



Auction Catalogue

This Auction

Monday 23rd February 2015

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



Agents Property
AUCTION

TOGETHER WE GET RESULTS



Tel: 01661 831 360

www.agentspropertyauction.com

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Buyers Guide

IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

Particulars of Sale:

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

Price Guides:

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

Option 1 Terms & Conditions:

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

Option 2 Terms & Conditions:

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

Administration Fee:

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

Deposits:

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

Remote Bidding:

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

Sales Agreed:

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

Amendments to Catalogue:

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

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

Venue Location

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

Tel: 0191 236 4111

Directions:

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





Order Of Sale

| Lot No | Address | Post Code | Partner Agent |
|-----------------|---|-----------|---|
| OPTION 1 | | | |
| Lot 1 | 33a Front Street, Leadgate, Consett | DH8 7SB | JW Wood Estate Agents/Kimmitt & Roberts |
| Lot 2 | 27 Laburnum Crescent, Easington Village | SR8 3EE | Kimmitt & Roberts |
| Lot 3 | 90 Richmond Road, South Shields | NE34 0QQ | Andrew Craig |
| Lot 4 | 29 and 29a Commercial Street, Crook, Co Durham | DL15 9HR | JW Wood Estate Agents/Kimmitt & Roberts |
| Lot 5 | 6 Vicarage Street, Stockton | TS19 0AJ | Michael Poole/Kimmitt & Roberts |
| Lot 6 | 6-8 Newgate Street, Morpeth, Northumberland | NE51 1BA | Rook Matthews Sayer |
| Lot 7 | East Ord Stores, East Ord, Berwick | TD15 2NS | Rook Matthews Sayer |
| Lot 8 | 16 Thickley Terrace, Shildon, Co Durham | DL4 2LJ | JW Wood Estate Agents/Kimmitt & Roberts |
| Lot 9 | 20 George Street, Haswell, Durham | DH6 2DJ | Andrew Craig/Kimmitt & Roberts |
| Lot 10 | Otterburn Hall Annex, Otterburn | NE19 1HE | Rook Matthews Sayer |
| Lot 11 | 17 Anthony Street, Easington Colliery, Peterlee | SR8 3QB | Kimmitt & Roberts |
| Lot 12 | 47 Clairville Road, Middlesbrough | TS4 2HH | Michael Poole/Kimmitt & Roberts |
| Lot 13 | 25 Front Street, Westgate, Crook | DL13 1RY | JW Wood Estate Agents/Andrew Craig |
| Lot 14 | 8 Craggs Street, Stockton | TS19 0BX | Michael Poole/Kimmitt & Roberts |
| Lot 15 | 66a Stanhope Road, South Shields | NE33 4BS | Andrew Craig |
| Lot 16 | 14 Simpson Street, Stanley, Co Durham | DH9 0PF | JW Wood Estate Agents/Andrew Craig |
| Lot 17 | 44 Carlow Street, Middlesbrough | TS1 4SD | Michael Poole |
| Lot 18 | 18 Pentlands Terrace, Stanley | DH9 6QJ | JW Wood Estate Agents/Andrew Craig |
| Lot 19 | 9 Railway Street, Craghead, Stanley | DH9 6EP | JW Wood Estate Agents/Andrew Craig |
| Lot 20 | Plot of Land, Church Lane, Hunwick, Crook | DL15 0JX | JW Wood Estate Agents |
| Lot 21 | Brandon Manor, Salters Gate, Co Durham | DL13 4JN | JW Wood Estate Agents |
| Lot 22 | 11 Sea Crest Road, Ashington | NE64 6BW | Rook Matthews Sayer |
| Lot 23 | 5 Roseberry View, Thornaby, Stockton | TS17 7HP | Michael Poole |
| Lot 24 | 35 Myrtle Grove, Wallsend | NE28 6PH | Rook Matthews Sayer |
| Lot 25 | 7 Blenheim Terrace, Redcar, Cleveland | TS10 1QP | Michael Poole |
| Lot 26 | Lodge 4 Otterburn Hall, Otterburn | NE19 1HE | Rook Matthews Sayer |
| Lot 27 | Lodge 5 Otterburn Hall, Otterburn | NE19 1HE | Rook Matthews Sayer |
| Lot 28 | Lodge 6, Otterburn Hall, Otterburn | NE19 1HE | Rook Matthews Sayer |
| Lot 29 | Lodge 9, Otterburn Hall, Otteburn | NE19 1HE | Rook Matthews Sayer |
| Lot 30 | Lodge 10, Otterburn Hall, Otterburn | NE19 1HE | Rook Matthews Sayer |
| Lot 31 | Lodge 11, Otterburn Hall, Otterburn | NE19 1HE | Rook Matthews Sayer |
| Lot 32 | Lodge 12, Otterburn Hall, Otterburn | NE19 1HE | Rook Matthews Sayer |
| Lot 33 | Lodge 13, Otterburn Hall, Otterburn | NE19 1HE | Rook Matthews Sayer |
| Lot 34 | Lodge 14, Otterburn Hall, Otterburn | NE19 1HE | Rook Matthews Sayer |
| Lot 35 | 1 Marlborough Court, Jarrow | NE32 5RB | Andrew Craig |
| Lot 36 | Plot 1, Torvaig, Station Lane, Pelton Fell | DH2 2RN | JW Wood Estate Agents |
| Lot 37 | 40 Finsbury Street, Monkwearmouth, Fulwell | SR5 1HL | Andrew Craig |
| Lot 38 | 2a Leaholme Crescent, Ormesby Middlesbrough | TS3 0NA | Michael Poole |
| Lot 39 | Plot 15, Otterburn Hall Estate, Otterburn | NE19 1HE | Rook Matthews Sayer |
| Lot 40 | Plot 16, Otterburn Hall Estate, Otterburn | NE19 1HE | Rook Matthews Sayer |
| Lot 41 | Plot 17, Otterburn Hall Estate, Otterburn | NE19 1HE | Rook Matthews Sayer |
| Lot 42 | Plot 18, Otterburn Hall Estate, Otterburn | NE19 1HE | Rook Matthews Sayer |
| Lot 43 | Plot 19, Otterburn Hall Estate, Otterburn | NE19 1HE | Rook Matthews Sayer |
| Lot 44 | Plot 20, Otterburn Hall Estate, Otterburn | NE19 1HE | Rook Matthews Sayer |
| Lot 45 | 79 Anderson Street, South Shields | NE33 2RJ | Andrew Craig |
| Lot 46 | 12 Northumberland Court, Blyth | NE24 1LD | Rook Matthews Sayer |
| Lot 47 | 1-5 St Lukes Cottages , Marton Road, Cleveland | TS4 3AD | Michael Poole |

