



Agents Property
AUCTION

TOGETHER WE GET RESULTS

Auction Catalogue



THIS AUCTION

Wednesday 31st May

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



Buyers Guide

IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

Particulars of Sale:

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

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.

Deposits:

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

Remote Bidding:

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

Sales Agreed:

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

Amendments to Catalogue:

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

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

Venue Location

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

Tel: 0191 236 4111

Directions:

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





Order Of Sale

Lot No	Address	Post Code	Partner Agent
OPTION 1			
Lot 1	34 Enfield Street, Middlesbrough	TS1 4EH	Michael Poole
Lot 2	163 Harton House Road, South Shields	NE34 6EA	Andrew Craig
Lot 3	2a Hawthorne Road, Blyth	NE24 3DT	Mike Rogerson
Lot 4	49 Rosemary Terrace, Blyth	NE24 3DS	Mike Rogerson
Lot 5	63/65 Lavender Gardens, Jesmond	NE2 3DD	Rook Matthews Sayer
Lot 6	Pigeon Coop Plot, Land at Lane Road, Hebburn	NE31 1HR	Andrew Craig
Lot 7	19 Alexandra Street, Pelton Lane Ends, Chester Le Street	DH2 1NT	JW Wood Estate Agents
Lot 8	2 Ninth Street, Blackhall	TS27 4EX	Kimmitt & Roberts
Lot 9	9 Ninth Street, Horden, Peterlee	SR8 4LZ	Kimmitt & Roberts
Lot 10	13 Ninth Street, Blackhall Colliery	TS27 4EX	Kimmitt & Roberts
Lot 11	1 York House, Downhill, Sunderland	SR5 4DR	Andrew Craig
Lot 12	17 Dundas Way, Felling, Gateshead	NE10 9JR	Andrew Craig
Lot 13	2 Tweedy Street, Blyth	NE24 5NB	Rook Matthews Sayer
Lot 14	47 Charlotte Street, Stanley	DH9 7AT	JW Wood Estate Agents
Lot 15	22 Lake View, Station Town, Wingate	TS28 5QD	Kimmitt & Roberts
Lot 16	2 Cloverhill Drive, Ryton	NE40 4TE	Rook Matthews Sayer
Lot 17	31 Second Street, Blackhall Colliery	TS27 4EN	Kimmitt & Roberts
Lot 18	20 Summerson Street, Hetton le Hole	DH5 9DL	Kimmitt & Roberts
Lot 19	27 St Oswalds Street, Hartlepool	TS24 8NR	Kimmitt & Roberts
Lot 20	2 Cathedral View, Spennymoor	DL16 7QG	JW Wood Estate Agents
Lot 21	22 Eighth Street, Blackhall Colliery, Hartlepool	TS27 4EU	Kimmitt & Roberts
Lot 22	2 New Street, Durham	DH1 4DH	JW Wood Estate Agents
Lot 23	146/148 Boldon Lane, South Shields	NE34 0BY	Andrew Craig
Lot 24	78 Hastings Street, Hendon, Sunderland	SR2 8SW	Andrew Craig
Lot 25	13 Broomside Lane, Belmont, Durham	DH1 2QR	JW Wood Estate Agents
Lot 26	92/94 Ethel Street, Benwell	NE4 8QA	Rook Matthews Sayer
Lot 27	9 Oakwood Gardens, Lobley Hill	NE11 0DD	Andrew Craig
Lot 28	21 Alexandra Terrace, Wheatley Hill, Durham	DH6 3JW	JW Wood Estate Agents
Lot 29	4 -6 Maple Avenue, Dunston	NE11 9XJ	Andrew Craig
Lot 30	3 Chapel Court, Sherburn Village, Durham	DH6 1HS	JW Wood Estate Agents
Lot 31	2 River View, Sunderland	SR1 2AT	Andrew Craig
Lot 32	36-38 Croft Road, Blyth	NE24 2EL	Rook Matthews Sayer
Lot 33	19 Eighth Street, Blackhall Colliery	TS27 4EU	Kimmitt & Roberts
Lot 34	8 Wardley Court, Wardley	NE10 8AJ	Andrew Craig
Lot 35	1,2,3 &3a Bodlewell House, Sunderland	SR1 2AS	Andrew Craig
Lot 36	41 Oakwood, Leam Lane, Gateshead	NE10 8LY	Andrew Craig
Lot 37	16 High Street, Belford	NE70 7NH	Rook Matthews Sayer
Lot 38	24 Hardwick Street, Horden, Peterlee	SR8 4JH	Kimmitt & Roberts
Lot 39	21 Edenhall Grove, Redcar	TS10 4PR	Michael Poole
Lot 40	46 Bevanlee Road, Middlesbrough	TS6 6QS	Michael Poole
Lot 41	134 York Road, Hartlepool	TS26 9DA	Greig Cavey
Lot 42	49 Wicklow Street, Middlesbrough	TS1 4RG	Michael Poole
Lot 43	2 Victoria Terrace, Alnwick	NE66 1RS	Rook Matthews Sayer
OPTION 2			
Lot 44	4 Cumberland Place, South Shields	NE34 7JB	Andrew Craig
Lot 45	49 Fouracres, Cowgate, Newcastle	NE5 3BB	Rook Matthews Sayer



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 46	16 Stanhope Road, South Shields	NE33 4BU	Andrew Craig
Lot 47	16 Drake Close, South Shields	NE33 5DE	Andrew Craig
Lot 48	1 King Street, Alnwick	NE66 1XL	Rook Matthews Sayer
Lot 49	5 Tarragon Way, South Shields	NE34 8TA	Andrew Craig
Lot 50	27 Meldon Avenue, Sherburn Village, Durham	DH6 1JY	JW Wood Estate Agents
Lot 51	2 Tollesby Lane, Marton in Cleveland	TS7 8JE	Michael Poole
Lot 52	West Lodge, 109 Main Street, Shildon	DL4 1AW	JW Wood Estate Agents
Lot 53	2 Stanley Street, Consett	DH8 6LN	JW Wood Estate Agents
Lot 54	10 Palace Road, Bedlington	NE22 7DR	Rook Matthews Sayer
Lot 55	64 St Vincent Street, South Shields	NE33 3AR	Andrew Craig
Lot 56	18 Meadowfield, Ponteland	NE20 9XF	Rook Matthews Sayer
Lot 57	15 The Crescent, Redcar	TS10 3AX	Michael Poole
Lot 58	Mill House, Lealands, Lesbury	NE66 3QN	Rook Matthews Sayer
Lot 59	61 Highfield Road, South Shields	NE34 6HE	Andrew Craig
Lot 60	25 Patrick Crescent, South Hetton	DH6 2UP	Kimmitt & Roberts
Lot 61	32 Bath Road, Eston	TS6 9PH	Michael Poole
Lot 62	4 St Davids Way, Jarrow	NE32 4PA	Andrew Craig
Lot 63	57 Longstone Close, Beadnell	NE67 5BS	Rook Matthews Sayer
Lot 64	26 The Demense, Ashington	NE63 9TW	Rook Matthews Sayer
Lot 65	6 Oxford Avenue, South Shields	NE33 4TW	Andrew Craig
Lot 66	2 Hardale Grove, Redcar	TS10 5JG	Michael Poole
Lot 67	18 Bader Avenue, Thornaby, Stockton	TS17 0HQ	Michael Poole
Lot 68	63 Lilac Walk, Hebburn	NE31 2PR	Andrew Craig
Lot 69	46 Mill Hill Road, East Denton, Newcastle	NE5 2AR	Rook Matthews Sayer
Lot 70	13 Roseberry Terrace, Boldon Colliery	NE35 9HH	Andrew Craig
Lot 71	2 Castle Way, Pegswood	NE61 6XH	Mike Rogerson
Lot 72	38 Hamilton Grove, Teesville	TS6 0AH	Michael Poole
Lot 73	29 Foxcover, Linton Colliery, Ashington	NE61 5SR	Rook Matthews Sayer
Lot 74	14 St Johns Avenue, Hebburn	NE31 2TY	Andrew Craig
Lot 75	4 De Waldron Square, Pegswood, Morpeth	NE61 6SU	Mike Rogerson
Lot 76	Burtree Barns, Darlington	DL3 0UY	JW Wood Estate Agents
Lot 77	4 Orchard Street, Pallion, Sunderland	SR4 6QL	Andrew Craig
Lot 78	110 Monkton Terrace, Jarrow	NE32 5UZ	Andrew Craig
Lot 79	11 Dennison Crescent, Birtley	DH3 1NL	Andrew Craig
Lot 80	Deneside Cottage, Beamish, Stanley	DH9 0QY	JW Wood Estate Agents/Andrew Craig
Lot 81	2 Glamis Avenue, Sunderland	SR4 8PB	Andrew Craig
Lot 82	1 Manisty Terrace, Easington, Peterlee, Durham	SR8 3HE	Kimmitt & Roberts
Lot 83	Ashburne Villa, Ryhope Street, Sunderland	SR2 0HG	Andrew Craig
Lot 84	38 Redwood Avenue, South Shields	NE34 8DF	Andrew Craig
Lot 85	5 Richmond Terrace, Haswell, Durham	DH6 2DS	Kimmitt & Roberts
Lot 86	54 Whickham Road, Hebburn,	NE31 1QU	Andrew Craig
Lot 87	70b Valley View, Jarrow	NE32 5QT	Andrew Craig
Lot 88	87 Manor Road, St Helen's, Bishop Auckland	DL14 9ER	JW Wood Estate Agents
Lot 89	20 Pine Street, Jarrow	NE32 5JF	Andrew Craig
Lot 90	Beamish House, Rowan Avenue, Washington	NE38 9BP	Andrew Craig
Lot 91	97 Sherburn Terrace, Consett, County Durham	DH8 6NE	JW Wood Estate Agents
Lot 92	10 Milford Gardens, Gosforth	NE3 5AT	Rook Matthews Sayer
Lot 93	40 Hunters Court, South Gosforth	NE3 1SP	Rook Matthews Sayer



