rear with up and over garage door.



EPC Band D

**Call:** J W Woods 0191 3869921

**Price Guide:** £69,950+

**Lot No. 101** 34 Claypath Court, Durham DH1 1QE



**Description:**

Available with the benefit of immediate vacant possession, we offer for sale this attractive top floor flat situated within this exclusive development for the over 55's. Benefitting from double glazing and electric heating, the property has accommodation comprising: private entrance hallway, open plan lounge/diner, kitchen, two bedrooms (the master with fitted wardrobes) and a shower room. Externally there are communal gardens and parking area. The development itself includes secure communal entrance with lift to all floors, residents lounge, laundry rooms and is conveniently located in the heart of the City



EPC Band C

**Call:** J W Woods 0191 3869921

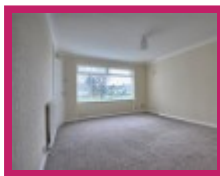
**Price Guide:** £89,950+

**Lot No. 102** 21 Kenilworth Way, Redcar TS10 2LS



**Description:**

Situated on the Sought After Ings Farm Estate, This is a Well Presented Two Bedroom Semi Detached Bungalow. Benefitting From Many Upgrades Including a Complete De-Shale and Underpinning, Newly Installed Combination Central Heating Boiler, Newly Laid Flooring Throughout and Decorative Upgrade. Situated on a Good Size Corner Plot with Gardens to the Front, Side and Rear. This Property Benefits From Having No Onward Chain and is Offered to the Market with Vacant Possession. Viewing is Essential to Fully Appreciate What This Home Has to Offer. Subject of a Full De-Shale & Underpinning



EPC Band C

**Call:** Michael Poole 01642 285041

**Price Guide:** £99,950+

**Lot No. 103** 6 Ferndale, South Shields NE34 8BS



**Description:**

Three bedroom semi detached family home for sale on this popular estate. Located close to schools, local amenities, road and transport links. And is a short distance to the coast and town centre. The property offers one of the larger gardens on the estate, en-suite master bedroom and a garage. Briefly the property comprises entrance hallway, cloaks room/W.C. and breakfasting kitchen. To the first floor there is a master bedroom with en-suite, two further bedrooms and family bathroom. There is a garage and a driveway for off road parking. To the rear is a large garden. Early viewing recommended.



EPC Band C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £145,000+

**Lot No. 104** 17 Ushaw Road, Hebburn NE31 2YA

**Andrew Craig**



**Description:**

A purpose built three bedroom property currently being used as two bedroom but which could easily be converted back by re-instating the dressing room from the master bedroom. With modern fixtures and fittings, gas central heating and double glazing. Comprises open plan ground floor having entrance hall/breakfast room, kitchen which in turn opens to a dining conservatory, lounge. The extension to the side provides a study, utility area and cloakroom/w.c. The first floor landing provides access to a master bedroom suite with luxury en-suite bathroom and dressing room (formerly bedroom three). In addition there is a second bedroom, shower room and access to a boarded loft space. Externally there is a block paved area off road parking and an enclosed patio garden to rear.

EPC Band E



**Call:** Andrew Craig 0191 4281428

**Price Guide:** £114,950+

**Lot No. 105** 17 Carrfield Road, Newcastle NE3 3BA

**Andrew Craig**



**Description:**

AN EXTENDED FAMILY HOME Situated in Coxlodge we offer this three bedroom end link house which is well presented throughout and has the benefit of a side extension that boasts a modern well appointed fitted kitchen/diner. The internal layout comprises:- Entrance hall, lounge with dual aspect windows, spacious kitchen/diner with French doors leading to rear garden and the first floor provides three bedrooms, a shower room and a separate w.c. Externally there are gardens to three sides mostly laid to lawn. The front garden also offers hardstanding for off street parking. VIEWING ESSENTIAL.