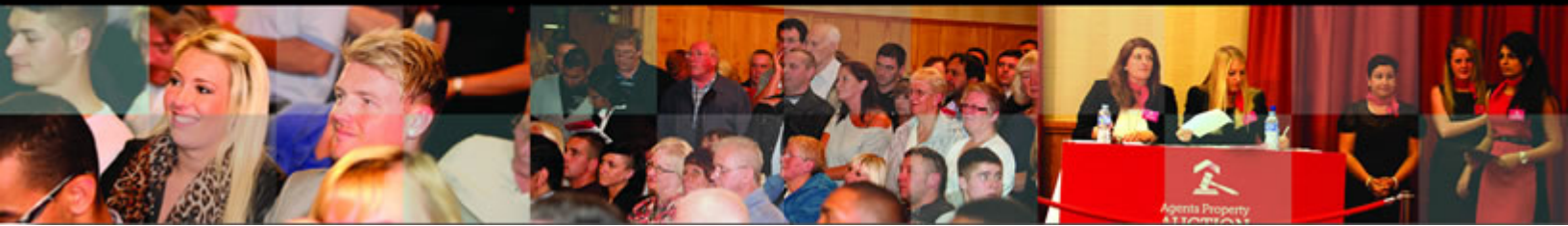


Order Of Sale

| Lot No | Address | Post Code | Partner Agent |
|--------|--|-----------|-----------------------|
| Lot 48 | 43 Baring Street, South Shields | NE33 2DR | Andrew Craig |
| Lot 49 | Plot 2, Torvaig, Station Lane, Pelton Fell | DH2 2RN | JW Wood Estate Agents |
| Lot 50 | 24/26 Talbot Road, South Shields | NE34 0QJ | Andrew Craig |
| Lot 51 | 44 St Keverne Square, Kenton, Newcastle | NE5 3JY | Rook Matthews Sayer |
| Lot 52 | 39 and 41 Vindomara Road, Ebchester, Co Durham | DH8 0PP | JW Wood Estate Agents |
| Lot 53 | 81 Ashleigh Grove, Jesmond, Newcastle | NE2 3DJ | Rook Matthews Sayer |