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	67 Forest Road, Highfield Road, Sunderland	SR4 0DY	Andrew Craig
Lot 95	11 St Andrews Road, New Marske, Redcar	TS11 8BD	Michael Poole
Lot 96	6 Ashwood Close, Forest Hall	NE12 9PZ	Mike Rogerson
Lot 97	9 Bradley Cottages, Leadgate, Consett	DH8 6JZ	JW Wood Estate Agents
Lot 98	28 Riding Barns Way, Sunnyside	NE16 5QA	Andrew Craig
Lot 99	120 Stanhope Road, South Shields	NE33 4BP	Andrew Craig
Lot 100	5 Valiant Way, Catchgate, Stanley	DH9 8FG	JW Wood Estate Agents
Lot 101	1 Rochester Court, Ingleby Barwick	TS17 0FS	Michael Poole
Lot 102	14 Monkton Rise, Guisborough	TS14 6GF	Michael Poole
Lot 103	29 Charnwood Avenue, Newcastle	NE12 8PT	Rook Matthews Sayer
Lot 104	67 Orwell Gardens, Stanley	DH9 6QA	Andrew Craig
Lot 105	24 Rosemoor Close, Marton, Middlesbrough	TS7 8LQ	Michael Poole
Lot 106	12 Aldershot Road, Farringdon, Sunderland	SR3 3ER	Andrew Craig
Lot 107	19 Woodlands Mews, Reid Park Road, Jesmond	NE2 2ER	Rook Matthews Sayer
Lot 108	19 Plough Road, Hall Road, Sunderland	SR3 2UQ	Andrew Craig
Lot 109	32 Ford Lodge, South Hylton, Sunderland	SR4 0QF	Andrew Craig
Lot 110	5 St Albans Close, Redcar	TS10 4SU	Michael Poole
Lot 111	23 Felbrigg Lane, Ingleby Barwick	TS17 0XT	Michael Poole
Lot 112	Unit 20, The Courtyard, Axwell Park, Blaydon	NE21 6RN	Andrew Craig

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

34 Enfield Street, Middlesbrough TS1 4EH

Michael Poole



Description:

An investment opportunity to purchase this two bedroom, two reception room mid terrace house offered for sale with vacant possession. The property does require modernisation and refurbishment, however, it does benefit from gas central heating and double glazing. The property briefly comprises an entrance lobby, entrance hall, living room, dining room, kitchen and a bathroom to the ground floor with 2 bedrooms on the first floor. Externally there is a yard to the rear.
EPC Band E

Call: Michael Poole 01642 254222

Price Guide: £18,000+

Lot No. 2

163 Harton House Road, South Shields NE34 6EA

Andrew Craig



Description:

A great opportunity to purchase this 3 bed, 2 reception semi detached house located in this popular residential area. The property is in need of modernisation and refurbishment however does have gas central heating and is being offered for sale with vacant possession. The property comprises of an entrance hall, living room, kitchen, bathroom and a dining room to the ground floor. to the first floor here are 3 bedrooms and a /w.c. Externally there are gardens to both the front and rear of the property with a drive to the front offering off street parking.



EPC Band to be confirmed.

Call: Andrew Craig 0191 4271722

Price Guide: £74,950+

Lot No. 3

2a Hawthorne Road, Blyth NE24 3DT

MIKE
ROGERSON



Description:

An opportunity to purchase this commercial investment located on Hawthorne Road within Blyth and currently generating an income of £9,375. The premises comprises of buildings we are advised have a total gross internal over 400 sq meters on a plot we are advised is just under $\frac{1}{2}$ acre offering ample additional external space. The principle building is over 75 years old and consists of a steel framed structure whilst to the rear of the site is a lock up garage and an open sided former Blacksmiths Shop these are currently occupied by a Blacksmith/welder with a rental of £7,400 Attached to the main building there is a single storey building currently let to a plumbing and Heating Company with a rental of £1,125 and a further single storey structure let to a plasterer at £850. (awaiting sight of tenancy agreements)
EPC Band G

Call: Mike Rogerson 01670 361911

Price Guide: £99,950+

Lot No. 4
49 Rosemary Terrace, Blyth NE24 3DS
**MIKE
ROGERSON**

Description:

An opportunity to purchase this plot of land situated in an area of neighbouring plots being of commercial use and lies opposite a row of terrace houses. We are verbally advised by the vendor when they purchased the land, it did house two garages, however, at present, it is an empty site. The plot is located on the corner of Rosemary Terrace/Hawthorne Road and backing onto the Crofton Mill Industrial Estate.

Call: Mike Rogerson 01670 361911

Price Guide: £19,950+

Lot No. 5
63/65 Lavender Gardens, Jesmond NE2 3DD
**ROOK
MATTHEWS
SAYER**

Description:

Fantastic investment opportunity!! A spacious pair of flats situated on Lavender Gardens, West Jesmond close to West Jesmond Metro station and Brentwood Avenue. Within walking distance of the cafes, shops and restaurants and close to access roads to the city centre. The ground floor flat has two bedrooms and is currently tenanted until summer 2017. The upper flat has three bedrooms and requires some updating and is currently vacant.

EPC Bands D


Call: Rook Matthews Sayer 0191 2816700

Price Guide: £275,000+

Lot No. 6
Pigeon Coop Plot, Land at Lane Road, Hebburn NE31 1HR
Andrew Craig

Description:

A plot of land with planning permission to build a two storey detached house with integral garage. Planning application no ST /0591/14/FUL
EPC Band exempt


Call: Andrew Craig 0191 4281428

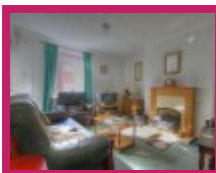
Price Guide: £34,950+

Lot No. 7
19 Alexandra Street, Pelton Lane Ends, Chester Le Street DH2 1NT
**WOOD
ESTATE AGENTS**

Description:

A mid terraced house in a quiet village location. The property includes gas central heating via radiators with combination boiler and uPVC double glazing. The accommodation briefly includes 15ft Lounge, separate Dining room, Kitchen, two Bedrooms (including 14ft master Bedroom), Bathroom with white suite and Yard to rear.

EPC Band D


Call: J W Woods 0191 3887245

Price Guide: £29,950+

Lot No. 8

2 Ninth Street, Blackhall TS27 4EX

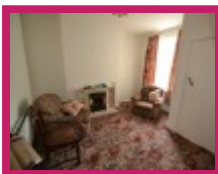
kimmitt & roberts



Description:

A two bedroomed end terrace which would make an ideal purchase for the local investor and comes with gas central heating system, double glazing, two reception rooms and enclosed yard to rear.

EPC Band tbc



Call: Kimmitt and Roberts 0191 5183334

Price Guide: £18,000+

Lot No. 9

9 Ninth Street, Horden, Peterlee SR8 4LZ

kimmitt & roberts



Description:

A good opportunity for the investor to purchase this two bedroomed mid terraced home. Having gas central heating system via back boiler, double glazing and rear yard.

EPC Band E



Call: Kimmitt and Roberts 0191 5183334

Price Guide: £16,000+

Lot No. 10

13 Ninth Street, Blackhall Colliery TS27 4EX

kimmitt & roberts



Description:

A good opportunity for the investor to purchase this two bedroomed mid terraced home. Having gas central heating system via back boiler, double glazing and rear yard.

EPC Band D



Call: Kimmitt and Roberts 0191 5183334

Price Guide: £20,000+

Lot No. 11

1 York House, Downhill, Sunderland SR5 4DR

Andrew Craig



Description:

An ideal two bedroom ground floor apartment rented at £395pcm sure to appeal to those looking for stair free living, first time buyers and investors alike. Being situated within the ever popular area of Downhill surrounded by a wide range of local amenities, well regarded schools and good transport links to the City Centre and A19. Having secure entry system to the communal lobby/hallway, double glazing and heating system makes this property ready to move into. Externally there is allocated parking and communal gardens. Call now to view!

