



Agents Property
AUCTION

TOGETHER WE GET RESULTS

Auction Catalogue



THIS AUCTION

Wednesday 31st August

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



Andrew Craig

WOOD
ESTATE AGENTS

kimmitt & roberts

Michael Poole



Richard Francis
Auctioneer MNAVA

01661 831 360
www.agentspropertyauction.com



Buyers Guide

IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

Particulars of Sale:

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

Price Guides:

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

Option 1 Terms & Conditions:

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

Option 2 Terms & Conditions:

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

Administration Fee:

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

Deposits:

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

Remote Bidding:

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

Sales Agreed:

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

Amendments to Catalogue:

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

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

Venue Location

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

Tel: 0191 236 4111

Directions:

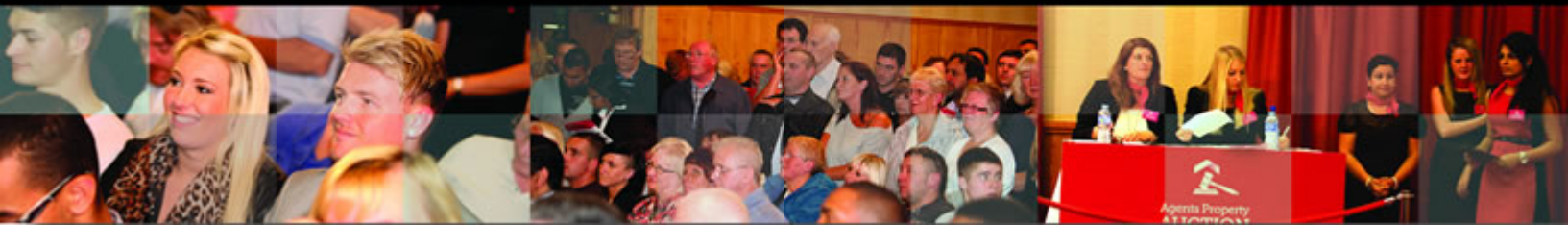
Join A1 north for 2.5 miles then turn off left for Wideopen (A1056). Take the 2nd exit at the roundabout and the hotel lies straight ahead. For all Sat/Nav system please type in 'A1056 Sandy Lane' for directions to hotel.





Order Of Sale

Lot No	Address	Post Code	Partner Agent
OPTION 1			
Lot 1	81 Thompson Road, Southwick, Sunderland	SR6 2JJ	Andrew Craig
Lot 2	27 Warren Street, Horden, Peterlee	SR8 4NA	Kimmitt & Roberts
Lot 3	63 Edgefield Avenue, Fawdon, Newcastle	NE3 3NO	Andrew Craig
Lot 4	28 Cranbrook Drive, Prudhoe	NE42 6QF	Yellow Estate Agency
Lot 5	47 Edgmond Court, Sunderland	SR2 0DX	Andrew Craig
Lot 6	117 Marshall Wallis Road, South Shields	NE33 5PR	Andrew Craig
Lot 7	11 Turner Street, Redcar	TS10 1AY	Michael Poole
Lot 8	20 Raby Terrace Ferryhill	DL17 0JD	JW Wood Estate Agents
Lot 9	1 Ashdown Way, Billingham	TS23 3EF	Michael Poole
Lot 10	Shop and Flat, Penschaw View, Portobello Road, Birtley	DH3 2JL	Andrew Craig
Lot 11	200 Sycamore Street, Ashington	NE63 0QA	Rook Matthews Sayer
Lot 12	40 Quarry Road, Hebburn	NE31 2UW	Andrew Craig
Lot 13	Pickering Lodge Care Centre, Burnopfield	NE16 6AY	Rook Matthews Sayer
Lot 14	32 Twelfth Street, Horden, Peterlee	SR8 4QH	Kimmitt & Roberts
Lot 15	14 Enid Gardens, Blackhall	TS27 4HL	Kimmitt & Roberts
Lot 16	9 Albert Gate Linthorpe	TS5 6JA	Michael Poole
Lot 17	89A & 89B Sherburn Terrace, Consett	DH8 6NE	JW Wood Estate Agents
Lot 18	13 Belmont Street, Walker, Newcastle	NE6 3SL	Rook Matthews Sayer
Lot 19	134/136 North Road, Darlington	DL1 2EJ	JW Wood Estate Agents
Lot 20	9 Hawthorn Close, Benwell	NE1 5 6AG	Rook Matthews Sayer
Lot 21	26 Coquet Street, Chopwell	NE17 7DA	Rook Matthews Sayer
Lot 22	11 Plessey Street, East Hartford	NE23 3BD	Mike Rogerson
Lot 23	156/160 Northgate, Darlington	DL1 1QU	Rook Matthews Sayer
Lot 24	614-620 Durham Road, Low Fell	NE9 6HY	Andrew Craig
Lot 25	41 Front Street, Sacriston, Durham	DH7 6JS	Rook Matthews Sayer
Lot 26	The Benwell, Adelaide Terrace, Newcastle	NE4 8BL	Rook Matthews Sayer
Lot 27	26 Hamilton Street, Horden, Peterlee	SR8 4NJ	Kimmitt & Roberts
Lot 28	146/148 Boldon Lane, South Shields	NE34 0BY	Andrew Craig
Lot 29	12 Elm Road, Redcar	TS10 3BH	Michael Poole
Lot 30	10 Tees Street, Chopwell	NE17 7BT	Rook Matthews Sayer
Lot 31	35 Scott Street, Shildon	DL4 2DU	JW Wood Estate Agents
Lot 32	121 Middle Street, Blackhall Colliery	TS27 4ED	Kimmitt & Roberts
Lot 33	30 Howe Street, Gateshead	NE8 3PP	Andrew Craig
Lot 34	12 Kielder Drive, Ashington	NE63 8DS	Rook Matthews Sayer
Lot 35	Former Felling Police Station, Felling, Newcastle	NE10 9NJ	Rook Matthews Sayer
Lot 36	10 Lansbury Drive, Birtley	DH3 1HJ	Andrew Craig
Lot 37	27 Twelfth Street, Horden, Peterlee	SR8 4QH	Kimmitt & Roberts
Lot 38	29 Twelfth Street, Horden, Peterlee	SR8 4QH	Kimmitt & Roberts
Lot 39	31 Twelfth Street, Horden, Peterlee	SR8 4QH	Kimmitt & Roberts
Lot 40	Avala Park, Mile Road, Widdrington	NE61 5QL	Rook Matthews Sayer
Lot 41	14 Edwards Street, Eston	TS6 9EZ	Michael Poole
Lot 42	29 Lingmoor, Carlisle	CA1 3LW	Cumbrian Properties
Lot 43	14 Dene Bank View, Kenton, Newcastle	NE3 4UL	Andrew Craig
Lot 44	33 Dale Street, Cambois, Blyth	NE24 1SB	Rook Matthews Sayer
Lot 45	5 Severn Street, Chopwell	NE17 7BY	Rook Matthews Sayer
Lot 46	74 Sixth Street, Horden, Peterlee	SR8 4JX	Kimmitt & Roberts
Lot 47	12 Saltholme Close, Middlesbrough	TS2 1TL	Michael Poole



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	28 Main Street, Crawcrook	NE40 4NB	Rook Matthews Sayer
Lot 49	29 High Street, West Cornforth, Durham	DL17 9HN	JW Wood Estate Agents
Lot 50	1 Whitehead Street, South Shields	NE33 5LZ	Andrew Craig
OPTION 2			
Lot 51	333 Normanby Road, Eston	TS6 0BH	Michael Poole
Lot 52	16 Alexandra Road, Morpeth	NE61 1UJ	Rook Matthews Sayer
Lot 53	13 Stobhill Villas, Morpeth	NE61 2SH	Mike Rogerson
Lot 54	9 Wye Road, Hebburn	NE31 2DF	Andrew Craig
Lot 55	35 Riding Dene, Mickley, Stockfield	NE43 7DL	Rook Matthews Sayer
Lot 56	19 Lilac Grove, Hilda Park Estate, Chester Le Street	DH2 2LR	JW Wood Estate Agents
Lot 57	1 Dene View, Burnopfield	NE16 6QA	Andrew Craig
Lot 58	21 Ripon Street, Roker, Sunderland	SR6 0LA	Andrew Craig
Lot 59	16 Flemingfield, Shotton, Peterlee	DH6 2JF	Kimmitt & Roberts
Lot 60	30 Kelvin Gardens, Dunston	NE11 9EX	Andrew Craig
Lot 61	51 Lilywhite Terrace, Easington Lane	DH5 0HF	Kimmitt & Roberts
Lot 62	82 Broughton Road, South Shields	NE33 2R	Andrew Craig
Lot 63	5 Elliott Terrace, Wark , Hexham	NE48 3LE	Rook Matthews Sayer
Lot 64	5 Victoria Apartments, Park Road North, Middlesbrough	TS1 3NL	Michael Poole
Lot 65	33 Willowbank Court, East Boldon	NE36 0ER	Andrew Craig
Lot 66	26 Sycamore Crescent, Teesville	TS6 0BW	Michael Poole
Lot 67	97 Lansbury Drive, Birtley	DH3 1JR	Andrew Craig
Lot 68	1 Woodside Meadows, Bishop Auckland	DL14 8EP	JW Wood Estate Agents
Lot 69	Bridgeworth, Adelaide Park, Shildon	DL4 1BB	JW Wood Estate Agents
Lot 70	8 Beech Terrace, Stanley	DH9 7EL	JW Wood Estate Agents
Lot 71	10 Gayle Court, Delves Lane, Consett	DH8 7EJ	JW Wood Estate Agents
Lot 72	8 Cotswold Road, Whitley Bay	NE29 9QJ	Rook Matthews Sayer
Lot 73	The Crown, Railway Street, Houghton Le Spring	DH5 9HY	Kimmitt & Roberts
Lot 74	102 Chillerton Way, Wingate	TS28 5FE	Kimmitt & Roberts
Lot 75	Appleton Lodge, Front Street, Appleton	DL6 2AA	Michael Poole
Lot 76	18 Dene Terrace, Shotton Colliery	DH6 2QX	Kimmitt & Roberts
Lot 77	40 Ouselaw, Kibblesworth, Birtley	NE11 0TL	Andrew Craig
Lot 78	Dovecote Cottage, 11 Bank House, Guyzance, Northumberland	NE65 9AP	Rook Matthews Sayer
Lot 79	4 Cedar Drive, Thornton, Middlesbrough	TS8 9BY	Michael Poole
Lot 80	17 Grey Gables, Brandon, Durham	DH7 8QW	JW Wood Estate Agents
Lot 81	96 Melbeck Drive, Ouston, Co Durham	DH2 1UE	Andrew Craig
Lot 82	8 Torver Close, Peterlee	SR8 5PW	Kimmitt & Roberts
Lot 83	16 Westerton Road, Leeholme, Bishop Auckland	DL14 8HE	JW Wood Estate Agents
Lot 84	3 Brookside Bungalows, South Church, Bishop Auckland	DL14 6XY	JW Wood Estate Agents
Lot 85	1 Wharton Place, Boosebeck, Saltburn by the Sea	TS12 3AH	Michael Poole
Lot 86	3 North Ridge, Bedlington	NE22 6DB	Rook Matthews Sayer
Lot 87	11 Moorhouse Gardens, Hetton le Hole	DH5 0AD	Kimmitt & Roberts
Lot 88	21 Simonside View, Rothbury	NE65 7YQ	Rook Matthews Sayer
Lot 89	2 Grove Terrace, Sunnyside, Whickham	NE16 5EF	Andrew Craig
Lot 90	8 Queens Close, Acomb, Hexham	NE46 4NJ	Rook Matthews Sayer
Lot 91	7 Humford Way, Bedlington	NE22 5ET	Rook Matthews Sayer
Lot 92	61 Shipley Avenue, Fenham	NE4 9QY	Rook Matthews Sayer
Lot 93	18a Castle View, Chester le Street	DH3 3XA	JW Wood Estate Agents