EPC Band D



**Call:** Andrew Craig 0191 2859024

**Price Guide:** £99,950+

**Lot No. 106** 40 Capheaton Way, Seaton Delaval NE25 0FE

**ROOK MATTHEWS SAYER**



**Description:**

A beautifully presented spacious five bedroom detached family home located on a new development estate by Bellway Homes in Seaton Delaval. Immaculately presented throughout this lovely family home one of only three set back off the main road into the estate, benefiting from double glazing, gas central heating and security alarm system and briefly comprising:- Entrance hallway, cloaks w.c, lounge to the front with double doors leading into spacious dining room with family area to the rear with french doors leading out to the rear garden, fitted modern kitchen with a range of cream wood units and built in appliances. To the first floor there are four bedrooms one with en-suite shower room and a family bathroom/w.c. To the second floor there is a generous master bedroom with fitted wardrobes and an en-suite shower room/w.c. Externally there is a rear and side garden, a detached single garage and drive and there is additional parking to the front. Viewing is essential to appreciate the generous family accommodation this property has to offer EPC Band C

**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £234,950+

**Lot No. 107** 31 Nottingham Court, Bedlington NE22 6PE

**ROOK MATTHEWS SAYER**



**Description:**

A must view family home! Four/Five bedroom detached property on the sought after Hazelmere Estate in Bedlington. Close to local popular high school and amenities the property would make a fantastic home for a growing family. Double glazed and gas centrally heated the accommodation briefly comprises of; entrance hallway, lounge, dining room, fitted kitchen, utility room, downstairs w.c, stairs to the first floor landing, four bedrooms with en-suite to master and a fifth bedroom which is currently being used as a walk in wardrobe and a newly fitted family bathroom. Externally there is an enclosed garden to the rear and open aspect garden to the front with multi-car parking leading to the attached single garage. This property is priced to sell and must be viewed to appreciate.

EPR:C



**Call:** Rook Matthews Sayer 01670 531114

**Price Guide:** £184,950+



**Lot No. 108** 21 Railway Street, Hebburn NE31 1HH

**Andrew Craig**



**Description:**

Occupying a good sized plot in a cul de sac position, this extended semi detached home offers excellent sized accommodation, ideal for a variety of buyers. With gas central heating and double glazing the accommodation briefly comprises of: - Entrance hall, master bedroom with en-suite shower room, lounge, dining room and kitchen to the ground floor. On the first floor there are three further bedrooms and family bathroom/w.c. Externally there are low maintenance gardens with double gates leading to ample off road parking. Viewing is highly recommended.



EPC Band C

**Call:** Andrew Craig 0191 4281428

**Price Guide:** £69,950+

**Lot No. 109** 1 Haig Road, Bedlington NE22 5AW

**ROOK MATTHEWS SAYER**



**Description:**

Spacious, well presented and maintained family home on Haig Road in Bedlington. Double glazed and gas centrally heated the accommodation briefly comprises of; entrance hallway, lounge / dining room, kitchen, utility room, downstairs wc, first floor landing leading to four bedrooms and a family bathroom. Externally the property has gardens to the front, side and rear of the property. To the front a low maintenance garden, blocked paved driveway leading to a single attached garage. To the side a spacious garden with mature shrubs and bushes, green house, walled surrounds and to the rear of the property a low maintenance garden mainly gravelled, patio area and fencing to boundaries.



EPC Band D

**Call:** Rook Matthews Sayer 01670 531114

**Price Guide:** £89,950+

**Lot No. 110** Wisteria Lodge, 11 Netherton South Side, Morpeth NE65 7EZ

**ROOK MATTHEWS SAYER**



**Description:**

Wisteria Lodge is situated in the delightful hamlet of Netherton, near to Rothbury. The property is south facing and is situated on the edge of the village, enjoying a private secluded setting. It forms part of an established development of former farm buildings and is full of character. The property briefly comprises of entrance hall, lounge with corner feature fireplace with stove, off the hall there is a downstairs cloakroom, dining room with stairs off. There is a kitchen/breakfast room and further utility/study area with access to the garage. On the first floor the master bedroom has dual aspect windows, bathroom. There are two further bedrooms which also have access to the Jack and Jill bathroom. The detached summer house which is currently used as a studio office has its own private patio. The sweeping driveway offers ample off street parking. The garden terrace has a range of discreet seating areas with decorative surfaces and has been thoughtfully laid out with a range of mature shrubs. There is also steps down to the nearby stream. The property benefits from electric heating and double glazing. EPC Band E