EPC Band C

Call: Andrew Craig 0191 5653377

Price Guide: £34,950+

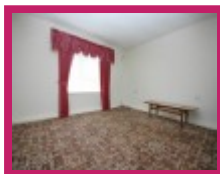
Lot No. 12

17 Dundas Way, Felling, Gateshead NE10 9JR

Andrew Craig

Description:

A spacious 2 bedroom first floor flat ideal for investment purposes or home owners alike. Conveniently placed for local amenities and transport links via road and Metro links. Available with no onward chain - viewing essential to appreciate the size and layout. Property benefits include Double Glazing, Gas Combi Central Heating



EPC Band D

Call: Andrew Craig 0191 4875330

Price Guide: £45,000+

Lot No. 13

2 Tweedy Street, Blyth NE24 5NB

**ROOK
MATTHEWS
SAYER**

Description:

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

Call: Rook Matthews Sayer 01670 352900

Price Guide: £20,000-£25,000

Lot No. 14

47 Charlotte Street, Stanley DH9 7AT

**WOOD
ESTATE AGENTS**

Description:

An end terraced property sold with existing tenancy, producing an income of £281.66per calendar month. The property benefits from double glazing, gas central heating and a modern kitchen. The property comprises: Entrance lobby, Lounge, two bedrooms and bathroom. Externally there is a garden to front and yard to rear. EPC Band D

Call: J W Woods 01207 235221

Price Guide: £24,950+

Lot No. 15

22 Lake View, Station Town, Wingate TS28 5QD

kimmitt & roberts

Description:

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

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £25,000 - £30,000

Lot No. 16
2 Cloverhill Drive, Ryton NE40 4TE
**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 C

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £169,950+

Lot No. 17
31 Second Street, Blackhall Colliery TS27 4EN
kimmitt & roberts

Description:

A nicely presented two bedroomed end terraced home which comes with gas central heating system (combi boiler), double glazed window, two reception rooms and easy access to local amenities.



EPC Band D

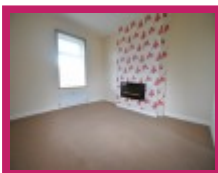
Call: Kimmitt and Roberts 0191 5183334

Price Guide: £20,000+

Lot No. 18
20 Summerson Street, Hetton le Hole DH5 9DL
kimmitt & roberts

Description:

We are particularly pleased to offer this outstanding two bedroom mid terraced home which has been the subject of considerable capital expenditure over recent months, having been completely refurbished from top to bottom - internal inspection cannot fail to impress. It provides well proportioned accommodation, which now boasts a new kitchen, new bathroom, new Combi gas central heating and new UPVC double-glazing. It has been totally redecorated and has new carpets throughout. The property occupies a fine position on the edge of the village with uninterrupted open views to the front. Early viewings are highly recommended.



EPC Band D

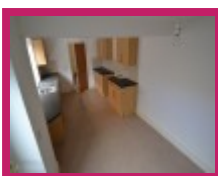
Call: Kimmitt and Roberts 0191 5848080

Price Guide: £39,950+

Lot No. 19
27 St Oswalds Street, Hartlepool TS24 8NR
kimmitt & roberts

Description:

This is a nicely presented two bedroomed mid terrace home comprising of gas central heating system, double glazing, hall, lounge/diner, kitchen/breakfast room, two bedrooms and bathroom/w.c



EPC Band C

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £24,000+

Lot No. 20
2 Cathedral View, Spennymoor DL16 7QG
WOOD
ESTATE AGENTS

Description:

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


Call: J W Woods 01388 604273

Price Guide: £95,000+

Lot No. 21
22 Eighth Street, Blackhall Colliery, Hartlepool TS27 4EU
kimmitt & roberts

Description:

An ideal opportunity for the investor to purchase this two bedroomed mid terraced home having gas central heating system (back boiler) and double glazing.



EPC Band D

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £20,000+

Lot No. 22
2 New Street, Durham DH1 4DH
WOOD
ESTATE AGENTS

Description:

Occupying a popular student location just off North Road it briefly comprises: open plan living room, bedroom, kitchen and bathroom. On the first floor there are three additional bedrooms, one with an en suite shower room. It has an enclosed yard to the rear.
We are advised by the vendor the property has been let by students for over 20 years rent £350 per person per month (we are awaiting sight of the tenancy agreements)
EPC Band E

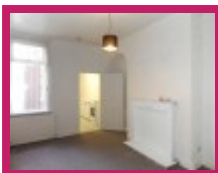
Call: J W Woods 0191 3869921

Price Guide: £199,950+

Lot No. 23
146/148 Boldon Lane, South Shields NE34 0BY
Andrew Craig

Description:

A pair of flats comprising of two bed ground floor and three bed first floor flat.situated in this popular location having amenities, shops and transport links into the Town Centre all within walking distance.



EPC Band B and C

Call: Andrew Craig 0191 4271722

Price Guide: £69,950+

Lot No. 24

78 Hastings Street, Hendon, Sunderland SR2 8SW

Andrew Craig

Description:

Spacious three bedroom mid terraced family home located within close proximity to amenities including Sunderland City centre, local shops, schools and transport links. Benefiting from two reception rooms, three well proportioned bedrooms, good sized yard to the rear and UPVC double glazing and combi gas central heating. Ideal for a range of buyers including those looking to get on to the housing market, growing families and investors alike. Viewing recommended.



EPC Band D

Call: Andrew Craig 0191 5653377

Price Guide: £37,500+

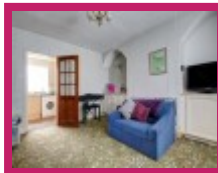
Lot No. 25

13 Broomside Lane, Belmont, Durham DH1 2QR

WOOD
ESTATE AGENTS

Description:

Available with the benefit of no onward chain, we offer for sale this end terraced property with gas fired central heating and double glazing. Occupying a main road position within this popular area it briefly comprises: entrance lobby, lounge, kitchen, bathroom and two bedrooms on the first floor. It has a patio/yard area to the rear.



EPC Band D

Call: J W Woods 0191 3869921

Price Guide: £49,950+

Lot No. 26

92/94 Ethel Street, Benwell NE4 8QA

**ROOK
MATTHEWS
SAYER**

Description:

An opportunity to purchase a pair of flats in this popular location with tenancy agreements in place totalling £9960 per annum. Awaiting sight of tenancy agreements.

Number 94 - Advised let at £400pcm from 01 June 2015 for one year. - Briefly comprises of entrance hall, two bedrooms, living room, kitchen and bathroom.

Number 92 - Advised let at £430pcm from 28 October 2014 for one year - Briefly comprises of entrance hall, 3 bedrooms, living room, kitchen, hall to rear, bathroom.

EPC Band 92 -E 94-D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £74,950+

Lot No. 27

9 Oakwood Gardens, Lobley Hill NE11 0DD

Andrew Craig

Description:

Offering huge potential this semi detached bungalow is located on a popular development in Lobley Hill. Conveniently situated for local amenities with the A1M on the doorstep making it a great base for commuters. The versatile accommodation has a current layout of entrance hall, lounge, sitting room, two bedrooms, kitchen, bathroom and separate w.c. Externally there are gardens to front and rear. Early viewing recommended to avoid disappointment.



EPC Band E

Call: Andrew Craig 0191 4875330

Price Guide: £89,950+

Lot No. 28
21 Alexandra Terrace, Wheatley Hill, Durham DH6 3JW

Description:

A mid-terrace two storey property with pitched slate roof, the accommodation comprises ground and first floor retail space that would suit a variety of uses subject to planning. The net internal area is 72.41 sq. m. (779.4 sq. ft.) consisting open plan retail area, store and w/c to ground floor with two offices, kitchen and w/c to the first floor.

EPC Band D



Call: J W Woods 0191 3869921

Price Guide: £29,950+

Lot No. 29
4 -6 Maple Avenue, Dunston NE11 9XJ
Andrew Craig

Description:

An opportunity to purchase this end of terrace property offered for sale with vacant possession and consisting of a retail premises to the ground floor with an independent 2 bed first floor flat. There is an access route to link the two properties which is currently blocked up.

The ground floor consists of a double glass frontage with a cloak/wc and 2 storerooms/offices to the rear. To the first floor there are 2 bedrooms, living room, kitchen and bath/wc.



EPC Band E

Call: Andrew Craig 0191 4889090

Price Guide: £94,950+

Lot No. 30
3 Chapel Court, Sherburn Village, Durham DH6 1HS

Description:

Three bedroom bungalow occupying a good sized plot, the property has accommodation comprising: entrance lobby, hallway, lounge, dining room, kitchen, three bedrooms and bathroom. Externally there is a large garden to the front of the property and a small garden to the rear, there is a driveway and garage for parking.



EPC Band tbc

Call: J W Woods 0191 3869921

Price Guide: £115,000+

Lot No. 31
2 River View, Sunderland SR1 2AT
Andrew Craig

Description:

A modern two bedroom second floor apartment with riverside and sea views, secure allocated parking and modern kitchen. Located just a short distance away from the City Centre providing a wide range of shops, restaurants and bars. Ideal investment for those wanting living space close to the University and College, Metro/Rail station and Seafront. We have been advised that the property is currently tenanted at £550 pcm.