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	57 Hillside Gardens, Stanley	DH9 0HB	JW Wood Estate Agents
Lot 95	2 Oakwood Gardens, Lobley Hill	NE11 0DD	Andrew Craig
Lot 96	1 Grange Street, Pelton, Chester le Street	DH2 1EA	JW Wood Estate Agents
Lot 97	70 West Street, Eston, Middlesbrough	TS6 0LQ	Michael Poole
Lot 98	98 Eglesfield Road, South Shields	NE33 5PU	Andrew Craig
Lot 99	5 Ingleby Terrace, Lynemouth, Ashington	NE61 5XR	Rook Matthews Sayer
Lot 100	4 Whiteoaks Close, Redcar	TS10 2SS	Michael Poole
Lot 101	74 Highfield Road, Middlesbrough	TS4 2QP	Michael Poole
Lot 102	3 Thompson Street, Bedlington	NE22 7HE	Rook Matthews Sayer
Lot 103	17 Bevan Grove, Shotton	DH6 2LQ	Kimmitt & Roberts
Lot 104	9 John Street North, Meadowfield, Durham	DH7 8RS	JW Wood Estate Agents
Lot 105	10 Ravensworth Avenue, Normanby	TS6 0EE	Michael Poole
Lot 106	13 East View, Bedlington	NE22 7HD	Rook Matthews Sayer
Lot 107	1 Westerdale , Wallsend, Newcastle	NE28 8UD	Rook Matthews Sayer
Lot 108	24 Throckley Avenue, Acklam, Middlesbrough	TS5 8LE	Michael Poole
Lot 109	41 Melrose Avenue, Backworth, Newcastle	NE27 0JD	Rook Matthews Sayer
Lot 110	28 Coquet Street, Jarrow	NE32 5LZ	Andrew Craig
Lot 111	2 Highfield, Blyth	NE24 4ND	Rook Matthews Sayer
Lot 112	Bank Cottage, Station Road, Alston	CA9 3HZ	Rook Matthews Sayer
Lot 113	12 Newburn Court, South Shields	NE33 4HR	Andrew Craig
Lot 114	29A Toner Avenue, Hebburn	NE31 2PE	Andrew Craig
Lot 115	Hardys Lodge, Wingate Road, Trimdon Station	TS29 6NR	Kimmitt & Roberts
Lot 116	11 East View, Morpeth	NE61 1UT	Mike Rogerson
Lot 117	40 St Michaels Vale, Hebburn	NE31 1RL	Andrew Craig
Lot 118	106 Katherine Street, Ashington	NE63 9DW	Rook Matthews Sayer
Lot 119	87 Sherwood Drive, Marske	TS11 6DR	Michael Poole
Lot 120	The Hemmel, 30 Swinhoe Road, Beadnell	NE67 5AG	Rook Matthews Sayer



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Option 1

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Lot No. 1

81 Thompson Road, Southwick, Sunderland SR6 2JJ

Andrew Craig



Description:

Versatile mid terraced accommodation with 2 reception rooms and 4 bedrooms, kitchen and bathroom. Close to local shops, schools and transport routes. Realistically priced, offering loads of potential and ideal for investors.
EPC Band D



Call: Andrew Craig 0191 5160239

Price Guide: £29,950+

Lot No. 2

27 Warren Street, Horden, Peterlee SR8 4NA

kimmitt & roberts



Description:

A traditional mid terraced house offering excellent scope and potential. In an area undergoing considerable improvement, it comprises of lounge, kitchen/dining area, two bedrooms, bathroom/W.C and yard.

EPC Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £14,000+

Lot No. 3

63 Edgefield Avenue, Fawdon, Newcastle NE3 3NO

Andrew Craig



Description:

INVESTMENT OPPORTUNITY...SPACIOUS TWO BEDROOM GROUND FLOOR FLAT - IN NEED OF MODERNISATION. Situated in a convenient location within walking distance of Metro station, close to local amenities and excellent road links. The internal accommodation briefly comprises:- hallway, lounge, kitchen, two bedrooms and bathroom. Externally there are gardens to the rear. VIEWING RECOMMENDED AT YOUR EARLIEST OPPORTUNITY.



EPC Band E

Call: Andrew Craig 0191 2859024

Price Guide: £54,950+

Lot No. 4

28 Cranbrook Drive, Prudhoe NE42 6QF


Description:

****For sale by auction**** An opportunity to purchase this well presented two bedroom ground floor apartment situated in this much sought after street in Prudhoe. The property features gas central heating, upvc double glazing, southerly facing gardens and a garage in a block. The property comprises:- entrance hallway, cupboard, living room, fitted kitchen, hallway, bathroom/wc, and two double bedrooms. Externally there are gardens to the rear and a garage in a block. Available now with no upward chain, viewing is essential!!!



EPC Band C

Call: Yellow 01661 831234

Price Guide: £54,950+

Lot No. 5

47 Edgmond Court, Sunderland SR2 0DX

Andrew Craig

Description:

A spacious two bedroom first floor flat with own separate entrance door with a garage in a separate block. Having the benefit of upvc double glazing and electric heating. Located within a popular area close to local amenities and transport links to City Centre. Ideal for a range of buyers. Viewing recommended.

EPC Band D


Call: Andrew Craig 0191 5653377

Price Guide: £34,950+

Lot No. 6

117 Marshall Wallis Road, South Shields NE33 5PR

Andrew Craig

Description:

An ideal investment opportunity! This two double bedroom Maisonette is situated in this popular location, having good road links to the Tyne Tunnel and Town Centre, shops, amenities and schools/colleges close by. The property briefly comprises of: - Entrance hallway with stairs to first floor landing. Lounge, kitchen, two bedrooms and bathroom. Externally there is a shared yard to the rear. An internal inspection is highly recommended. CALL TO VIEW NOW!!

EPC Band D


Call: Andrew Craig 0191 4271722

Price Guide: £35,000+

Lot No. 7

11 Turner Street, Redcar TS10 1AY

Michael Poole

Description:

A Substantial Victorian Style Home Set Over Four Floors Offering Many Original Features and in Some Need of Improvement. Offered to the Market with No Onward Chain. This Property Offers an Excellent Investment Opportunity.

EPC Band E


Call: Michael Poole 01642 285041

Price Guide: £79,950+

Lot No. 8

20 Raby Terrace Ferryhill DL17 0JD


Description:

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

Call: J W Wood 01388 604273

Price Guide: £19,950+

Lot No. 9

1 Ashdown Way, Billingham TS23 3EF


Description:

This end terrace house will make an ideal investment or first purchase and is available with no onward chain, currently let on an Assured Shorthold Tenancy. It provides gas central heating and is mostly double glazed and has an enclosed garden to the rear. The bedrooms are a good size and the bathroom will need updating at some point but it provides lots of potential.
EPC Band D


Call: Michael Poole 01642 955140

Price Guide: £59,950+

Lot No. 10

Shop and Flat, Penshaw View, Portobello Road, Birtley DH3 2JL


Description:

Situated in Birtley this commercial shop with accommodation above is well located for easy access to A1M with connects to most major destinations The layout to the shop comprises of a reception area to the front with an inner lobby area with an office, kitchen area and a workshop to the rear. At the time of inspection we could not gain access to the first floor flat but we have been informed by the vendor that the flat comprises of lounge, bedroom, kitchen and bathroom.
EPC Band tbc


Call: Andrew Craig 0191 4921234

Price Guide: £39,950+

Lot No. 11

200 Sycamore Street, Ashington NE63 0QA


Description:

TWO BEDROOMED MID TERRACED KITCHEN DINERAttention first time buyers! Mid terrace house for sale on Sycamore Street, Ashington. Close to the town centre, local schools and shops the property would make a fantastic first time buy or investment opportunity. Double glazed and gas centrally heated the accommodation briefly comprises of; spacious lounge, kitchen/diner, bathroom, stairs to the first floor landing and two good size bedrooms. Externally there is a low maintenance garden to the front. Early viewings are strongly recommended.



EPC Band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £39,950+

Lot No. 12

40 Quarry Road, Hebburn NE31 2UW

Andrew Craig



Description:

A two bedroom ground floor flat which has been updated by the current owner, the property benefits include gas central heating and double glazing. Briefly comprises of entrance hall, living room, bathroom, kitchen, two bedrooms. Externally there is a good sized garden. EPC Band C



Call: Andrew Craig 0191 4281428

Price Guide: £44,950+

Lot No. 13

Pickering Lodge Care Centre, Burnopfield NE16 6AY

ROOK MATTHEWS SAYER



Description:

Substantial Two Storey Detached Building a Former Care Home . Set in 0.572 Acres (0.231 Hectares). Pre Planning Application Advice for 5 Houses & 7 Apartments. Car Parking and Gardens to the Side and Rear. The majority of the internal walls have been removed making it open plan. Pre Planning Application Advice- Ref No: PRE28/16/01691 The proposal is for change of use from nursing home to residential houses/apartments (12 units) The planning authority have stated that: As the proposal is for the change of use of an existing building (and for the extensions which have previously been approved as part of permission ref. 1/2011/0417), this is considered to meet the above criteria (or be able to meet the criteria in terms of layout and design) in terms of Policy HO17. Therefore, the principle of residential accommodation at this site is considered acceptable EPC BAND D

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £199,950+

Lot No. 14

32 Twelfth Street, Horden, Peterlee SR8 4QH

kimmitt & roberts



Description:

OPEN VIEWING SATURDAY 20TH AUGUST FROM 12:00NOON TILL 1:00PM. This is a generous proportion's three bedroomed mid terraced home which comes with gas central heating system, double glazing, ground floor shower room/w.c and enclosed yard to rear. Ideal purchase for investor/developer. EPC Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £18,000+

Lot No. 15

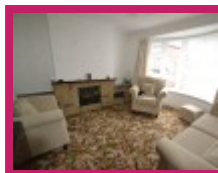
14 Enid Gardens, Blackhall TS27 4HL

kimmitt & roberts



Description:

Situated at the head of this pleasant cul-de-sac is one of these ever popular homes which comes with gas central heating system, double glazing and extended to create a perfect family home. This delightful property comes with two reception rooms, extended dining room and kitchen, three bedrooms to first floor along with extended bathroom/w.c. Externally there are gardens front and rear, side driveway leading to single garage



EPC band: D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £74,950+

Lot No. 16

9 Albert Gate Linthorpe TS5 6JA



Description:

Two Bedroom apartment, offered with no forward chain, this property will appeal to investors and first time buyers alike. The accommodation briefly comprises, hallway, lounge/kitchen, two bedrooms bathroom and en-suite.