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £275,000+









## 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 buyers solicitor receiving the contract pack. Completion of the sale and purchase of the lot must take place within 14 days (or if that day is not a Business Day on the next Business Day) of the date of exchange of contracts. The Sale Memorandum is not a legally binding contract (as a contract to enter into a contract in not typically enforceable in English law) for the Seller to sell and the Buyer to buy the particular lot but represents the intention to do so. However, the Seller will have the security of the non-refundable deposit. All deposit monies will be held in the Client Account of The Agents Property Auction until exchange of contracts.

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

6. Deposits may be paid by cheque, bankers draft or by prior arrangement into the Client Account of The Agents Property Auction. Unfortunately cash cannot be accepted. Proof of identity and address is required for all bidders in order for us to comply with Money Laundering Regulations. Original documents must be provided, photocopies are not accepted. For proof of identity we can accept – current signed passport, current full UK/EU photo card driving licence, resident permit issued by the Home Office to EU Nationals. Fire Arms Certificate. For proof of address we can accept – A utility bill issued in the last three

months (not a mobile phone bill), local authority tax bill, bank or building society statement containing current address. We require sight of the account details the deposit funds are coming from and details of how the balance is to be funded. We reserve the right to conduct a soft imprint online identification search on any bidder/buyer.

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

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

9. Variation to this Catalogue An addendum will be available at the auction showing any alterations to the information contained in the catalogue and will be announced by the Auctioneer prior to the lot being offered for sale. It is the Buyers responsibility to check this prior to bidding or attending the auction 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 buyers solicitor receiving the contract pack (or if that day is not a business day on the next business day), with completion being required within 14 days of the date of the binding contract (or if that day is not a business day on the next business day)] and does not amount to a binding contract between them whereby the Seller is obliged to sell and the Buyer is obliged to buy the lot; (iii) the Seller and the Buyer are both required to use their best endeavours to exchange a binding contract including provisions substantially similar to the spirit of general conditions varied as reasonably required by the Seller and Buyer taking account of the nature of the lot and any reasonable special conditions which any prudent lawyer acting for a Seller would have included prior to the auction in special conditions (had the lot been sold under Option One); (b) the Buyer must pay to us a non-refundable reservation fee of £3000 (in the same manner as a deposit would have been paid for a lot sold under Option One), and: (i) if due to the fault of the Buyer (or the Buyer's lawyer), exchange of a binding contract does not occur by the relevant date (or such other date agreed in writing between the Seller and the Buyer) the non-refundable deposit is forfeit by the Buyer; (ii) if due to the fault of the Seller (or the Seller's lawyer), exchange of a binding contract does not occur by the relevant date (or such other date agreed in writing between the Seller and the Buyer) the non-refundable deposit will be returned as soon as reasonably practicable to the Buyer. (c) the Buyer's lawyer is entitled, before exchange of the binding contract, to raise reasonable relevant enquiries and the Seller must answer these to the best of their knowledge and not delay replying to them.

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

#### 3.1 General Auction Conditions

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

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

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

#### 3.2 Charges and payment

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

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

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

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

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

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

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

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

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

#### 3.4 Miscellaneous

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

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

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

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

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

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

#### 3.5 Notices

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

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

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

#### 3.6 Governing law and jurisdiction

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

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

#### Common Auction Conditions

##### Introduction

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

##### Glossary

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

##### Auction Conduct Conditions

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

##### Sale Conditions

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

##### Important Notice

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

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

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

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

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

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

The conditions assume that the buyer has acted like a prudent buyer. If you choose to buy





a lot without taking these normal precautions you do so at your own risk. These common auction conditions (third edition) are reproduced with the consent of the Royal Institute of Chartered Surveyors (RICS).

#### Glossary

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

Wherever it makes sense:

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

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

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

**Agreed completion date**

Subject to condition G9.3:

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

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

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

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

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

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

**Auctioneers** The auctioneers at the auction.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Practitioner** An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in

relation to jurisdictions outside the United Kingdom, any similar official).