EPC Band C

Call: Andrew Craig 0191 5653377

Price Guide: £59,950+

Lot No. 32

36-38 Croft Road, Blyth NE24 2EL

**ROOK
MATTHEWS
SAYER**

Description:

The property is a two storey end terrace brick building with pitched slate roof. The ground floor consists of a well presented retail unit previously occupied by an off licence and convenience store. The unit has a floor area circa 84.61 sq. m. (910.7 sq. ft.). The 3 bedroom maisonette is situated on the first floor and benefits from a private entrance from the side of the property. It consists of 3 bedrooms, living room, kitchen and bathroom room, it has a floor area circa 82.53 sq. m. (888.3 sq. ft.)



EPC Band F

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £55,000+

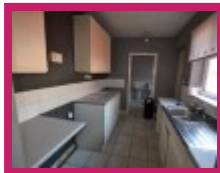
Lot No. 33

19 Eighth Street, Blackhall Colliery TS27 4EU

kimmitt & roberts

Description:

This is a two bedroomed mid terrace home with gas central heating system (back boiler) and double glazing. To the rear there is an enclosed yard. Ideal for local investor.



EPC Band D

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £20,000+

Lot No. 34

8 Wardley Court, Wardley NE10 8AJ

Andrew Craig

Description:

An apartment situated in this convenient residential area located within close proximity to a range of local amenities alongside good transport routes via the A184 leading to Gateshead Town Centre, Newcastle City Centre and the A19. Ideal for both first time buyers and investors. The property is currently rented at £300pcm (we are awaiting a copy of the tenancy agreement) EPC Rating: D

Call: Andrew Craig 0191 4875330

Price Guide: £29,950+

Lot No. 35

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

Andrew Craig

Description:

Freehold in the 2 blocks of flats, Bodlewell House and Quayside House, accommodating 8 and 18 flats respectively, and the land surrounding, and the ground floor commercial units located in Bodlewell House, with vacant possession of all 3 units. The 3 bed, ground floor residential property, 3A Bodlewell House, with vacant possession. The 26 flats in Bodlewell House and Quayside House are held leasehold and the freeholder currently collects a service charge from each leaseholder of £139 per quarter plus what is believed to be a nominal ground rent. By means of the service charge the landlord is responsible for the upkeep and maintenance of the buildings and grounds: for fuller details, the legal pack should be consulted. EPC Band to be confirmed.

Call: Andrew Craig 0191 5653377

Price Guide: £109,950+

Lot No. 36

41 Oakwood, Leam Lane, Gateshead NE10 8LY

Andrew Craig

Description:

Offered to the market with no onward chain. Situated in the popular Leam Lane estate close to transport links and local amenities we offer this one bedroom bungalow positioned in a quiet cul de sac. With a private garden this semi detached bungalow briefly comprises lounge, kitchen, bedroom, wet room and separate W.C. Ideal opportunity for those wishing to down size or to the investor market. Viewing is absolutely essential to appreciate.



EPC Band tbc

Call: Andrew Craig 0191 4875330

Price Guide: £49,950+

Lot No. 37

16 High Street, Belford NE70 7NH

**ROOK
MATTHEWS
SAYER**

Description:

This Grade II listed building provides fantastic retail and residential accommodation over three storeys. The ground floor provides an ample retail area plus rear shop with cloak room and WC, which could easily be made in to a thirs bedroom with en-suite. The inner hall has stairs up and down to two double bedrooms, study and bathroom on the first floor plus spacious kitchen/dining/sitting area on the lower ground floor with separate WC. The property benefits from a rear yard which could be used as a parking area or garden and gives access to the lower ground floor. Gas central heating is included. EPC exempt

Call: Rook Matthews Sayer 01665 510044

Price Guide: £124,950+

Lot No. 38

24 Hardwick Street, Horden, Peterlee SR8 4JH

kimmitt & roberts

Description:

2 bedroom property close to shops, schools and the town centre. Briefly comprising; Lounge (with gas fire), Re-fitted Kitchen, Ground floor Bathroom, 2 Double Bedrooms to first floor. Externally there is an enclosed yard. EPC Band E


Call: Kimmitt and Roberts 0191 5183334

Price Guide: £27,000+

Lot No. 39

21 Edenhall Grove, Redcar TS10 4PR

Michael Poole

Description:

Three Good Size Bedrooms, Gas Central Heating, UPVC Double Glazing, Ground Floor WC, Family Bathroom, Ideal Investment Opportunity.

EPC Band to be confirmed


Call: Michael Poole 01642 285041

Price Guide: £45,000+

Lot No. 40
46 Bevanlee Road, Middlesbrough TS6 6QS

Description:

A two bedroom mid terrace house with garden to rear. The property requires refurbishment.

At the time of print no access has been gained.
EPC Band E

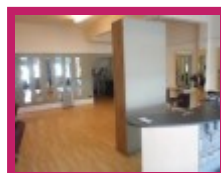
Call: Michael Poole 01642 955180

Price Guide: £19,950+

Lot No. 41
134 York Road, Hartlepool TS26 9DA
**GREIG CAVEY
COMMERCIAL LTD**

Description:

Retail unit located close to Hartlepool Town Centre which was previously used as a hairdressers but would be suitable for a number of uses subject to planning.
Description Area Sq M Area Sq Ft Sales 65.24 701 Kitchen/Storage 6.16 66.28 FF Office/Storage 47.84 514.75 Total 119.24 1282.20



EPC Band G

Call: Greig Cavey 01429 275791

Price Guide: £64,950+

Lot No. 42
49 Wicklow Street, Middlesbrough TS1 4RG
Michael Poole

Description:

Ideal for investment, this three bedroom terraced property comes to the market with no forward chain, double glazing and gas central heating. Located close to Middlesbrough town centre allowing easy access to both Teesside University and local shops, this property must be viewed to be fully appreciated.



EPC Band E

Call: Michael Poole 01642 254222

Price Guide: £39,950+

Lot No. 43
2 Victoria Terrace, Alnwick NE66 1RS
**ROOK
MATTHEWS
SAYER**

Description:

This two bedroom mid terraced stone property is set on the popular Victoria Terrace. It is ready for major refurbishment and comprises of two rooms on the ground floor and two further rooms on the first floor. To the front there is a small enclosed garden and to the rear there is a part enclosed yard with outbuildings and access to the rear lane. The property is available with no upper chain and an early viewing is highly recommended.



EPC Band tbc

Call: Rook Matthews Sayer 01665 510044

Price Guide: £29,950+

Decisions on the **spot...**

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

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

As an auction finance specialist, we could help with:

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

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

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. 44

4 Cumberland Place, South Shields NE34 7JB

Andrew Craig



Description:

MUST BE VIEWED TO FULLY APPRECIATE. A beautifully presented three bedroom semi-detached house situated at Cumberland Place which has been completely refurbished by the current owners. The property is bright and spacious with a refitted kitchen and bathroom. The accommodation comprises of: composite door to the entrance hallway, lounge, dining room, kitchen, utility room, to the first floor there are three bedrooms and family bathroom. Externally to the rear there is a large enclosed garden with a decked patio area. Viewing highly recommended,



EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £89,950+

Lot No. 45

49 Fouracres, Cowgate, Newcastle NE5 3BB

**ROOK
MATTHEWS
SAYER**



Description:

Two double bedroom end terraced home benefiting from double glazing, gas central heating and no onward chain. This property is ideal for a variety of Buyers to include First Time Buyers and Investors alike. Currently tenanted at £500pcm from 7th March 2017 for 12 months. All amenities are nearby, shops and public transport links, Newcastle City Centre and Airport are also easily accessible. The accommodation comprises, entrance hallway, lounge, kitchen, stairs to first floor landing, two bedrooms and a bathroom.
EPC Band C

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £45,000+

Lot No. 46

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: £74,950+

Lot No. 47
16 Drake Close, South Shields NE33 5DE
Andrew Craig

Description:

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



EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £89,950+

Lot No. 48
1 King Street, Alnwick NE66 1XL
**ROOK
MATTHEWS
SAYER**

Description:

Situated close to Alnwick town centre, and with unrestricted on street parking, this spacious first floor apartment extends to entrance lobby and large landing, sitting room/ dining room, fitted kitchen, two bedrooms and shower room. Gas fired central heating is included and there are rear stairs down to a small yard. The property is ideally suited to first time buyers and investors



EPC Band E

Call: Rook Matthews Sayer 01665 510044

Price Guide: £59,950+

Lot No. 49
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: £124,950+

Lot No. 50
27 Meldon Avenue, Sherburn Village, Durham DH6 1JY
**WOOD
ESTATE AGENTS**

Description:

Available with the benefit of immediate vacant possession, we offer for sale this two bedroomed first floor flat with warm air central heating. The property, requiring some internal cosmetic updating has accommodation which briefly comprising: landing with cupboard housing warm air central heating boiler, lounge, kitchen, two bedrooms and a bathroom. Externally there is a garden to the rear and a garage situated in a block close by.