EPC Band C

Call: Michael Poole 01642 254222

Price Guide: £49,950+

Lot No. 17

89A & 89B Sherburn Terrace, Consett DH8 6NE



Description:

An investment opportunity to purchase this pair of flats located within Consett town centre and offering easy access to all local amenities, within 14 miles of Newcastle and Durham. The properties offer surprisingly spacious accommodation which has been updated in recent years to offer light and airy accommodation. With double glazed windows and gas central heating the flats are both currently let - at £425 and £450 pcm respectively (which would produce a combined annual rental income of £10,500 per annum). Each flat briefly comprises: entrance hall, living room, kitchen, two bedrooms, en suite shower room and bathroom/W.C. Externally there is a shared yard to the rear. EPC Ratings: 89a = D 89b = C

Call: J W Wood 01207 502109

Price Guide: £80,000+

Lot No. 18

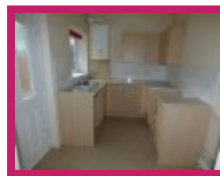
13 Belmont Street, Walker, Newcastle NE6 3SL



Description:

NO UPPER CHAIN*** A WELL APPOINTED 1 BEDROOM GROUND FLOOR FLAT SITUATED WITHIN CLOSE PROXIMITY OF SEVERAL AMENITIES.

The accommodation comprises: Entrance hall, lounge, kitchen, 1 bedroom and a good size bathroom/WC. Additional benefits include gas central heating and double glazing. Externally there is a front garden and a private rear yard.



EPC Band D

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £35,000 - £45,000

Lot No. 19

134/136 North Road, Darlington DL1 2EJ



Description:

The property is located on the popular North Road, within a mix of commercial and residential accommodation. Premises are a two storey mid terraced property of withshop and kitchen area to ground floor and two bed flat to first floor. In brief to first floor accommodation comprises entrance hall, lounge, kitchen, bathroom and two bedrooms.

Current rent is £385 per month for each shop & flat. Total £770 per month
EPC Band F136 - E

Call: J W Wood 01325 485151

Price Guide: £65,000+

Lot No. 20

9 Hawthorn Close, Benwell NE15 6AG



Description:

We welcome to the market for sale this two bedroom apartment currently let at £495pcm on an AST. Externally there are communal gardens and allocated parking. Conveniently located close local shops and amenities including schools and public transport links. Benefits include gas central heating and double glazing.
EPC Rating: B

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £49,950+

Lot No. 21

26 Coquet Street, Chopwell NE17 7DA



Description:

A mid terrace house currently rented at £80 per week from January 2014 for 12 months. At the time of print no access has been gained, viewings will be available prior to auction.
EPC Band D

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £24,950+

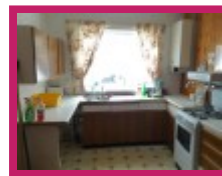
Lot No. 22

11 Plessey Street, East Hartford NE23 3BD



Description:

Mike Rogerson Estate Agents introduce to the market this two bed mid terrace property which is situated on Plessey Street, East Hartford, Cramlington. The property is close to all local amenities and has good access to all major road and rail links.
Accommodation within briefly comprises: entrance porch, lounge, kitchen and downstairs bathroom and to the first floor there is two bedrooms. Externally the property has open access town garden to the rear elevation with access to garage and a generous garden to the front.



EPC Band D

Call: Mike Rogerson 01670 732400

Price Guide: £49,950+

Lot No. 23

156/160 Northgate, Darlington DL1 1QU



Description:

Substantial Four Storey Bar / Restaurant (Darlington City Centre) A detached building of masonry construction with accommodation arranged over four floors including a basement level. To the rear is a timber conservatory with terraced patio/garden area. The property until recently has been trading as a Restaurant/Bar and so still retains many fixtures and fitting relating to this, it is however being offered with vacant possession. The valuation office state the floor area is circa 531.25 sq. m. (5718.3 sq. ft.)* The property is a Grade II listed



EPC Band D

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £190,000+

Lot No. 24

614-620 Durham Road, Low Fell NE9 6HY

Andrew Craig

Description:

Detached property comprising of ground floor shop with office, kitchen, basement storage and wc facilities. First floor is a three bedroom flat with bathroom and kitchen benefitting from double glazing and central heating. The combined rental income is currently £21,520 per annum. Externally there is a yard to the rear.
EPC Band 614 -F 616-620 EPC Band E


Call: Andrew Craig 0191 4875330

Price Guide: £149,950+

Lot No. 25

41 Front Street, Sacriston, Durham DH7 6JS

ROOK MATTHEWS SAYER

Description:

Description: Ground Floor Office Space Pre Planning Application for A5 Licence) The property is located on Front Street, Sacriston the main road running through the centre of this small town. Sacriston is located to the south west of Chester le Street and is easily found from the A167. The accommodation comprises communal entrance with ground floor office space with a net internal area circa 35.52 sq. m. (382.33 sq. ft.) there are ample telephone and power points as well as gas central heating. The offices are well maintained, and would suit a variety of uses. Pre Planning Application for A5 Licence.



EPC band: D

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £25,000+

Lot No. 26

The Benwell, Adelaide Terrace, Newcastle NE4 8BL

ROOK MATTHEWS SAYER

Description:

Prominent Freehold Public House, Planning Permission for Conversion to 6 Flats & Ground Floor Commercial Retail Unit. Busy High Street Location. A two storey prominent Public House with planning permission for conversion to 1 ground floor retail unit, 1 ground floor two bedroom flat, 3 first floor two bedroom flats, 1 first floor one bedroom flat and to extend into the second floor to make 1 one bedroom flat. The property includes mains gas, water, electricity and drainage Planning Application Reference : 2015/1666/01/DET Conversion of part of ground floor, first and second floors from public house (Class A4) to 6 flats (Class C3) *We strongly advice you make your own planning enquiries to Newcastle City Council.
EPC Band D

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £135,000+

Lot No. 27

26 Hamilton Street, Horden, Peterlee SR8 4NJ

kimmitt & roberts

Description:

A larger style three bedroomed mid terraced house, extended to the rear and located in one of the areas more popular streets. It has gas central heating system, UPVC double glazing and modern kitchen facilities and it comprises of hall, lounge, kitchen, /dining area, utility, bathroom/W.C, three bedrooms and yard

EPC Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £14,000+

Lot No. 28

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: £85,000+

Lot No. 29

12 Elm Road, Redcar TS10 3BH

Michael Poole



Description:

Front & Rear Courtyard Gardens Sought After Location Close to Town Centre & Amenities Close to the Stray & Beach Two Reception Rooms Two Double Bedrooms Gas Central Heating UPVC Double Glazing



EPC Band E

Call: Michael Poole 01642 285041

Price Guide: £50,000+

Lot No. 30

10 Tees Street, Chopwell NE17 7BT

ROOK MATTHEWS SAYER



Description:

A mid terrace house currently rented at £75 per week from April 2016 on an AST. The accommodation comprises entrance, living room, inner hall, kitchen, bathroom, bedroom. EPC Band E

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £24,950+

Lot No. 31

35 Scott Street, Shildon DL4 2DU

WOOD ESTATE AGENTS



Description:

Well presented mid terrace property, ideally suited to first time buyers and investors alike, and available for sale with no onward chain. Accommodation briefly comprises entrance hall, Two bedrooms and bathroom to the first floor and a useful attic space. There is an enclosed yard to the rear and the home also benefits from gas central heating and uPVC double glazing. Viewing is highly recommended. EPC Band D

Call: J W Wood 01388 604273

Price Guide: £29,950+

Lot No. 32 121 Middle Street, Blackhall Colliery TS27 4ED



Description:

Occupying a fine position in the centre of this village, stands this larger style three bedroomed mid terrace house has gas central heating system, UPVC double glazing and modern kitchen facilities. A home of considerable potential. It comprises hall, lounge, kitchen/dining room, bathroom/W.C, three bedrooms and forecourt yard.

EPC Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £18,000+

Lot No. 33 30 Howe Street, Gateshead NE8 3PP



Description:

This two bedroom ground floor flat is available with no onward chain and is pleasantly positioned with easy access to local amenities and transport links. The property benefits from a modern gas combination heating system and double glazing. The accommodation briefly comprises of :- Entrance hall, lounge, fitted kitchen and family bathroom alongside two well proportioned bedrooms. Externally there is a private yard to the rear. Sure to appeal to both first time buyers and investors this property must be viewed at your earliest opportunity.



EPC Band C

Call: Andrew Craig 0191 4875330

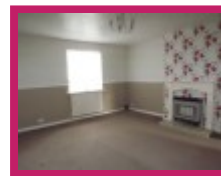
Price Guide: £39,950+

Lot No. 34 12 Kielder Drive, Ashington NE63 8DS



Description:

Well presented two bedroomed first floor flat on Kielder Drive, Ashington. This property is deceptively spacious throughout and would make an ideal first time buy. With double glazing and gas central heating the accommodation briefly comprises of: Entrance hallway with understair storage, stairs to first floor, good sized lounge, kitchen diner, two spacious bedrooms and bathroom with separate w.c. Externally there is a garden to the rear with patio area. Viewings recommended.



EPC: D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £30,000+

Lot No. 35 Former Felling Police Station, Felling, Newcastle NE10 9NJ



Description:

Substantial Four Storey Detached Building with Large Car Park. This excellent development opportunity is on Sunderland Road, Felling a suburb of Gateshead. A three storey plus basement detached red brick building with pitched slate roof. We believe the property was constructed circa 1890-1900 and was originally used as a police station, it has more recently been occupied by a local primary school but is being offered with full vacant possession. The property is in good order internally, we feel it would be ideal for conversion to residential subject to planning. Externally to the side of the building there is a large enclosed tarmac yard which would accommodate circa 25 vehicles. There are also 2 small outbuildings to the rear of the yard. The Site Area is circa 0.330 Acres (0.133 Hectares). EPC Band D

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £145,000+

Lot No. 36

10 Lansbury Drive, Birtley DH3 1HJ

Andrew Craig



Description:

Older style mid terraced property offered with the benefit of no onward chain representing an ideal investment opportunity or for the first time buyer looking for a project to develop to their own style and taste. Occupying a position with Birtley having a good range of local amenities available together with good road links to the A1, Newcastle and Gateshead. Further benefits include gas central heating and double glazing and also benefiting from good size garden to the front.