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

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

**Sale conditions** The general conditions as varied by any special conditions or addendum.

**Sale memorandum** The form so headed (whether or not set out in the catalogue) in which the terms of the contract for the sale of the lot are recorded.

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

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

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

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

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

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

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

**VAT option** An option to tax.

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

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

#### Auction Conduct Conditions

##### A1 Introduction

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

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

##### A2 Our role

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

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

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

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

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

##### A3 Bidding and reserve prices

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

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

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

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

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

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

##### A4 The particulars and other information

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

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



Client Account of The Agents Property Auction until exchange of contracts.

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

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

#### A5 The contract

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

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

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

A5.4 If you do not we may either:

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

(b) sign the sale memorandum on your behalf.

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

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

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

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

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

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

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

#### A6 Extra Auction Conduct Conditions

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

#### General conditions of sale

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

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

#### G1 The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

#### G2 Deposit

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

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

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

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

G2.2 The deposit

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

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

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

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

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

#### G3 Between contract and completion

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

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

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

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

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

#### Title and identity

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

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

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





(ii) the documents accompanying that application;

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

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

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

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

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

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

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

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

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

G5 Transfer

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

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

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

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

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

G6 Completion

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

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

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

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

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

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

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

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

G7 Notice to complete

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

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

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

(a) terminate the contract;

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

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

(d) resell the lot; and

(e) claim damages from the buyer.

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

(a) terminate the contract; and

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

G8 If the contract is brought to an end

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

(a) the buyer must return all papers to the seller and appoints the seller its agent to cancel

any registration of the contract; and

(b) the seller must return the deposit and any interest on it to the buyer (and the buyer may claim it from the stakeholder, if applicable) unless the seller is entitled to forfeit the deposit under condition G7.3.

G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

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

G9.5 The buyer must:

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

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

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

G10 Interest and apportionments

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

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

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

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

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

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

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

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

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

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

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

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

G11 Arrears

Part 1 Current rent

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

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

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

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

(a) so state; or

(b) give no details of any arrears.

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

(a) try to collect them in the ordinary course of management but need not take legal



proceedings or forfeit the tenancy;

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

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

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

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

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

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

#### G12 Management

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

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

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

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

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

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

#### G13 Rent deposits

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

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

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

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

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

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

#### G14 VAT

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

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

#### G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

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

(a) of the buyer's VAT registration;

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

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

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

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

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

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

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

#### G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

#### G17 Maintenance agreements

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

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

#### G18 Landlord and Tenant Act 1987

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

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

#### G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

(a) in its condition at completion;

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

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

G19.5 Where relevant:

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

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

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

#### G20 TUPE

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

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

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

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

(c) in respect of the Transferring Employees.

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





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

#### G21 Environmental

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

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

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

#### G22 Service Charge

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

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

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

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

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

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

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

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

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

#### G23 Rent reviews

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

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

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

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

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

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

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

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

#### G24 Tenancy renewals

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

G24.2 Where practicable, without exposing the seller to liability or penalty, the seller must

not without the written consent of the buyer (which the buyer must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

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

G24.4 Following completion the buyer must:

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

#### G25 Warranties

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

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

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

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

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

#### G26 No assignment

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

#### G27 Registration at the Land Registry

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

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

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

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

#### G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

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

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

#### G30 Extra General Conditions



# Agents Property AUCTION

TOGETHER WE GET RESULTS

## Upcoming Auctions

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Thursday 28th September 2017

Monday 30th October 2017

Monday 11th December 2017

Wednesday 31st January 2018

Wednesday 28th February 2018

Wednesday 28th March 2018

Monday 30th April 2018

Thursday 31st May 2018

Friday 29th June 2018

Monday 30th July 2018

Thursday 30th August 2018

Thursday 27th September 2018

Wednesday 31st October 2018

Wednesday 12th December 2018

ROOK  
MATTHEWS  
SAYER

Andrew Craig

WOOD  
ESTATE AGENTS

kimmitt & roberts

Michael Poole

MIKE  
ROGERSON



**Richard Francis**

Auctioneer MNAVA



see website for auction terms & conditions

Agents Property Auction,

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

Tel: 01661 831 360

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

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