EPC Band E

Call: J W Woods 0191 3869921

Price Guide: £49,950+

Lot No. 51
2 Tollesby Lane, Marton in Cleveland TS7 8JE

Description:

We offer to the market this superb three bedroom semi-detached bungalow having been recently refurbished and offering accommodation comprising entrance porch, stunning fitted kitchen, living room, three bedrooms - master with en-suite shower room and a modern family bathroom. Externally there is a block paved driveway providing parking for approximately three/four cars, a tandem style garage and front and rear gardens. Offered for sale with no forward chain. EPC Band D

Call: Michael Poole 01642 288299

Price Guide: £159,950+

Lot No. 52
West Lodge, 109 Main Street, Shildon DL4 1AW
WOOD
ESTATE AGENTS

Description:

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



EPC Band E

Call: J W Woods 01388 604273

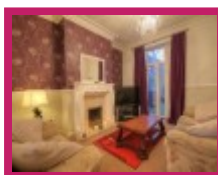
Price Guide: £59,950+

Lot No. 53
2 Stanley Street, Consett DH8 6LN
WOOD
ESTATE AGENTS

Description:

A spacious, extended stone-built house with a garage, situated on the end of a terrace in the centre of Consett and providing generous and well presented accommodation that includes three double bedrooms.

The house has been improved in recent years, including rewiring in 2008, and features a large open lounge / dining room, a utility room and a spacious contemporary bathroom with a free-standing bath and separate shower cubicle. It has gas central heating and UPVC double glazing. The vendor is happy to consider including the white goods and many items of furniture.



EPC Band E

Call: J W Woods 01207 502109

Price Guide: £84,950+

Lot No. 54
10 Palace Road, Bedlington NE22 7DR
**ROOK
MATTHEWS
SAYER**

Description:

Chain Free and ready to view this Two bedroom townhouse is an ideal first time buy or investment opportunity. With good size rooms throughout the property is well located for local schools, shops and amenities and also benefits from excellent road and transport links. With double glazing and gas central heating the accommodation briefly comprises of; fitted breakfasting kitchen, lounge, stairs to the first floor landing, good size bathroom, bedroom, stairs to the second floor and large double bedroom. Externally there is a large attached storage area. Viewings are highly recommended.



EPC Rating: D

Call: Rook Matthews Sayer 01670 531114

Price Guide: £39,950+

Lot No. 55

64 St Vincent Street, South Shields NE33 3AR

Andrew Craig

Description:

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



EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

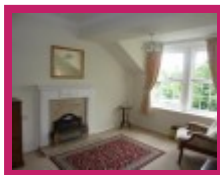
Lot No. 56

18 Meadowfield, Ponteland NE20 9XF

**ROOK
MATTHEWS
SAYER**

Description:

A purpose built, two bedroomed, second floor apartment, offering characterful accommodation with a pleasant aspect towards the park. With electric heating and sealed unit double glazing, the accommodation also has security entry phone system and security cords for peace of mind. Communal facilities include car park, shared lounge and lift and stairs providing access to the apartment. The accommodation comprises; reception hall, lounge with Adam style fireplace, kitchen, two bedrooms and shower room/wc. The property is specifically designed for those 60 years and over and provides excellent accommodation



EPC Band C

Call: Rook Matthews Sayer 01661 860228

Price Guide: £45,000+

Lot No. 57

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.

Call: Michael Poole 01642 285041

Price Guide: £99,950+

Lot No. 58

Mill House, Lealands, Lesbury NE66 3QN

**ROOK
MATTHEWS
SAYER**

Description:

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

Call: Rook Matthews Sayer 01665 510044

Price Guide: £299,950+

Lot No. 59

61 Highfield Road, South Shields NE34 6HE

Andrew Craig

Description:

A spacious two bedroom, two reception true style Semi-Detached Bungalow conveniently situated in this ever popular and sought after location at Highfield Road, South Shields. Positioned for access to amenities, shops and transport links into the Town Centre and Coastline. The property briefly comprises of:- Entrance lobby into hallway, lounge, dining room, kitchen, conservatory, two bedrooms, shower room and separate w.c. Externally to the front there is a low maintenance garden with onside driveway leading to garage. To the rear there is a garden and additional garage and driveway. Further benefits include gas central heating and double glazing. An internal inspection is highly recommended. **CALL TO VIEW NOW!!**

EPC Band D


Call: Andrew Craig 0191 4271722

Price Guide: £154,950+

Lot No. 60

25 Patrick Crescent, South Hetton DH6 2UP

kimmitt & roberts

Description:

The property has been extended to the side elevation and now provides spacious family accommodation with three generous bedrooms and an en-suite shower room to master. The home briefly comprises an entrance lobby, lounge, dining room, modern fitted kitchen and conservatory overlooking the rear garden. To the first floor there is a master bedroom with en-suite shower, two further bedrooms and a family bathroom. Externally to the rear there is a generous WEST facing garden with lawned and patio areas and the front offers off street parking for two cars with a contemporary 'Crete print' driveway.

EPC Band E


Call: Kimmitt and Roberts 0191 5848080

Price Guide: £64,950+

Lot No. 61

32 Bath Road, Eston TS6 9PH

Michael Poole

Description:

Two Bedroom Semi-Detached Family Home Notable features include detached garage, double glazing and a fitted kitchen. This property offers two floors of living accommodation and briefly comprises; entrance porch, lounge, kitchen, landing, two bedrooms and bathroom. Externally, enclosed gardens to the front and rear along with off street parking and a detached garage.

EPC Band D

Call: Michael Poole 01642 955180

Price Guide: £90,000+

Lot No. 62

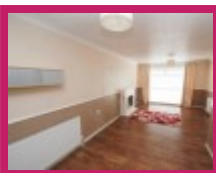
4 St Davids Way, Jarrow NE32 4PA

Andrew Craig

Description:

A three bedroom mid terraced property with no onward chain. In need of some cosmetic attention the property benefits from gas central heating, double glazing and offers some excellent potential for a young family. Briefly the accommodation comprises of entrance porch, entrance hall, lounge opening to dining area, kitchen, three bedrooms and bathroom/w.c. Externally there is a block paved area to the front and lawn garden to front with off road parking

EPC Band C


Call: Andrew Craig 0191 4280025

Price Guide: £79,950+

Lot No. 63
57 Longstone Close, Beadnell NE67 5BS
**ROOK
MATTHEWS
SAYER**

Description:

This spacious four bedroom detached house is situated just off the popular Harbour Road on the Longstone Close development. Also accompanying the property there is a large quarry pond. In the past, the property has been a successful holiday let. The accommodation offers entrance hall with stairs off, a large living/dining room with door to outside, a fitted kitchen with door leading off to the garden and a downstairs shower room. On the first floor there are four bedrooms and a family bathroom. There is an attached garage and to the front there is ample off street parking and a gravelled area. To the side there is a large lawned garden with access down to the quarry pond. To the rear of the property there is a patio area. The property benefits from uPVC double glazing and oil central heating. An early viewing is highly recommended.
EPC Band f

Call: Rook Matthews Sayer 01665 510044

Price Guide: £234,950+

Lot No. 64
26 The Demense, Ashington NE63 9TW
**ROOK
MATTHEWS
SAYER**

Description:

Situated in a prime position on The Demesne, a much sought after location, with views to the front this three bedroom detached bungalow is being offered for sale. The property has been with the family for many years and has had several improvements made to it. Briefly comprising of entrance hall, L-shaped lounge/dining room, kitchen with "Smeg" double oven, three bedrooms and a spacious re-fitted shower room. There is gas central heating and double glazing throughout the property. Externally there is a generous rear garden mainly laid to lawn. There is a garden to the front and driveway leading to the single garage. Viewing essential book an appointment now with the Ashington branch. EPC Rating: C


Call: Rook Matthews Sayer 01670 850850

Price Guide: £179,950+

Lot No. 65
6 Oxford Avenue, South Shields NE33 4TW
Andrew Craig

Description:

This unique and substantial two bedroom first floor flat boasts good living space. Pleasantly positioned in this popular location with excellent access to amenities, shops, popular schools and transport links into the Town Centre and Sea Front. Briefly comprising of: - Entrance hall with stairs to first floor landing. Lounge/diner, kitchen, bathroom two bedrooms. Two loft rooms. The rear hallway has stairs leading down to a work shop and office room. Further benefits include gas central heating and double glazing. An internal inspection is highly recommended. CALL TO VIEW NOW!!!



EPC Band E

Call: Andrew Craig 0191 4271722

Price Guide: £54,950+

Lot No. 66
2 Hardale Grove, Redcar TS10 5JG
Michael Poole

Description:

A three bedroom semi detached house situated on Hardale Grove, Redcar. Available with vacant possession the property does require some updating.
EPC band E

Call: Michael Poole 01642 285041

Price Guide: £69,950+

Lot No. 67
18 Bader Avenue, Thornaby, Stockton TS17 0HQ
Michael Poole

Description:

This Large Extended Semi Has Four Bedrooms, One Bathroom, One Shower Room, Breakfast Kitchen, Dining Room, Lounge, Double Garage and is Sat on a Corner Plot.