EPC band: TBC

Call: Andrew Craig 0191 4921234

Price Guide: £27,000+

Lot No. 37

27 Twelfth Street, Horden, Peterlee SR8 4QH

kimmitt & roberts



Description:

A larger style three bedroomed mid terrace, extended to the rear and in need of refitting. Situated in an established residential area, this is a home of potential. It comprises of lounge, kitchen, dining room, bathroom/W.C, three bedrooms and yard.
EPC Band E

Call: Kimmit & Roberts 0191 5183334

Price Guide: £18,000+

Lot No. 38

29 Twelfth Street, Horden, Peterlee SR8 4QH

kimmitt & roberts



Description:

A larger style three bedroomed mid terrace, extended to the rear and in need of refitting. Situated in an established residential area, this is a home of potential. It comprises of lounge, kitchen, dining room, bathroom/W.C, three bedrooms and yard.
EPC Band C

Call: Kimmit & Roberts 0191 5183334

Price Guide: £18,000+

Lot No. 39

31 Twelfth Street, Horden, Peterlee SR8 4QH

kimmitt & roberts



Description:

A larger style three bedroomed mid terrace, extended to the rear and in need of refitting. Situated in an established residential area, this is a home of potential. It comprises of lounge, kitchen, dining room, bathroom/W.C, three bedrooms and yard.
EPC Band E

Call: Kimmit & Roberts 0191 5183334

Price Guide: £18,000+

Lot No. 40

Avala Park, Mile Road, Widdrington NE61 5QL



Description:

Pre Planning Application for 16 x 3 Bedroom Town Houses* Substantial 2 storey detached building previously a care home Comprises 34 Bedrooms plus Associated communal facilities Pre Planning Application for 16 x 3 Bedroom Town Houses* Total useful floor area floor area 892 sq. m. (9,601 sq. ft.)* VOA Set in 0.937 Acres (0.379 Hectares) Car Parking and Gardens Surrounding



EPC Band E

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £259,950+

Lot No. 41

14 Edwards Street, Eston TS6 9EZ



Description:

Well positioned for access to Eston square, locals bus routes and shops. The property offers two floors of living accommodation and briefly comprises, entrance hall, lounge/diner, kitchen, bathroom, landing, three bedrooms and WC. Externally we have an enclosed yard to the rear. EPC band: D


Call: Michael Poole 01642 955140

Price Guide: £49,950+

Lot No. 42

29 Lingmoor, Carlisle CA1 3LW



Description:

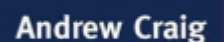
We are pleased to offer to the market a three bedroomed end link house requiring cosmetic refurbishment throughout, but realistically priced for a quick sale. Accommodation comprises of Entrance into Porch, Hallway, Living/Dining Room and Kitchen. To the first floor there are Three Bedrooms and Bathroom. The property benefits from gas central heating and uPVC double glazing throughout. Externally there is a driveway for one car and private rear garden with outbuilding. The property is to be sold with no ongoing chain. EPC Band D

Call: Cumbrian 01228 599940

Price Guide: £75,000+

Lot No. 43

14 Dene Bank View, Kenton, Newcastle NE3 4UL



Description:

This mid terraced house does require updating and would be ideal for investors or those looking to put their own stamp onto a property. Briefly comprising:- Entrance hallway, spacious lounge/dining room, kitchen, plus an extra room (which could be utilised to create an extended kitchen/utility room/or second reception room), two double bedrooms, bathroom and separate w.c. Externally there are gardens to front and rear and gated off street parking located at the rear. The property benefits from being offered with vacant possession and viewing is highly recommended.



EPC Band E

Call: Andrew Craig 0191 2859024

Price Guide: £69,950+



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T: 0191 281 6151 E: info@mincoffs.co.uk

mincoffs
SOLICITORS

Lot No. 44

33 Dale Street, Cambois, Blyth NE24 1SB

**ROOK
MATTHEWS
SAYER**



Description:

A three bedroom mid terrace property. benefiting from gas fired central heating, upvc double glazing Property briefly comprises of Entrance Hall, Lounge, Dining Kitchen & Bathroom. To the first floor there are three Bedrooms. Externally there is a yard to rear
EPC D

Call: Rook Matthews Sayer 01670 352900

Price Guide: £30,000+

Lot No. 45

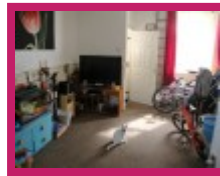
5 Severn Street, Chopwell NE17 7BY

**ROOK
MATTHEWS
SAYER**



Description:

A mid terrace house currently rented at £80 per week on an AST from May 2016. Briefly comprises lounge, kitchen, to the first floor there are two bedrooms and a bathroom. Externally there is a yard to the rear.
EPC Band E



Call: Rook Matthews Sayer 0191 4131313

Price Guide: £29,950+

Lot No. 46

74 Sixth Street, Horden, Peterlee SR8 4JX

kimmitt & roberts



Description:

A traditional mid terraced house in an established area. It already has combi gas central heating system and UPVC double glazing and offers undoubted scope and potential. It comprises of lounge, kitchen/dining area, two bedrooms and yard.

EPC Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £14,000+

Lot No. 47

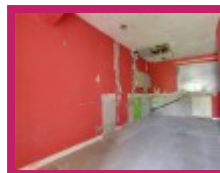
12 Saltholme Close, Middlesbrough TS2 1TL

Michael Poole



Description:

Three Bedroom Mid-Terraced House, sensibly priced to reflect the level of work required. The property offers two floors of living accommodation and briefly comprises, kitchen/diner, lounge, landing, three bedrooms and bathroom. Externally we have off street parking to the front of the property along with gardens to the front and rear. EPC band: F



Call: Michael Poole 01642 254222

Price Guide: £5000- £10,000

Lot No. 48

28 Main Street, Crawcrook NE40 4NB

**ROOK
MATTHEWS
SAYER**



Description:

Crawcrook is a bustling semi-rural village situated about midway between Prudhoe and Ryton and is only around 8 miles from Newcastle City Centre on the A695. There is free on street parking around the village. Description The unit is located on the ground floor of a two storey mid terrace property with pitched slate roof. It has recently been fully refurbished and let to Crawcrook Candy. The floor area stated by the Valuation Office Agency is circa 52.50 sq. m. 565.1 sq. ft. Tenure- 999 year lease from August 1998 EPC Band tbc
Rental Income - £6,600 per annum
Tenants Lease -1 year lease from 14th March 2016 to 13th March 2017

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £45,000+

Lot No. 49

29 High Street, West Cornforth, Durham DL17 9HN

**WOOD
ESTATE AGENTS**



Description:

In need of total renovation and updating, we offer for sale this two bedroom end terraced property. The property has a floor plan comprising: entrance lobby, lounge with wall mounted fire, kitchen/diner. To the first floor there are two bedrooms and a bathroom. Externally there is a small yard to the rear. EPC Band E

Call: J W Wood 0191 3869921

Price Guide: £14,950+

Lot No. 50

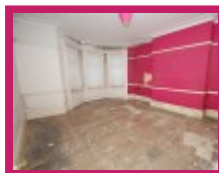
1 Whitehead Street, South Shields NE33 5LZ

Andrew Craig



Description:

A large corner Ground Floor Flat in this handy location for access routes and Metro. The property does require a full modernisation programme and would suit a developer/investor. The property currently has three bedrooms and one reception room but could be reconfigured during the modernisation works to provide a much larger kitchen area. Benefits do include gas central heating and double glazing. No Onward Chain! EPC E



Call: Andrew Craig 0191 4271722

Price Guide: £19,950+

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. 51

333 Normanby Road, Eston TS6 0BH

Michael Poole



Description:

We anticipate a high level of interest in this property therefore early viewing is strongly recommended to avoid disappointment. There are two floors of living accommodation which briefly comprises, entrance hall, lounge, dining room, utility room, kitchen, WC bathroom, landing and three bedrooms. Externally we have off street parking to the front of the property whilst to the rear we have an enclosed garden, the size of which is rare seen in modern properties.
EPC: tbc



Call: Michael Poole 01642 955140

Price Guide: £54,000+

Lot No. 52

16 Alexandra Road, Morpeth NE61 1UJ

ROOK
MATTHEWS
SAYER



Description:

This well-presented three bedroom, end terrace house is located on Alexander Road in Middle Greens. Within easy distance of Morpeth town centre, the property would suit a variety of buyers. Having been lovingly updated by the current owners the property benefits from; stripped skirting boards and doors, double glazing in stripped wooden frames, gas central heating and two rear patio gardens. The main bonus of this property is that it benefits from a garage. Briefly comprising; to the ground floor, entrance hall with original coving and cornicing, lounge, dining room and modern fitted kitchen. To the first floor are the three bedrooms and the updated family bathroom.



EPC Band D

Call: Rook Matthews Sayer 01670 511711

Price Guide: £154,950+

Lot No. 53

13 Stobhill Villas, Morpeth NE61 2SH

MIKE
ROGERSON



Description:

We are delighted to bring to the market this traditional bay fronted semi detached family home. The property is in need of some modernisation and retains many original features of its period, the accommodation is spread over two floors and briefly comprises of an entrance hall with cloakroom/WC leading to the lounge, dining room and fitted kitchen, on the first floor are three bedrooms and the bathroom, benefits include double glazing and gas fired heating via a combination boiler, outside there are well tended mature gardens to the front and rear and a single garage.



EPC Band E

Call: Mike Rogerson 01670 517500

Price Guide: £199,950+

Lot No. 54

9 Wye Road, Hebburn NE31 2DF

Andrew Craig



Description:

Priced to Sell for Complete Makeover - Viewing Essential!! The property comprises a spacious ground floor flat occupying a corner plot in a popular residential area with no onward chain. The flat has been rewired, has had replaced double glazed windows fitted and a new boiler installed approximately five years ago. Briefly the accommodation comprises entrance hall, lounge with recently fitted gas fire, kitchen, two bedrooms (both with floor to ceiling wardrobes providing ample storage) and bathroom with three piece suite. Outside there is a lawned and block paved area to the front and rear yard with coal store and timber shed.



EPC Band D

Call: Andrew Craig 0191 4281428

Price Guide: £39,950+

Lot No. 55

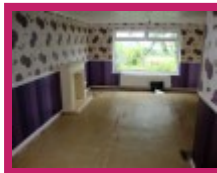
35 Riding Dene, Mickley, Stockfield NE43 7DL

ROOK MATTHEWS SAYER



Description:

A three bedroom mid terrace offered for sale with vacant possession, the property benefits from central heating and double glazing. Property briefly comprises of entrance hall, living room/ dining room, kitchen. To the first floor there are three bedrooms and a bathroom. Externally there is a tiered garden to the rear and lawned garden to front EPC Band C



Call: Rook Matthews Sayer 0191 4131313

Price Guide: £89,950+

Lot No. 56

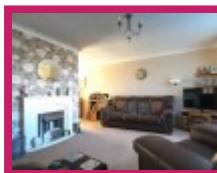
19 Lilac Grove, Hilda Park Estate, Chester Le Street DH2 2LR

WOOD ESTATE AGENTS



Description:

A rare chance to acquire one of only a small number of link style houses within this popular development at an exceptional price! It includes Garage and south facing back garden. Early Viewing Essential! The property occupies a cul de sac position close to the park making it an ideal family home. The accommodation comprises Hall, Lounge, Dining Room, Conservatory, Kitchen, three Bedrooms and Bathroom with white suite and shower. The specification includes uPVC double glazing and roofline and electric heating. It is offered with Freehold title. Viewing is recommended.



EPC Band D

Call: J W Wood 0191 3887245

Price Guide: £84,950+

Lot No. 57

1 Dene View, Burnopfield NE16 6QA

Andrew Craig



Description:

This three bedroom end terraced house, Viewing is essential to appreciate the potential this property has to offer. It is warmed via gas central heating and has the added benefit of double glazing. The internal floor plan comprises of entrance hallway, lounge with feature fire place, dining kitchen with Inglenook style fireplace and a useful utility room. To the first floor there are three bedrooms and a family bathroom with white suite. The property also benefits from a useful loft room which is boarded for storage with window. Externally there is a garden to front with an enclosed rear yard with garage.



EPC Band E

Call: Andrew Craig 0191 4889090

Price Guide: £139,950+

Lot No. 58

21 Ripon Street, Roker, Sunderland SR6 0LA

Andrew Craig



Description:

Offered with no chain involved is this spacious mid terraced three bedroom dormer cottage. Located within the ever popular Roker area. Internally the property is decorated to a good standard with modern and neutral themes and briefly comprises of an entrance hallway, lounge/diner, well appointed kitchen, bathroom and a ground floor master bedroom. To the first floor there are two double bedrooms and an additional bathroom. Further benefits include gas central heating and double glazing. Externally there is a small front town garden and a rear yard with an up and over garage door for car access.



EPC Band D

Call: Andrew Craig 0191 5160239

Price Guide: £79,950+

Lot No. 59

16 Flemingfield, Shotton, Peterlee DH6 2JF

kimmitt & roberts



Description:

This is a mid-terraced property extended to provide a good sized family home. Boasting gas central heating system, double glazing, two reception rooms, 3/4 bedrooms (one previously used as a granny flat) also having en-suite facility. Externally there is enclosed forecast to front elevation and enclosed yard to rear. Requiring cosmetic updating hence price.



EPC band: D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £44,950+

Lot No. 60

30 Kelvin Gardens, Dunston NE11 9EX

Andrew Craig



Description:

Realistically priced!! Attention to all first time buyers and investors alike, offered with no upper chain this property must be viewed to fully appreciate the accommodation on offer. Two reception rooms, gas central heating and double glazing. Early viewing is recommended. EPC band: D



Call: Andrew Craig 0191 4889090

Price Guide: £59,950+

Lot No. 61

51 Lilywhite Terrace, Easington Lane DH5 0HF

kimmitt & roberts



Description:

Kimmitt and Roberts are pleased to present to the market this spacious family home situated in the heart of Easington Lane. The property benefits from spacious accommodation comprising two reception rooms, fitted kitchen, three bedrooms and family bathroom. Externally, the property boasts rear yard with vehicle access providing off street parking. Early viewing is highly recommended!



EPC Band D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £45,000+

Lot No. 62

82 Broughton Road, South Shields NE33 2R

Andrew Craig



Description:

A well presented three bedroom mid terrace house benefitting from period features, gas central heating and double glazing. Viewing is highly recommended. The accommodation briefly comprises of entrance lobby, entrance hall, living room open plan to dining room, kitchen. To the first floor there are three bedrooms and bathroom and separate wc. Externally there is a yard to the rear.



EPC band: D

Call: Andrew Craig 0191 4271722

Price Guide: £124,950+

Lot No. 63

5 Elliott Terrace, Wark , Hexham NE48 3LE

ROOK MATTHEWS SAYER



Description:

A three bedroom mid terrace offered for sale with vacant possession, the property benefits from central heating and double glazing. Property briefly comprises of entrance hall, living room, dining kitchen, bathroom. To the first floor there are three bedrooms. Externally there is paved garden to the rear. EPC Band D



Call: Rook Matthews Sayer 01434 601616

Price Guide: £89,950+

Lot No. 64

5 Victoria Apartments, Park Road North, Middlesbrough TS1 3NL

Michael Poole



Description:

One Bedroom Ground Floor Apartment- Communal Gardens & Car Park - Fitted Kitchen- Double Glazing- Good Location -Ideal for a Retired Person or Couple Over 55s Only Well positioned for access to local bus routes, Albert Park and Middlesbrough town centre. This Apartment is available with immediate vacant possession. Briefly comprises, entrance hall, bathroom, bedroom, lounge/diner and kitchen. Externally there is a small front garden to the front of the apartment. This property also benefits from beautifully maintained communal gardens along with a communal room and car park.



EPC Rating: B

Call: Michael Poole 01642 254222

Price Guide: £47,500+

Lot No. 65

33 Willowbank Court, East Boldon NE36 0ER

Andrew Craig



Description:

Willowbank Court is a spacious and well appointed development centrally located in the ever popular village of East Boldon. Having a pleasant range of local amenities within walking distance to include shops, restaurants, Metro station and bus stops, makes this second floor retirement apartment an ideal home. Decorated in a neutral theme throughout and comprising lounge, kitchen, two bedrooms and bathroom as well as double glazing and electric heating. With a secure entry system, Residents lounge, Guest Suite, House Manager, communal gardens and car parking, makes this perfect accommodation with all needs catered for.



EPC BAND C AGENTS NOTES Due to the nature of the property, new residents are accepted from 60 years of age.

Call: Andrew Craig 0191 5190011

Price Guide: £74,950+

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Lot No. 66

26 Sycamore Crescent, Teesville TS6 0BW



Description:

Extremely Generous Plot Corner Position with Front, Side & Rear Gardens Drive & Garage Gas Central Heating Double Glazing Extended Ground Floor Accommodation Viewing Essential



EPC band: D

Call: Michael Poole 01642 955140

Price Guide: £74,950+

Lot No. 67

97 Lansbury Drive, Birtley DH3 1JR

Andrew Craig



Description:

This end terraced house which has been extended to the rear to provide a larger than average kitchen/dining area, it has also been updated with double glazing and gas central heating. The internal floor plan comprises of entrance lobby, lounge and extended fitted kitchen/diner to the ground floor whilst to the first floor there are two bedroom and a bathroom with three piece suite. Externally there is a gravelled garden to the front with borders and an enclosed laid to lawn garden to the rear with timber shed.



EPC band: E

Call: Andrew Craig 0191 4921234

Price Guide: £54,950+

Lot No. 68

1 Woodside Meadows, Bishop Auckland DL14 8EP

WOOD
ESTATE AGENTS



Description:

A superb modern detached family home, situated on the outskirts of Bishop Auckland. Immaculately presented four bedroomed accommodation with en suite to the Master Bedroom. Lovely spacious lounge dining room, modern kitchen, wc and family bathroom. Delightful gardens, driveway and garage. Viewing is highly recommended.

EPC Band B



Call: J W Wood 01388 604273

Price Guide: £129,950+

Lot No. 69

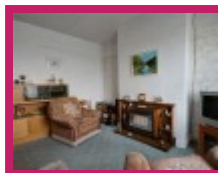
Bridgeworth, Adelaide Bank, Shildon DL4 1BB

WOOD
ESTATE AGENTS



Description:

A two bedroom detached bungalow with gardens to front and rear, offered for sale with no onward chain. Benefiting from uPVC double glazing and gas central heating, the bungalow was built by the family for their own occupation and the spacious accommodation includes a welcoming entrance hallway, spacious lounge with bay, kitchen with pantry, pleasant conservatory and two good sized double bedrooms. Viewing is highly recommended.



EPC band: E

Call: J W Wood 01388 604273

Price Guide: £79,950+



Lot No. 70

8 Beech Terrace, Stanley DH9 7EL



Description:

The property has been significantly improved by our vendor, has the benefit of uPVC double glazing, gas central heating system with combination boiler, retaining some original features and offers accommodation which briefly comprises on the ground floor: entrance hallway, lounge with traditional cast fireplace, stripped and stained floorboards and double doors to dining room with an Inglenook fireplace and a kitchen extension fitted with attractive modern units, the bathroom has traditional style fittings including a roll top bath. To the first floor there are four bedrooms (master bedroom with ensuite) externally the property has a large lawned garden to the front of the property and a small enclosed yard to the rear with a brick built garage.

EPC band: E



Call: J W Wood 01207 235221

Price Guide: £99,950+



Lot No. 71

10 Gayle Court, Delves Lane, Consett DH8 7EJ



Description:

A well presented modern semi-detached house which has the benefit of a car port, off road parking for several vehicles and a conservatory extension. Ideally suited to first time buyers or small families, the property offers accommodation which briefly comprises on the ground floor; entrance lobby, cloakroom/w.c., good sized lounge and a modern kitchen with French doors to conservatory, to the first floor there are three bedrooms and a bathroom/w.c. fitted with a white suite. Externally the property has a driveway suitable for four cars, a car port to the side and a pleasant lawned garden to the rear with a patio area.

EPC Band C



Call: J W Wood 01207 502109

Price Guide: £79,950+



Lot No. 72

8 Cotswold Road, Whitley Bay NE29 9QJ



Description:

A perfect opportunity has arisen to purchase this lovely five bedroom extended family home, located in very popular area of Preston Grange, North Shields on Cotswold Road. Benefiting from double glazing, gas central heating and briefly comprising of:- Entrance porch, entrance hallway, lounge to the front with sliding doors to dining room with patio doors leading to rear garden, fitted kitchen with built in appliances, utility room and cloaks w.c. To the first floor there are five bedrooms, bathroom and separate W.C. Externally there are front and rear gardens and there is an integral single garage and drive for off street parking

EPC Band D



Call: Rook Matthews Sayer 0191 2463666

Price Guide: £199,950+



Lot No. 73

The Crown, Railway Street, Houghton Le Spring DH5 9HY



Description:

Substantial 3 Storey Detached planning permission for ground floor conversion into a three bedroom flat, Planning reference 15/00829/FUL A substantial three storey detached building situated in the heart of this bustling village. It was a long established and popular public house but is suitable for a variety of uses It provides deceptively spacious accommodation. The pub effectively consists of three rooms along with kitchen and WCs. However, it is the quality of the living accommodation which will appeal too many. Boasting spacious four bedroom layout over two floors, its quality features include a superb kitchen, Combi gas central heating, UPVC double glazing and a re-fitted bathroom to each of the upper floors. It has ample street parking in the vicinity and has a private yard, which was used as a beer garden. This property offers undoubted potential
EPC Band:- D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: WAS £149,950 NOW £84,950+

Lot No. 74

102 Chillerton Way, Wingate TS28 5FE

kimmitt & roberts



Description:

Occupying a prime plot on this ever popular development we have pleasure in offering for sale this well presented, larger style three bed roomed detached family home which offers gas central heating system, double glazing, modern kitchen and bathroom/w.c. fittings, en-suite and dressing area to master bedroom, family bathroom/w.c. To the exterior are gardens to front and rear, drive and single garage. Decorated to a neutral palette throughout. Viewing highly recommended. EPC band: C



Call: Kimmit & Roberts 0191 5183334

Price Guide: £105,000+

Lot No. 75

Appleton Lodge, Front Street, Appleton DL6 2AA

Michael Poole



Description:

A Deceptively Spacious Two Storey Residence Offering Substantial Accommodation Which Extends to Around 2500 Square Foot Occupying a Prime Setting within the Popular Village of Appleton Wiske Extensive Lounge with Electric Fire Set in a Feature Surround Dining Room Leading Through to Refitted Kitchen Two Generous Ground Floor Bedrooms Bathroom with White Three Piece Suite Including a Spa Bath & Shower Enclosure Master Bedroom on the First Floor with Dressing Room First Floor Bathroom with White Three Piece Suite & Door to Study/Bedroom Four Oil Central Heating System & Sealed Unit Double Glazed Windows Pleasant Block Paved & Decked Area to the Rear with a Shared Driveway for Off Street Parking EPC Band E

Call: Michael Poole 01642 788878

Price Guide: £239,950+

Lot No. 76

18 Dene Terrace, Shotton Colliery DH6 2QX

kimmitt & roberts



Description:

An ideal opportunity for the local investor to purchase this two bedroomed mid terraced house which comes with gas central heating system, double glazing and additional loft room. The property is currently rented EPC band: F



Call: Kimmitt and Roberts 0191 5848080

Price Guide: £35,000+

Lot No. 77

40 Ouselaw, Kibblesworth, Birtley NE11 0TL

Andrew Craig



Description:

A superb detached house situated on a modern development within the desirable village of Kibblesworth. The village offers excellent transport links and is ideally placed for access to Team Valley, Gateshead and Newcastle, also the A1M North and Southbound. Providing reputable schools, countryside and convenient access to a host of amenities. The property itself comprises of entrance hallway, lounge, ground floor w.c., fitted breakfasting kitchen, four bedrooms (master with ensuite) and family bathroom. Other benefits include gas central heating, double glazing and solar panels. Externally there is a drive and garden to the front and an enclosed garden to the rear.