EPC Band D



Call: Michael Poole 01642 355000

Price Guide: £119,950+

Lot No. 68
63 Lilac Walk, Hebburn NE31 2PR
Andrew Craig

Description:

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

EPC Band C



Call: Andrew Craig 0191 4281428

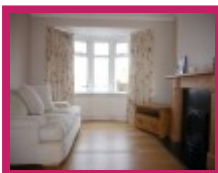
Price Guide: £75,000+

Lot No. 69
46 Mill Hill Road, East Denton, Newcastle NE5 2AR
**ROOK
MATTHEWS
SAYER**

Description:

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

EPC BAND D



Call: Rook Matthews Sayer 0191 267 1031

Price Guide: £99,950+

Lot No. 70
13 Roseberry Terrace, Boldon Colliery NE35 9HH
Andrew Craig

Description:

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

EPC Band D

Call: Andrew Craig 0191 5190011

Price Guide: £49,950+

Lot No. 71
2 Castle Way, Pegswood NE61 6XH
**MIKE
ROGERSON**

Description:

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



EPC Band C

Call: Mike Rogerson 01670 517500

Price Guide: £69,950+

Lot No. 72
38 Hamilton Grove, Teesville TS6 0AH
Michael Poole

Description:

Available with no forward chain. Early viewing is recommended as we anticipate a high level of interest in this property. The bungalow offers a single floor of living accommodation and briefly comprises, entrance hall, lounge, kitchen, bedroom, and bathroom. Externally we have gardens to the front side and rear of the property.



EPC Band D

Call: Michael Poole 01642 955184

Price Guide: £64,950+

Lot No. 73
29 Foxcover, Linton Colliery, Ashington NE61 5SR
**ROOK
MATTHEWS
SAYER**

Description:

Chain Free. Very well presented modern three bedroomed semi detached property for sale on Foxcover, Linton colliery. Located in a quiet newly built estate the property has excellent road links for those looking for a rural property with good access to nearby towns and city centres. Deceptively spacious the property would make a fantastic first time purchase or a lovely family home. With double glazing and gas central heating the property briefly comprises: entrance porch, lounge, dining room, fitted kitchen, ground floor w.c, stairs to first floor landing, three good sized bedrooms with en-suite to master and family bathroom. Externally there is an enclosed garden to the rear and open aspect garden to the front with drive leading to single garage.



EPC C

Call: Rook Matthews Sayer 01670 850850

Price Guide: £89,950+

Lot No. 74
14 St Johns Avenue, Hebburn NE31 2TY
Andrew Craig

Description:

A stylish three bedroom mid terraced house situated on this ever popular street close to Hebburn Town Centre providing easy access to a range of local amenities to include shops, transport links, Hebburn Central Leisure Centre and Hebburn Park. Situated within the catchment area of Hebburn Lakes Primary School, Hebburn Comprehensive School and St. Joseph's Catholic Academy & Sixth Form College. The attractively presented accommodation briefly comprises of :- Entrance hallway with stairs leading to the first floor, lounge, dining room and modern fitted kitchen. To the first floor there are three bedrooms and a contemporary family bathroom suite.



EPC Band E

Call: Andrew Craig 0191 4281428

Price Guide: £99,950+

Lot No. 75
4 De Waldron Square, Pegswood, Morpeth NE61 6SU

Description:

The accommodation briefly comprises of; Entrance hallway, kitchen, lounge, rear hallway/utility area. To the second floor is the master bedroom, second bedroom, bathroom and separate toilet. Externally there are gardens to front and rear, the property benefits from double glazing and gas fired heating to radiators.



EPC Band D

Call: Mike Rogerson 01670 517500

Price Guide: £59,950+

Lot No. 76
Burtree Barns, Darlington DL3 0UY

Description:

This is simply an outstanding Barn Conversion. Lovingly renovated and skilfully refurbished to the most exacting standards this superb property must be viewed to fully appreciate the size and quality of accommodation on offer. It would appeal to those buyers with an equestrian interest as the property sits in two acres of land with a fenced paddock and the near 6,000 square feet of flexible living accommodation includes a self-contained annexe, a state of the art highly efficient central heating system and beautiful vaulted ceilings throughout. The stunning accommodation is arranged mainly on one level with 7 bedrooms, 5 reception rooms including an enormous stunning kitchen/breakfast/family room, and four bath/shower rooms all fabulously fitted with beautiful suites. All rooms have under-floor heating which is thermostatically controlled. The outside space is complemented by two fabulous substantial patio areas as well as a lovely inner courtyard where there is a high level of privacy and seclusion. There is parking for numerous vehicles making the property ideal for anyone running their own business from home. EPC Band TBC

Call: J W Woods 01325 485151

Price Guide: £699,950+

Lot No. 77
4 Orchard Street, Pallion, Sunderland SR4 6QL
Andrew Craig

Description:

A spacious three bedroom, two reception room semi detached home with gardens and driveway. Ideal for families, this home is located within a convenient area for access to local shops, transport links and schools. Viewing recommended.



EPC Band E

Call: Andrew Craig 0191 5653377

Price Guide: £59,950+

Lot No. 78
110 Monkton Terrace, Jarrow NE32 5UZ
Andrew Craig

Description:

This three bedroom end terraced property occupies a good sized plot with potential to extend subject to the usual planning consent and comes with the benefit of gas central heating and double glazed leaded windows. The property is conveniently located for Jarrow Town Centre with its range of shopping facilities, schools and excellent transport links throughout the area. Briefly the accommodation comprises: Entrance hall, through lounge/dining room and fitted kitchen to the ground floor. To the first floor there are three well proportioned bedrooms and a tiled bathroom with three piece suite. Externally there are lawned gardens to the front, side and rear.



EPC Band C

Call: Andrew Craig 0191 4280025

Price Guide: £89,950+



Personal & Family



@SintonsLaw



sintons-llp



If you're moving... move with Sintons

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



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



Conveyancing
Quality

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

Sintons
Law

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

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

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

Lot No. 79

11 Dennison Crescent, Birtley DH3 1NL

Andrew Craig

Description:

This spacious mid terrace property offers great potential and is offered with No Upper Chain. Ideally situated for access to local amenities and schools within Birtley Town Centre and with the A1M Motorway nearby, makes this an ideal base for commuters and families. Ready for the discerning buyer to put their own stamp on, the property offers an internal layout of:- Entrance hall, lounge, dining room and kitchen. There are three bedrooms to the first floor and a family bathroom. Externally there are gardens to front and rear, the rear being of a generous garden size. An early viewing is recommended to appreciate the size and potential this property has to offer.



EPC BAND TBC

Call: Andrew Craig 0191 4921234

Price Guide: £59,950+

Lot No. 80

Deneside 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: £144,950+

Lot No. 81

2 Glamis Avenue, Sunderland SR4 8PB

Andrew Craig

Description:

A spacious four bedroom detached home with double driveway, extensive gardens and garage. This immaculate home is a unique find. Having been thoughtfully upgraded by the current owners whilst maintaining some original features, this unique build enjoys an upgraded dining kitchen with integrated appliances and a bright and airy conservatory enhancing ground floor space together with good sized bedrooms, a contemporary fitted bathroom, master ensuite and guest wc. A perfect place to raise a family. Situated ideally on a corner plot for quick and easy access to the City Centre and A19 as well as local schools and shops. A ready to move into home which is sure to appeal therefore viewing comes highly recommended.



EPC Band D

Call: Andrew Craig 0191 5653377

Price Guide: £279,950+

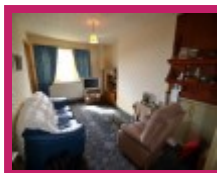
Lot No. 82

1 Manisty Terrace, Easington, Peterlee, Durham SR8 3HE

kimmitt & roberts

Description:

Occupying a superb corner plot which wraps round three sides to property, it gives us pleasure to offer for sale this two bedroomed semi-detached home. Boasting gas central heating system, double glazing, refitted modern kitchen and ground floor bathroom/WC. This property is ripe for extending (subject to necessary planning permission) due to the extensive side of the plot which enjoys coastal views beyond.



EPC Band D

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £49,950+

Lot No. 83
Ashburne Villa, Ryhope Street, Sunderland SR2 0HG
Andrew Craig

Description:

A rare opportunity to purchase this five bedroom family detached house offering versatile and flexible living accommodation. Situated in a generous plot with mature gardens, a drive in drive out driveway and a single garage. The property itself comprises entrance porch, reception hallway, living room, dining room, a snug/garden room, cloakroom/wc, kitchen, utility room, study, 2nd living room or playroom all to the ground floor. The reception hallway has the stairs leading to a galleried landing, five bedrooms and a family bathroom/wc. To fully appreciate the property on offer an internal viewing is highly recommended.



EPC Band E

Call: Andrew Craig 0191 5653377

Price Guide: £249,950+

Lot No. 84
38 Redwood Avenue, South Shields NE34 8DF
Andrew Craig

Description:

A spacious three bedroom Semi-Detached Town House situated in this popular and modern development at Cleadon Vale, South Shields. The property offers accommodation over three floors boasting an open plan kitchen/diner, lounge and cloaks/w.c. To the first floor there are two bedrooms and family bathroom. To the second floor lies the master bedroom with en-suite shower room. Externally to the front there is a low maintenance garden with wrought iron fencing, driveway and detached garage accessed via roller shutter door. To the rear there is a lawned garden and patio area. Further benefits include gas central heating and double glazing. An internal inspection is highly recommended.



EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £134,950+

Lot No. 85
5 Richmond Terrace, Haswell, Durham DH6 2DS
kimmitt & roberts

Description:

We are pleased to offer for sale this two bedroomed semi detached property boasting gas central heating system via combi boiler, double glazing, two bedrooms, shower room, gardens front and rear. This property would make an ideal purchase for the investor.



EPC Band D

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £44,950+

Lot No. 86
54 Whickham Road, Hebburn, NE31 1QU
Andrew Craig

Description:

Ideally located for Hebburn Town Centre shops and leisure amenities and having good transport links by bus and Metro is this ground floor flat. The property should appeal to a wide range of buyers including a first time buyer or retired person wanting stair free accommodation. Offered with gas central heating and double glazing and the benefit of a small flagged area to the front and an enclosed yard to the rear. Briefly the accommodation comprises: Entrance hall, lounge with feature fireplace, fitted kitchen, two bedrooms and bathroom/w.c.



EPC Band C

Call: Andrew Craig 0191 4281428

Price Guide: £49,950+

Lot No. 87

70b Valley View, Jarrow NE32 5QT

Andrew Craig

Description:

With no onward chain this recently constructed Detached Town House offers flexible accommodation for a variety of buyers. Situated on the popular Valley View, benefiting from an open aspect to the front an early inspection is highly recommended. Benefiting from gas central heating and double glazing the property has an extensive range of modern fixtures and fittings and offers ready to move into accommodation. Spread over three floors the property briefly comprises of: - Entrance hall, cloaks/w.c., modern fitted kitchen and lounge to the ground floor. Whilst there are three bedrooms (master with en-suite) and family bathroom over the upper floors. Externally there is a block paved driveway to the front and patio garden to the rear.

EPC Band B


Call: Andrew Craig 0191 4280025

Price Guide: £124,950+

Lot No. 88

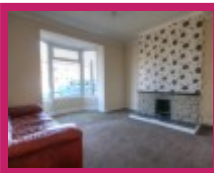
87 Manor Road, St Helen's, Bishop Auckland DL14 9ER

WOOD
ESTATE AGENTS

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: £49,950+

Lot No. 89

20 Pine Street, Jarrow NE32 5JF

Andrew Craig

Description:

Situated in a convenient and popular area close to West Park, this property offers excellent potential for a variety of buyers. In need of modernisation yet benefiting from gas central heating and double glazing. Briefly the accommodation comprises:- Entrance hall, lounge, dining area opening to kitchen. Three bedrooms and bathroom/w.c. The property was formerly a pair of flats so offers larger than average size accommodation for this style of house. Externally there is a small town garden to front and an enclosed garden to rear with double gates.

EPC Band D

Call: Andrew Craig 0191 4280025

Price Guide: £74,950+

Lot No. 90

Beamish House, Rowan Avenue, Washington NE38 9BP

Andrew Craig

Description:

Detached bungalow, benefiting from gas central heating, double glazed windows, comprising of an entrance lobby, entrance hall, shower room, dining area, living area, conservatory, 4 bedrooms, one with en-suite and one with access to a dressing area, bathroom, snug, kitchen, utility room, bar/living area (located in the garage, no planning permission), shower room, externally there are paved areas, lawned garden, vegetable garden and store sheds.

EPC Band tbc


Call: Andrew Craig 0191 4921234

Price Guide: £290,000+

Lot No. 91
97 Sherburn Terrace, Consett, County Durham DH8 6NE

Description:

The property is suited to various purchasers including families. Offering an interesting layout the property currently consists of two flats or could be a four bedroomed house with three reception rooms and comprises on the ground floor; entrance hallway, lounge, kitchen/breakfast room, cloakroom/w.c. and two bedrooms/reception rooms. To the first floor there are three rooms suitable as bedrooms or living space, a bathroom and kitchen. There is a separate entrance to the first floor of the property from the rear where there is a gravelled and decked garden which is also suitable for off road parking.



EPC band D

Call: J W Woods 01207 502109

Price Guide: £80,000+

Lot No. 92
10 Milford Gardens, Gosforth NE3 5AT

Description:

A well presented semi detached bungalow located within Brunton Park, Gosforth. The property occupies a pleasant cul de sac position and benefits from a lovely garden and ample off street parking. Two bedrooms- Two reception rooms - Sun room- Loft space with WC - Front and rear gardens



EPC Band F

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £200,000+

Lot No. 93
40 Hunters Court, South Gosforth NE3 1SP

Description:

Well presented second floor flat, One bedroom, Bathroom, Ducted air heating, Double glazing, Garage in block.

EPC Band D

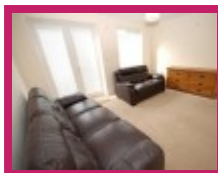

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £75,000+

Lot No. 94
67 Forest Road, Highfield Road, Sunderland SR4 0DY

Description:

A recently constructed three bedroom semi detached property with good sized gardens and driveway. Situated within this modern development within easy reach to local shops, schools and transport links to the A19/City Centre. Being neutrally decorated, bright and spacious makes this home sure to appeal to a wide range of buyers. Offered with no chain and still having the 10 years home warranty and insurance NHBC Buildmark. Viewing is recommended.



EPC Band B

Call: Andrew Craig 0191 5653377

Price Guide: £89,950+

Lot No. 95

11 St Andrews Road, New Marske, Redcar TS11 8BD

Michael Poole

Description:

An improved and modernised three bedroom link detached house, situated in this popular residential area and offered for sale with vacant possession. The property benefits from double glazed windows, gas central heating, fitted kitchen and family bathroom, redecoration and recently laid carpets, gardens front and rear and a garage.



EPC Band C

Call: Michael Poole 01642 285041

Price Guide: £124,950+

Lot No. 96

6 Ashwood Close, Forest Hall NE12 9PZ


Description:

Two Bedrooms, Semi detached Bungalow, Over 55's, Electrical heating, Extended to rear, Parking to front, Front & rear gardens, Close to commuting links, Close to local amenities, Double glazing



EPC Band E

Call: Mike Rogerson 0191 2154020

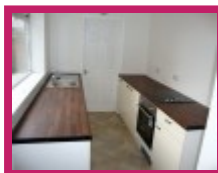
Price Guide: £99,950+

Lot No. 97

9 Bradley Cottages, Leadgate, Consett DH8 6JZ


Description:

Terraced house with the benefit of gas central heating and double glazing. Comprising of two open plan reception areas, kitchen, rear lobby, bathroom, two bedrooms and externally a yard to the rear with a garden over the back lane.



EPC Band D

Call: J W Woods 01207 502109

Price Guide: £44,950+

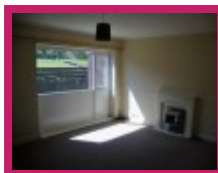
Lot No. 98

28 Riding Barns Way, Sunnyside NE16 5QA

Andrew Craig

Description:

A two bedroom mid terrace house with double glazing and central heating. Comprising of an entrance lobby, living room, rear lobby, kitchen, first floor are two bedrooms and bathroom.



EPC Band D

Call: Andrew Craig 0191 4889090

Price Guide: £84,950+

Lot No. 99

120 Stanhope Road, South Shields NE33 4BP

Andrew Craig

Description:

VACANT POSSESSION - An ideal purchase for couples, single persons, first time buyers and investors alike. This two bedroom upper flat is situated in this popular location at Stanhope Road, South Shields. Conveniently positioned close by to amenities, shops, well regarded schools, main transport links and the West Park. The property briefly comprises of: - Entrance hall with stairs to first floor landing. Open plan lounge/diner, kitchen, bathroom and two bedrooms. Externally there is a private yard to the rear. Further benefits include gas central heating and double glazing. An internal inspection is highly recommended.



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £44,950+

Lot No. 100

5 Valiant Way, Catchgate, Stanley DH9 8FG

WOOD
ESTATE AGENTS

Description:

Ideally suited to families, first time buyers, or investors, a modern 3 bedroom semi-detached property with off road parking. The property is available with early vacant possession, has the benefit of uPVC double glazing, gas central heating and offers accommodation which briefly comprises, on the ground floor: Entrance hall, lounge, kitchen and a cloak room w.c. To the first floor, there are 3 bedrooms and a bathroom w.c.



EPC Band B

Call: J W Woods 01207 235221

Price Guide: £59,950+

Lot No. 101

1 Rochester Court, Ingleby Barwick TS17 0FS

Michael Poole

Description:

A Superbly Presented Three Bedroom Detached Residence Providing Delightful Accommodation Enhanced by Attractive Décor & Contemporary Fittings Attractive High Quality Feature Floor Tiling to Most of the Ground Floor Impressive Lounge Presented in Pleasant Neutral Tones Open Plan Kitchen/Diner with Black High Gloss Units, Granite Worktops Double Glazing Conservatory Overlooking the Rear Garden Three Bedrooms with a Refitted En-Suite Shower Room to the Master Bedroom Superb Refitted Bathroom with a White Three Piece Suite. Gardens to Front & Rear, Double Width Driveway & Single Garage Gas Central Heating System & Double Glazing



EPC Band D

Call: Michael Poole 01642 763636

Price Guide: £149,950+

Lot No. 102

14 Monkton Rise, Guisborough TS14 6GF

Michael Poole

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: £365,000+

Lot No. 103 29 Charnwood Avenue, Newcastle NE12 8PT

Description:

Situated within this popular residential development is this well presented three bedroom semi detached house which will appeal to a variety of buyers. Comprising; entrance hall with stairs to the first floor, downstairs W.C, modern dining kitchen to the front, to the rear is a spacious lounge. To the first floor, bathroom/W.C., three bedrooms with the master bedroom enjoying an ensuite shower room. Externally to the front is a driveway providing off street parking, lawned garden and gates access to the larger than average rear garden which is mainly laid to lawn with patio area. The property benefits from gas central heating, alarm system and UPVC double glazing.