EPC Band B

Call: Andrew Craig 0191 4921234

Price Guide: £159,950+

Lot No. 78

Dovecote Cottage, 11 Bank House, Guyzance, Northumberland NE65 9AP

**ROOK
MATTHEWS
SAYER**

Description:

A lovely detached unit within a group of barn conversions only 2 miles from the main A1 road. This attractive property has been extended and modernised to provide excellent accommodation including entrance hall with arched entrance door and shutters, sitting room with wood burning stove, separate playroom, open plan kitchen/dining room and bathroom all on the ground floor, plus master bedroom with en-suite shower room and second double bedroom on the first floor. There is parking adjacent to the property and a small easily maintained garden plus double garage with further parking.



EPC Band D

Call: Rook Matthews Sayer 01665 510044

Price Guide: £159,950+

Lot No. 79

4 Cedar Drive, Thornton, Middlesbrough TS8 9BY

Michael Poole

Description:

We are pleased to offer to the market this stunning three bedroom semi-detached bungalow located within the sought after village of Thornton and is presented to the highest of standards throughout with accommodation that briefly comprises; entrance hall, living room with feature slate tile fire surround and wood burning stove, modern fitted kitchen, UPVC conservatory, recently refurbished family bathroom, two spacious bedrooms and a further bedroom is located to the first floor. Externally, a printed concrete driveway offers parking for a number of cars giving access to a detached garage and a delightful spacious private garden to the rear.



EPC Band C

Call: Michael Poole 01642 288299

Price Guide: £179,950+

Lot No. 80

17 Grey Gables, Brandon, Durham DH7 8QW

**WOOD
ESTATE AGENTS**

Description:

Available with the benefit of immediate vacant possession, we offer for sale this three bedroomed semi detached property benefitting from gas fired central heating and double glazing. Pleasantly situated with open views to the front, the property has an open plan lounge/dining room, kitchen/breakfast room and study. There are three bedrooms and a bathroom to the first floor. Gardens to the front and rear.



EPC band: E

Call: J W Wood 0191 3869921

Price Guide: £54,950+

Lot No. 81

96 Melbeck Drive, Ouston, Co Durham DH2 1UE

Andrew Craig

Description:

A pleasant family home located in a cul de sac within the demanding semi rural area of Ouston. With a family lounge located to the rear of property extending into a conservatory overlooking garden. With a separate dining room and boasting a re-fitted contemporary style kitchen and three well proportioned bedrooms. Lawned garden to front with block paved driveway for multiple parking, integral garage. This home is convenient for local amenities with public transport for nearby Birtley and Chester le Street. Viewing recommended.



EPC Band D

Call: Andrew Craig 0191 4921234

Price Guide: £124,950+



Lot No. 82 8 Torver Close, Peterlee SR8 5PW



Description:

Presented to a good standard throughout is this ready to move into two bedroomed mid link home which comes with gas central heating system, double glazing, refitted shower room/w.c. and spacious lounge enjoying pleasant views beyond. To the exterior there is a garden to the front elevation and enclosed yard to the rear. Priced to sell. Early viewing recommended.
EPC Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £39,950+



Lot No. 83 16 Westerton Road, Leeholme, Bishop Auckland DL14 8HE



Description:

Enjoying far-reaching countryside views to the front, this traditional three bedroomed semi with bay window to lounge and conservatory to the rear is a fine family home, with deceptively spacious accommodation having the benefit of gas central heating, uPVC double glazing and security alarm system and is offered for sale with no onward chain. The property has gardens to both front and rear and a larger than average single garage. Viewing is highly recommended.

EPC Band C



Call: J W Wood 01388 604273

Price Guide: £79,950+



Lot No. 84 3 Brookside Bungalows, South Church, Bishop Auckland DL14 6XY



Description:

Enjoying an idyllic secluded riverside location accessed by a private gated driveway, this is an excellent family sized detached bungalow. Immaculately presented accommodation includes a reception hall, lounge dining room with French doors leading onto the lovely extensive gardens, well-appointed breakfast kitchen, refitted bathroom and three double bedrooms.

EPC Band D



Call: J W Wood 01388 604273

Price Guide: £159,950+



Lot No. 85 1 Wharton Place, Boosebeck, Saltburn by the Sea TS12 3AH



Description:

A Stunning Two Bedroom Bungalow. This Well Presented Home Has Been the Subject of an Extensive Refurbishment and Offers Excellent Living Accommodation. This Home Benefits From a Separate Off Street Parking Area, Detached Garage with Drive and Parking Area, Large Garden and is Situated in a Semi-Rural Location. Viewing is Absolutely Essential to Fully Appreciate What This Distinctive Home Has to Offer.

EPC band: G



Call: Michael Poole 01642 285041

Price Guide: £120,000+

Lot No. 86

3 North Ridge, Bedlington NE22 6DB

**ROOK
MATTHEWS
SAYER**



Description:

THREE BEDROOMS SEMI DETACHED MODERN FITTED KITCHEN & BATHROOM OFF STREET PARKING ENCLOSED GARDEN TO REAR = IDEAL FIRST TIME BUY / INVESTMENT ***Situating on North Ridge in Bedlington, this well presented property briefly comprises; entrance hall with stairs to first floor, lounge, kitchen, ground floor family bathroom / wc, first floor landing leading to Three bedrooms. Externally to the front of the property is a block paved driveway providing off street parking, to the rear a garden that is part lawned, patio area, gravelled area, mature bushes / shrubs and fencing to boundaries.



EPC:D

Call: Rook Matthews Sayer 01670 531114

Price Guide: £64,950+

Lot No. 87

11 Moorhouse Gardens, Hetton le Hole DH5 0AD

**kimmitt
roberts**



Description:

We are privileged to present this excellent opportunity to purchase an extended semi-detached bungalow in this ever popular cul-de-sac which is located in the heart of Hetton le Hole. The property boasts spacious living accommodation which includes two bedrooms, generous lounge, separate dining room, extended fitted kitchen with appliances and fully tiled family bathroom. Externally, the property boasts gardens to both the front and rear as well as two detached garages to the rear. Internal inspection is a must!



EPC Band D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £90,000+

Lot No. 88

21 Simonside View, Rothbury NE65 7YQ

**ROOK
MATTHEWS
SAYER**



Description:

****EXCELLENT OPEN VIEW 3 BEDROOMS GARAGE AND GARDEN**** Accessed off Hillside Road, this property occupies an elevated position and provides split level accommodation. There is pedestrian access off Hillside Road with vehicle access round in to Simonside View to the garage and parking. Front hall way, stairs to upper and lower levels. Cloak room, utility room. Upper level, living room, kitchen patio doors out on to the balcony. The lower ground floor three bedrooms and bathroom. Oil fired central heating and double glazing are included. Gardens with lawns, trees and shrubs. There is a single garage with allocated parking.



EPC Band D

Call: Rook Matthews Sayer 01665 510044

Price Guide: £164,950+

Lot No. 89

2 Grove Terrace, Sunnyside, Whickham NE16 5EF

Andrew Craig



Description:

A mid terraced property with semi rural location. The property is offered with double glazing and gas central heating. The accommodation comprises entrance hallway, lounge, dining room, modern fitted kitchen, three piece bathroom and three bedrooms. Externally there is a rear yard, rear garden and garage. This property would be ideal for investment or for a project and it is situated close to local amenities and transport links to surrounding towns, cities, Metrocentre and major road links.
EPC Rating: C

Call: Andrew Craig 0191 4889090

Price Guide: £59,950+

Lot No. 90

8 Queens Close, Acomb, Hexham NE46 4NJ

**ROOK
MATTHEWS
SAYER**



Description:

A three bedroom mid terrace offered for sale with vacant possession, the property benefits from central heating and double glazing. Property briefly comprises of entrance hall, living room, dining kitchen. To the first floor there are three bedrooms and a bathroom. Externally there is a pebbled garden to rear. EPC Band D



Call: Rook Matthews Sayer 01434 601616

Price Guide: £99,950+

Lot No. 91

7 Humford Way, Bedlington NE22 5ET

**ROOK
MATTHEWS
SAYER**



Description:

DETACHED FAMILY HOME - THREE RECEPTION ROOMS FOUR BEDROOMS EN-SUITE TO MASTER - LANDSCAPED GARDENS FRONT & REAR - DOUBLE GARAGE & DRIVEWAY Situated on the sought after Humford Way on the Bayard Woods Estate in Bedlington, this impressive detached family home comprises; entrance hallway, downstairs cloaks/wc, modern fitted breakfasting kitchen/diner with integrated appliances, utility room, Spacious lounge, dining room, third reception room, first floor landing, master bedroom with fitted wardrobes and en-suite shower room, three further bedrooms and family bathroom/wc. Externally the property has a landscaped garden to the front with bushes and shrubs and double width driveway leading to double attached garage. There is gated side access to both sides of the property leading to an enclosed rear garden with lawn and patio areas, mature bushes and shrubs and fencing to boundaries. Viewing essential to appreciate the accommodation on offer. This property has been maintained by the current owners to a very high standard - EPC:D

Call: Rook Matthews Sayer 01670 531114

Price Guide: £265,000+

Lot No. 92

61 Shiple Avenue, Fenham NE4 9QY

**ROOK
MATTHEWS
SAYER**



Description:

Fantastic spacious five bedroom family home in the heart of Fenham. Benefits include an extended lounge, 21ft plus dining room an extended breakfasting kitchen and no onward chain. The property does require updating but does have double glazing and gas central heating. The accommodation comprises; entrance porch, hallway, lounge, dining room, breakfasting kitchen, separate w.c, stairs lead up to five bedrooms and family bathroom. Externally there are gardens to the front and rear with a driveway providing off street parking and an attached garage.