EPC Band D

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £134,950+

Lot No. 104 67 Orwell Gardens, Stanley DH9 6QA

Andrew Craig

Description:

Well presented mid link house on this modern development located just a short distance from Stanley Town Centre which offers a good range of local amenities together with good road and transport links to Durham, Chester le Street and Consett. Benefiting from having upvc double glazing and gas central heating the accommodation offers an internal layout comprising: Entrance hallway, kitchen, lounge and cloakroom/w.c., to ground floor. First floor has two double bedrooms and bathroom/w.c. Externally there is driveway parking to front and a private garden to the rear with raised deck/seating area.

EPC Band B

Call: Andrew Craig 0191 4921234

Price Guide: £65,000+

Lot No. 105 24 Rosemoor Close, Marton, Middlesbrough TS7 8LQ

Michael Poole

Description:

No amount of time, expense and effort has been spared to make sure this hugely imposing sandstone built Grade II listed sandstone semi is a very high specification home. It has numerous lovely highlights which include a large open plan living/dining/kitchen which comes complete with a fabulous range of modern white units, built in appliances and a cosy log burner stove. Then up on the first floor, the master bedroom has a deep walk wardrobe and a modern shower room en-suite and the family bathroom is one of the best out there! Outside, the gardens wrap around the front, side and rear and the double width block paved driveway leads to two single garages.



EPC Band D

Call: Michael Poole 01642 254222

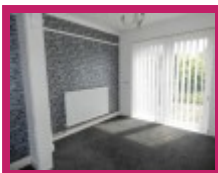
Price Guide: £275,000+

Lot No. 106 12 Aldershot Road, Farringdon, Sunderland SR3 3ER

Andrew Craig

Description:

Available with no onward chain is this 2 bed semi detached property with front and rear gardens and off road parking. An idea starter home or for the growing family alike. Situated within close distance to local shops, schools, and transport links to both the A19 and city centre.



EPC Band D

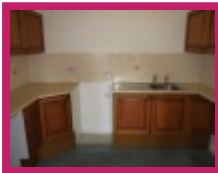
Call: Andrew Craig 0191 5653377

Price Guide: £54,950+

Lot No. 107
19 Woodlands Mews, Reid Park Road, Jesmond NE2 2ER
**ROOK
MATTHEWS
SAYER**

Description:

A first floor retirement apartment (available to over 60s) ideally situated at Woodland Mews, Reid Park Road, Jesmond. The accommodation briefly comprises: lounge open to kitchen, bedroom with fitted robes and bathroom/w.c. The development also boasts lift access & communal facilities which include communal lounge, kitchen, gardens, parking and guest accommodation. The property benefits from an on-site warden, a 24 hour Care Line and patio style garden. Viewing is highly recommended. Available immediately with no onward chain. Subject to acceptance as an Anchor Resident meeting necessary criteria.



EPC Band B

Call: Rook Matthews Sayer 0191 2816700

Price Guide: £45,000+

Lot No. 108
19 Plough Road, Hall Road, Sunderland SR3 2UQ
Andrew Craig

Description:

A three bedroom semi detached home being spacious and well presented making it sure to appeal to couples and growing families alike. Conveniently located within a popular residential estate. Internally the property is decorated with a modern and neutral design and briefly comprises lounge, dining kitchen, three bedrooms, bathroom and separate wc. Externally there is no vehicle access to the front and there is an open plan lawned garden and a paved rear garden with gates to allow car access. The property is warmed by combi gas central heating and has double glazed windows.



EPC Band B

Call: Andrew Craig 0191 5653377

Price Guide: £79,950+

Lot No. 109
32 Ford Lodge, South Hylton, Sunderland SR4 0QF
Andrew Craig

Description:

A well presented and ready to move into two bedroom ground floor apartment ideal as either a starter home or for professional couples and all buyers looking for a stair free environment. The spacious accommodation must be viewed to be appreciated and briefly comprise:- Entrance hall, two bedrooms (Master with en-suite) and open plan lounge/diner and fitted kitchen. Further benefits include gas central heating and double glazing. Externally there is an allocated parking bay and further benefits include a security entry system.

EPC Band B

Call: Andrew Craig 0191 5653377

Price Guide: £79,950+

Lot No. 110
5 St Albans Close, Redcar TS10 4SU
Michael Poole

Description:

A Modern Well Equipped Home Situated in a Sought After Residential Location. This is Your Chance to Discover the Flexibility That a Three Storey Town House Can Offer
No Onward Chain - Three Bedrooms - En-Suite Shower Room - Family Bathroom - Ground Floor WC - Modern Fitted Kitchen - Off Road Parking - Front & Rear Gardens



EPC Band C

Call: Michael Poole 01642 285041

Price Guide: £109,950+

Lot No. 111
23 Felbrigg Lane, Ingleby Barwick TS17 0XT
Michael Poole

Description:

An Extremely Substantial Four Double Bedroom Detached Bungalow. Providing accommodation which would appeal to a variety of potential buyers. Generous lounge with feature gas fire & double glazed french doors to the rear garden. L shaped breakfast kitchen with an extensive range of fitted units & integrated appliances. Master bedroom with dressing room & an extensive en-suite bathroom with large whirlpool bath & shower/wet room area. Bedroom two also with an en-suite shower room, R-fitted shower room with attractive fittings. Extensive gardens, block paved driveway & single garage gas central heating system & double glazing.



EPC Band D

Call: Michael Poole 01642 7636363

Price Guide: £275,000+

Lot No. 112
Unit 20, The Courtyard, Axwell Park, Blaydon NE21 6RN
Andrew Craig

Description:

Three bed Mews Cottage Private Rear Garden - Under a mile from the A1 and nestled at the foot of the Derwent Valley lies Axwell Park, a beautiful retreat from City life. The Courtyard combines modern living with all the benefits of a peaceful country setting. Private allocated parking space in close proximity with ample visitor parking/space for a second residents car. Residents have the luxury of enjoying the secluded Country Estate and its 35 acres of wonderful mature parkland. These properties make the most of their desirable setting as well as excellent transport links close by giving you the chance to enjoy a unique and appealing lifestyle.



EPC Band B

Call: Andrew Craig 0191 4889090

Price Guide: £199,950+



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

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

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

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

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

Our General Auction Terms of Business

1. Interpretation

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

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

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

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

2. Conditions applicable to the auction types

2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

2.2 Option Two Conditions

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

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

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



sale memorandum: (i) will only set out the particulars of the lot and successful bid; (ii) only amounts to an intention between the Seller and Buyer to enter into a binding legal contract within 28 days of the date of the 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 It may be necessary for us to satisfactorily identify the Seller, Buyer and any other person who proposes to pay funds into our bank account. If requested by us, such persons are required to provide to us evidence to verify both identity and the source and flow of any funds which will provided for the purpose of funding transactions or arrangements. We may keep records of the evidence of identity for at least five years. We reserve the right to conduct a soft imprint online identification search.

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

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

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

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

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

3.4 Miscellaneous

3.4.1 No variation of the provisions of this Catalogue (or any document incorporating

them) shall be valid unless it is in writing and signed by or on behalf of each of the parties.

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

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

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

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

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

3.5 Notices

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

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

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

3.6 Governing law and jurisdiction

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

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

Common Auction Conditions

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Important Notice

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

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

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

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

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

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

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



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

Glossary

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

Wherever it makes sense:

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

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

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

Agreed completion date

Subject to condition G9.3:

(a) the date specified in the special conditions; or

(b) if no date is specified, 20 business days after the contract date;

but if that date is not a business day the first subsequent business day.

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

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

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

Auction The auction advertised in the catalogue.

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

Auctioneers The auctioneers at the auction.

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

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

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

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

Condition One of the auction conduct conditions or sales conditions.

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

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

(a) the date of the sale memorandum signed by both the seller and buyer; or

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The auctioneers.

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

Auction Conduct Conditions

A1 Introduction

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

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

A2 Our role

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

- prepare the catalogue from information supplied by or on behalf of each seller;
- offer each lot for sale;
- sell each lot;
- receive and hold deposits;
- sign each sale memorandum; and
- 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

Wednesday 28th June 2017

Monday 31st July 2017

Wednesday 30th August 2017

Thursday 28th September 2017

Monday 30th October 2017

Monday 11th December 2017

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

Email: info@agentspropertyauction.com