EPC Band D



Call: Rook Matthews Sayer 0191 2744661

Price Guide: £155,000+

Lot No. 93

18a Castle View, Chester le Street DH3 3XA

**WOOD
ESTATE AGENTS**



Description:

This attractively priced property offers tremendous scope for alteration and improvement and early viewing is recommended. The property includes Hall, large Lounge, Dining Room, Kitchen with Breakfast Room, two Double Bedrooms and two Bathrooms. A large loft space offers the possibility for further development. Castle View is a small and prestige development of exclusive detached homes created within an attractive woodland cul-de-sac style development. Despite its attractive setting the development lies within walking distance of Chester-le-Street town centre and is therefore accessible to a wide range of shops, schools and amenities together with the attractive Riverside Park. The town is particularly popular as it has excellent road links to Durham City, Gateshead, Newcastle upon Tyne and Sunderland as well as having a railway station on the main east coast line allowing easy commuting. EPC Band D

Call: J W Wood 0191 3887245

Price Guide: £199,950+

Lot No. 94

57 Hillside Gardens, Stanley DH9 0HB


Description:

Available with no forward chain, a spacious double fronted terraced property with panoramic views situated in Shield Row near Stanley. The property has the benefit of uPVC double glazing, gas central heating with combination boiler (installed 2014) and offers accommodation ideally suited to families which briefly comprises in the ground floor: entrance lobby, large lounge, dining room open plan to kitchen, a rear hallway and cloakroom/w.c. to the first floor there are three bedrooms and a bathroom/w.c. Externally there are gardens to front and rear with the front garden having a raised decked patio area.



EPC Band D

Call: J W Wood 01207 235221

Price Guide: £64,950+

Lot No. 95

2 Oakwood Gardens, Lobley Hill NE11 0DD

Andrew Craig

Description:

Semi detached bungalow enjoying a popular location on Oakwood Gardens in Lobley Hill. Conveniently placed having excellent road links to the Team Valley, Newcastle Airport, Metro Centre, ideal for commuters. The property sits on a corner plot having low maintenance paved area to front and wrap around lawned garden plus a detached garage to the rear. The property has been extended but offers further scope and potential and comes with gas central heating and double glazing. Early viewing urged!



EPC Band D

Call: Andrew Craig 0191 4875330

Price Guide: £129,950+

Lot No. 96

1 Grange Street, Pelton, Chester le Street DH2 1EA


Description:

Excellent opportunity to acquire this very well presented two Bedroom end terraced house offered at a very attractive price for quick sale. This owner occupied house is available with no chain and includes gas central heating via radiators with combination boiler and uPVC double glazing. The accommodation comprises Hall, Lounge, Kitchen/Breakfast room with integral cooking appliances, two Bedrooms and Bathroom/w.c.



EPC Band E

Call: J W Wood 0191 3887245

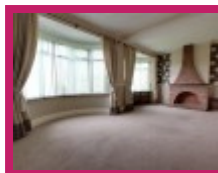
Price Guide: £40,000+

Lot No. 97

70 West Street, Eston, Middlesbrough TS6 0LQ


Description:

This attractive double bay fronted detached bungalow is ideal for a retired person or couple. Located in this popular residential area within Normanby. Briefly comprising entrance hall, extended lounge with bay windows to front, kitchen with breakfast room, two bedrooms and shower room/WC. Externally we have enclosed gardens to the front and rear which are well maintained and include a concrete print driveway which leads to the detached garage.



EPC Band E

Call: Michael Poole 01642 955180

Price Guide: £109,950+

Lot No. 98

98 Eglesfield Road, South Shields NE33 5PU

Andrew Craig



Description:

****AN IDEAL FIRST TIME BUY/INVESTMENT OPPORTUNITY**** This two bedroom mid-terraced house is situated in this popular location with excellent access to amenities, shops, popular schools and the Town Centre. The property is in need of some updating and must be viewed to fully appreciate. The property benefits from scope to extend to the rear and in the loft subject to planning permission. Briefly comprising of: - Entrance hall, lounge, kitchen/diner, two bedrooms and bathroom. Externally there is a yard to the rear. **CALL TO VIEW NOW!!**



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £59,950+

Lot No. 99

5 Ingleby Terrace, Lynemouth, Ashington NE61 5XR

ROOK MATTHEWS SAYER



Description:

****TWO BEDROOMED - MID TERRACED - PRICED TO SELL - LARGE GARDEN TO FRONT**** Spacious two bedroomed mid terrace on sought after Ingleby Terrace, Lynemouth. In need of some refurbishment the property is priced to sell. Located close to the schools, shops and amenities the property is ready to view now. Ideally suited to first time buyers or investors the accommodation is fully double glazed and gas centrally heated and briefly comprised: entrance hall, good sized lounge, kitchen diner, bathroom, stairs to first floor landing and two good sized bedrooms. Externally there is a yard to the rear with off street parking a large lawned garden to the front. Early viewings recommended. EPC Band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £37,950+

Lot No. 100

4 Whiteoaks Close, Redcar TS10 2SS

Michael Poole



Description:

Three Bedroom Detached Property, recently been improved by the Vendor, has the benefit of gas central heating and UPVC double glazing. Offers accommodation briefly comprising: entrance hall, WC, lounge, dining room, modern fitted kitchen, master bedroom with en-suite shower room, two further bedrooms and family bathroom. Externally, enclosed rear garden consisting mainly to lawn as well as a driveway and detached garage.



EPC Band C

Call: Michael Poole 01642 285041

Price Guide: £154,950+

Lot No. 101

74 Highfield Road, Middlesbrough TS4 2QP

Michael Poole



Description:

Two Bedroom Semi-Detached Bungalow, Ideal for a retired person or couple this property boast a number of features including, gas central heating, double glazing, fitted kitchen and spacious rear garden. The accommodation comprises, entrance hall, lounge, bathroom, dining area, kitchen and two bedrooms. Externally, enclosed front garden, driveway to the side of the property leading to a detached garage and a good size enclosed garden to the rear.



EPC Band D

Call: Michael Poole 01642 254222

Price Guide: £74,950+

Lot No. 102 3 Thompson Street, Bedlington NE22 7HE



Description:

Spacious Ground Floor Flat Is Offered For Sale On Thompson Street In Bedlington, Briefly Comprising Entrance Hallway, Lounge, Kitchen, Two Bedrooms, Family Bathroom. Benefiting From Gas Central Heating, Double Glazing. External To The Property Low Maintenance Front Garden, Gravelled And A Shared Yard To The Rear.

EPC Band C



Call: Rook Matthews Sayer 01670 531114

Price Guide: £39,950+

Lot No. 103 17 Bevan Grove, Shotton DH6 2LQ



Description:

Rarely do properties become available upon the open market in this location therefore we would anticipate a lot of interest on this three bedroomed semi detached family home. Boasting gas central heating system, double glazing, spacious kitchen/Breakfast Room, gardens to both front and rear along with driveway and out buildings.

EPC Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £59,950+

Lot No. 104 9 John Street North, Meadowfield, Durham DH7 8RS



Description:

We are delighted to offer for sale, this much improved three bedroomed mid terrace house with gas fired central heating, refitted kitchen and bathroom. New fitted carpets and window blinds throughout. Parking for two cars at rear. Occupying a prominent position and available with immediate vacant possession, the property has an attractive floor plan briefly comprising: entrance hallway, lounge, open plan kitchen/breakfast room and rear lobby. To the first floor there are three bedrooms and a refitted shower room. Externally there is an attractive yard to the rear providing off street parking.

EPC Band C



Call: J W Wood 0191 3869921

Price Guide: £64,950+

Lot No. 105 10 Ravensworth Avenue, Normanby TS6 0EE



Description:

Three Bedroom Semi-Detached Home- Front & Rear Gardens - UPVC Double Glazing Gas Central Heating Close to local schools, shops and bus routes, this property would be ideal for a family. Briefly comprises, entrance hall, lounge, dining/sitting room, kitchen, landing, three bedrooms and a family bathroom. Externally, beautifully presented gardens to the front and rear along with the added benefit of a driveway to provide off street parking.

EPC Band D



Call: Michael Poole 01642 254222

Price Guide: £119,950+



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Lot No. 106 13 East View, Bedlington NE22 7HD

**ROOK
MATTHEWS
SAYER**



Description:

Situated on East View in Bedlington, this well presented property briefly comprises; entrance hallway with stairs to first floor, lounge, kitchen / diner, first floor landing leading to Three bedrooms and a family bathroom. Externally to the front of the property is a low maintenance garden mainly gravelled with fencing to boundaries, to the rear a private yard with access to a garden over the lane that is mainly laid to lawn, fencing to boundaries, single detached garage and allocated parking. The property is also complimented by its close proximity to local amenities and transport links / services



EPC Band D

Call: Rook Matthews Sayer 01670 531114

Price Guide: £65,000+

Lot No. 107 1 Westerdale , Wallsend, Newcastle NE28 8UD

**ROOK
MATTHEWS
SAYER**



Description:

A WELL APPOINTED 3 BEDROOM LINK DETACHED FAMILY HOME OCCUPYING A CORNER PLOT ON THIS DESIRABLE RESIDENTIAL DEVELOPMENT.

The property is situated within close proximity of several amenities including schools, shops and transport links. The accommodation comprises: entrance hall, lounge, breakfasting kitchen, 3 bedrooms and a bathroom/wc. Additional benefits include gas central heating and double glazing. Externally there is a driveway to the front, gardens to the side and rear and an integral garage.

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £119,950+

Lot No. 108 24 Throckley Avenue, Acklam, Middlesbrough TS5 8LE

Michael Poole



Description:

With this nicely presented and well looked after three bedroom semi-detached house, you not only get a south/westerly facing rear garden which catches the sun just right but also a detached garage, ample parking on the driveway, UPVC double glazing and central heating with a combi boiler. The ground floor has the entrance hall, lounge with living flame gas fire, dining room and kitchen with smart light oak style units. The first floor has three bedrooms and bathroom with a modern white suite.



EPC Band E

Call: Michael Poole 01642 254222

Price Guide: £129,950+

Lot No. 109 41 Melrose Avenue, Backworth, Newcastle NE27 0JD

**ROOK
MATTHEWS
SAYER**



Description:

Situated on a pedestrianised street is this beautifully presented two bedroom mid terrace house which will appeal to first time buyers. Comprising entrance hall with stairs to the first floor, useful understairs cupboard, lounge to the front with feature fireplace, a modern breakfasting kitchen , UPVC French doors out to the rear, modern bathroom/W.C and to the first floor are two bedrooms. Externally to the front is a small paved garden with gravelled areas and planted borders and to the rear is an enclosed yard with decked area and brick built outhouse. The property benefits from gas central heating and UPVC double glazing.



EPC band: tbc

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £90,000+

Lot No. 110 28 Coquet Street, Jarrow NE32 5LZ

Andrew Craig



Description:

A rare to the market double fronted two bed semi detached bungalow with garage and offered with NO UPPER CHAIN. The property offers a versatile layout and could be used as a two bedroom with two reception rooms or a three bedroom with one reception room. Briefly comprises: Entrance hall, front lounge with bay window. Two double bedrooms, Dining room, Kitchen and Bathroom as well as a single detached garage. Other benefits include double glazing and gas central heating. Gardens front and rear and shared driveway to the side. The rear garden is beautifully presented with lawn, patio area, shed and raised flower beds.



EPC Band E

Call: Andrew Craig 0191 4280025

Price Guide: £129,950+

Lot No. 111 2 Highfield, Blyth NE24 4ND

ROOK MATTHEWS SAYER



Description:

NO UPPER CHAIN - FOUR BEDROOM DETACHED FAMILY HOME - SUPERB CONSERVATORY EXTENSION - GARAGE - GARDENS - EPC: C** on Highfield, Chase Farm in Blyth. Located close to local primary and secondary schools, shops and A189 commuter links and briefly comprising: Entrance hall, ground floor cloaks/w.c., lounge with French doors to conservatory extension, separate dining room, study, breakfasting kitchen and utility. Four bedrooms to the first floor three with fitted wardrobes and en suite to master, family bathroom. Gardens to both front and rear and garage.



EPC C

Call: Rook Matthews Sayer 01670 352900

Price Guide: £149,950+

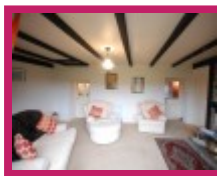
Lot No. 112 Bank Cottage, Station Road, Alston CA9 3HZ

ROOK MATTHEWS SAYER



Description:

This charming two bedroom stone built cottage, which dates back to the 1600s, must be viewed to appreciate the location, size and potential on offer. The cottage is situated close to the centre of the market town of Alston, which has an array of day-to-day shopping, first, middle and high schools, public houses and restaurants. This property would suit a number of buyers: those looking for their first home; downsizing; or to be used as a holiday cottage. Full of charm and character, the cottage retains many original features and benefits from central heating and lovely open views to the rear elevation. The cottage briefly comprises entrance hall; dining kitchen; cellar; dining room; sitting room; bathroom; two double bedrooms to the first floor; garden to the front; balcony to the rear.



EPC C

Call: Rook Matthews Sayer 01434 601616

Price Guide: £84,950+

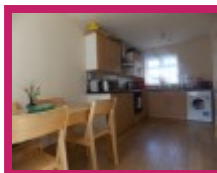
Lot No. 113 12 Newburn Court, South Shields NE33 4HR

Andrew Craig



Description:

AN IDEAL FAMILY HOME, VIEWING IS A MUST!! This well presented three bedroom mid-terraced house is situated in this popular location with excellent access to amenities, shops and the Town Centre and Sea Front. The property offers spacious accommodation and briefly comprises of: - Entrance hall, lounge and kitchen. Three first floor bedrooms bathroom and separate w.c. Externally to the front there is a block paved driveway. To the rear there is a decked garden. Further benefits include gas central heating and double glazing. Call to view now!!!



EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £84,950+

Lot No. 114 29A Toner Avenue, Hebburn NE31 2PE

Andrew Craig



Description:

A two bed first floor flat situated in a popular residential area in Hebburn having a pleasant outlook over green to the front. The property is offered for sale with No Onward Chain and has an excellent size garden to side. With double glazing and gas central heating, the property briefly comprises: Entrance lobby, entrance hall with stairs leading to the first floor landing. Lounge and fitted kitchen. Two bedrooms and bathroom/w.c. Externally there is a good size lawned garden to the side with flagged patio area.



EPC band: E

Call: Andrew Craig 0191 4281428

Price Guide: £44,950+

Lot No. 115 Hardys Lodge, Wingate Road, Trimdon Station TS29 6NR

kimmitt & roberts



Description:

Occupying a prime plot this is a four bedroomed detached modern family home which comes with double glazing, good sized kitchen/breakfast room, en suite to master bedroom. To the exterior is an attached single garage, ample driveway, gardens and stables.
Epc band E

Call: Kimmit & Roberts 0191 5183334

Price Guide: £109,950+

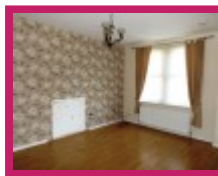
Lot No. 116 11 East View, Morpeth NE61 1UT

MIKE ROGERSON



Description:

We are pleased to offer for sale this ground floor one bedroom purpose built flat situated on the edge of the popular location of Middle Greens, the property is offered with vacant possession and no onward chain, accommodation briefly comprises of entrance porch to lounge/dining room, kitchen, bedroom, bathroom, enclosed shared rear yard and off road parking space



EPC Band tbc

Call: Mike Rogerson 01670 517500

Price Guide: £64,950+

Lot No. 117 40 St Michaels Vale, Hebburn NE31 1RL

Andrew Craig



Description:

Offered for sale on a Persimmon Home Change Scheme, this well appointed first floor flat is competitively priced for a quick sale! Double glazed and with gas central heating the property forms part of a modern development conveniently located for Hebburn Town Centre with its shops, amenities and Metro Station. Ideal first purchase the accommodation is tastefully presented and briefly comprises: Communal hallway with stairs to first floor. Private entrance hall, lounge with Juliet balcony and open to a fitted kitchen. Two bedrooms (one with dressing room) and modern shower room/w.c. Externally there are communal gardens plus allocated and visitor parking surrounding the development
EPC BAND B

Call: Andrew Craig 0191 4281428

Price Guide: £70,000+

Lot No. 118 106 Katherine Street, Ashington NE63 9DW

ROOK MATTHEWS SAYER



Description:

****KATHERINE STREET, ASHINGTON ‐ IDEAL FIRST TIME BUY ‐ RFURBISHED ‐ NO UPPER CHAIN**** A superbly modernised and refurbished two bedroomed mid terraced home situated on Katherine Street, Ashington. The property has been updated to an excellent standard and is available with no upper chain. modern kitchen and bathroom.



EPC Band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £40,000+

Lot No. 119 87 Sherwood Drive, Marske TS11 6DR

Michael Poole



Description:

This is a great opportunity to acquire yourself a very well looked after three-bedroom semi in need of some modernisation. Yes, a little bit of work is required but the end result will be well worth it as the location is superb! With a southerly facing rear garden and delightful views across open farm land and onto the hills it also has ample car parking, single car port and garage. There is a top end Worcester Bosch combi boiler, uPVC double glazing & no onward chain. It now just needs the finishing touches, usually things that are done to personal taste. Comprising briefly entrance hall, rear lounge, garden room & kitchen/diner. The first floor has three bedrooms and bathroom.



EPC band: D

Call: Michael Poole 01642 285041

Price Guide: £99,950+

Lot No. 120 The Hemmel, 30 Swinhoe Road, Beadnell NE67 5AG

ROOK MATTHEWS SAYER



Description:

****SUPERB DEVELOPMENT OPPORTUNITY WITH SEA VIEWS IN THE POPULAR COASTAL VILLAGE OF BEADNELL ****A detached house on the outskirts of Beadnell village which has been previously operating as a successful Bed and Breakfast business with good managers accommodation. Currently the ground floor entrance porch and hall give access to 4 ground floor rooms with facilities and guest dining room. On the first floor the owners accommodation includes an open plan kitchen dining room, separate sitting room, double bedroom and shower room. The kitchen has doors out to a raised balcony with views out towards the sea and there is a garage with utility space and driveway parking plus garden. Planning permission reference 16/00390/FUL has been obtained to transform this property into a luxury home or holiday let. This area of the coastline is designated as one of Outstanding Natural Beauty with fantastic sandy beaches, choice of golf courses and of course castles at Warkworth, Alnwick, Dunstanburgh and Bamburgh. The village has choice of restaurants and public houses with day to day shopping available in nearby Seahouses.

EPC Rating: D

Call: Rook Matthews Sayer 01665 510044

Price Guide: £395,000+



Remote Bidding Application Form

Please select method of bidding:

TELEPHONE

PROXY

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

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

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

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

Date of Auction: Lot Number:

Address of Lot:

..... Post Code:

The Lot is offered for sale under:

Option One

Option Two

Maximum Bid (in words) £:

Buyers Information – Full Name/Company Name:

Address:

..... Post Code:

Tel No: Home: Business: Mobile:

E-mail address:

Solicitors Name & Address:

Post Code: Tel No:

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

Signature Print Name: Date:

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



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



Terms & Conditions

About us and Important Auction Information

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

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

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

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

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

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

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

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

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

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

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

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

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

Our General Auction Terms of Business

1. Interpretation

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

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

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

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

2. Conditions applicable to the auction types

2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

2.2 Option Two Conditions

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

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

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



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

3. General provisions applicable to Sellers and Buyers

3.1 General Auction Conditions

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

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

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

3.2 Charges and payment

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

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

3.3 Proof of Identity and Proceeds of Crime Act

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

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

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

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

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

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

3.4 Miscellaneous

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

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

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

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

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

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

3.5 Notices

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

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

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

3.6 Governing law and jurisdiction

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

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

Common Auction Conditions

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Important Notice

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

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

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

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

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

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

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

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



Royal Institute of Chartered Surveyors (RICS).

Glossary

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

Wherever it makes sense:

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

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

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

Agreed completion date

Subject to condition G9.3:

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

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

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

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

Auction The auction advertised in the catalogue.

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

Auctioneers The auctioneers at the auction.

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

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

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

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

Condition One of the auction conduct conditions or sales conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The auctioneers.

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

Auction Conduct Conditions

A1 Introduction

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

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

A2 Our role

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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



responsibility to check that you have the correct versions.

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

A5 The contract

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

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

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

A5.4 If you do not we may either:

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

(b) sign the sale memorandum on your behalf.

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

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

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

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

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

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

A6 Extra Auction Conduct Conditions

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

General conditions of sale

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

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

G1 The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

G2 Deposit

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

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

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

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

G2.2 The deposit

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

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

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

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

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

G3 Between contract and completion

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

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

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

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

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

Title and identity

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

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

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



paid; and

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

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

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

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

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

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

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

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

G5 Transfer

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

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

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

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

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

G6 Completion

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

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

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

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

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

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

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

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

G7 Notice to complete

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

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

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

(a) terminate the contract;

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

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

(d) resell the lot; and

(e) claim damages from the buyer.

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

(a) terminate the contract; and

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

G8 If the contract is brought to an end

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

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

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

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

G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

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

G9.5 The buyer must:

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

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

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

G10 Interest and apportionments

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

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

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

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

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

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

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

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

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

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

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

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

G11 Arrears

Part 1 Current rent

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

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

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

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

(a) so state; or

(b) give no details of any arrears.

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

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

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



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

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

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

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

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

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

G12 Management

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

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

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

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

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

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

G13 Rent deposits

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

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

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

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

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

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

G14 VAT

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

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

G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

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

(a) of the buyer's VAT registration;

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

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

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

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

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

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

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

G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

G17 Maintenance agreements

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

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

G18 Landlord and Tenant Act 1987

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

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

G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

(a) in its condition at completion;

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

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

G19.5 Where relevant:

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

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

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

G20 TUPE

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

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

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

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

(c) in respect of the Transferring Employees.

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

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



G21 Environmental

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

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

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

G22 Service Charge

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

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

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

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

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

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

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

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

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

G23 Rent reviews

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

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

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

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

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

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

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

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

G24 Tenancy renewals

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

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

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

G24.4 Following completion the buyer must:

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

G25 Warranties

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

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

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

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

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

G26 No assignment

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

G27 Registration at the Land Registry

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

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

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

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

G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

G29 Contracts (Rights of Third Parties) Act 1999

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

G30 Extra General Conditions



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