OPTION 2

| | | | |
|--------|---|----------|-----------------------|
| Lot 54 | 236 Milburn Road, Ashington, Northumberland | NE63 0PJ | Rook Matthews Sayer |
| Lot 55 | 2 Summerdale House, Snows Green Road, Shotley Bridge | DH8 0ES | JW Wood Estate Agents |
| Lot 56 | 28 Creswell Drive, Redhouse Farm, Newcastle | NE3 2SX | Rook Matthews Sayer |
| Lot 57 | 12 Grosvenor Road, Billingham | TS22 5HA | Michael Poole |
| Lot 58 | 34 First Street, Bradley Bungalows, Leadgate, Co Durham | DH8 6JT | JW Wood Estate Agents |
| Lot 59 | 31 Longbank Road, Ormesby, Middlesbrough | TS7 9EZ | Michael Poole |
| Lot 60 | 9 Fairburn Avenue, Benton, Newcastle | NE7 7TT | Rook Matthews Sayer |
| Lot 61 | 12 Esk Street, Gateshead | NE9 5NJ | Andrew Craig |
| Lot 62 | Evergreen, Hill Top Road, Dipton, Stanley | DH9 9JY | JW Wood Estate Agents |
| Lot 63 | 48 South Street, Newbottle, Houghton Le Spring | DH4 4EH | Kimmitt & Roberts |
| Lot 64 | 68 Bayfield, West Allotment, Whitley Bay | NE27 0FE | Rook Matthews Sayer |
| Lot 65 | 34 Lichfield Way, Jarrow | NE32 4UW | Andrew Craig |
| Lot 66 | 1 Blyton Avenue, South Shields | NE34 9BN | Andrew Craig |
| Lot 67 | 36 Foundry Court, St Peters Basin, Newcastle | NE6 1UG | Andrew Craig |
| Lot 68 | 11 Johnson Grove, Norton, Stockton | TS20 1BX | Michael Poole |
| Lot 69 | 7 The Crescent, Hetton Le Hole | DH5 9JS | Kimmitt & Roberts |
| Lot 70 | 21 Edith Terrace, Jarrow | NE32 5HS | Andrew Craig |
| Lot 71 | 28 Tyne View Gardens, Pelaw | NE10 0YP | Andrew Craig |
| Lot 72 | 15 Oakdale, Nedderton Village, Bedlington | NE22 6BE | Rook Matthews Sayer |
| Lot 73 | 98 Norton Avenue, Norton, Stockton | TS20 2JT | Michael Poole |
| Lot 74 | 3 Colwell Place, Fenham, Newcastle | NE5 2EE | Rook Matthews Sayer |
| Lot 75 | Woodbine Cottage, Catchgate, Stanley | DH9 8LB | JW Wood Estate Agents |
| Lot 76 | 22 Low Lane, Brookfield, Middlesbrough | TS5 8EA | Michael Poole |
| Lot 77 | 4 Lumley Drive, Peterlee | SR8 1NL | Kimmitt & Roberts |
| Lot 78 | 6 Frederick Terrace, Easington Lane, Houghton Le Spring | DH5 0HJ | Kimmitt & Roberts |
| Lot 79 | 34 Corporation Road, Redcar | TS10 1PB | Michael Poole |
| Lot 80 | 4 Cheviot Court, Seaham | SR7 0DA | Kimmitt & Roberts |
| Lot 81 | 2 Pretoria Avenue, Morpeth | NE61 1QE | Rook Matthews Sayer |
| Lot 82 | 19 Jubilee Crescent, Rothbury Northumberland | NE65 7QZ | Rook Matthews Sayer |
| Lot 83 | 9 Tintern Road, North Skelton, Saltburn By The Sea | TS12 2YN | Michael Poole |
| Lot 84 | 15 Crathie, Birtley Co Durham | DH3 1QJ | Andrew Craig |
| Lot 85 | The Cottage, Skelton Road, Brotton Saltburn by the Sea | TS12 2TJ | Michael Poole |
| Lot 86 | 14 St Edmunds Drive, Gateshead | NE10 9AE | Andrew Craig |
| Lot 87 | 20 Cecil Court, Ponteland | NE20 9EE | Rook Matthews Sayer |
| Lot 88 | 24 Westcott Road, South Shields | NE34 0QY | Andrew Craig |
| Lot 89 | 23 Kern Green, Stonehaugh, Hexham | NE48 3DZ | Rook Matthews Sayer |
| Lot 90 | 28 Princes Street, Bishop Auckland | DL14 7BB | JW Wood Estate Agents |
| Lot 91 | 8 Harrogate Crescent, Linthorpe, Middlesbrough | TS5 6PS | Michael Poole |
| Lot 92 | 30 Palmer Street, South Moor, Stanley | DH9 7RD | JW Wood Estate Agents |
| Lot 93 | 8 Copley, Bishop Auckland | DL13 5LR | JW Wood Estate Agents |



Order Of Sale

| Lot No | Address | Post Code | Partner Agent |
|---------|--|-----------|-----------------------|
| Lot 94 | 18 Neale Street, Anfield Plain, Stanley | DH9 7SU | JW Wood Estate Agents |
| Lot 95 | 1 Lichfield Close, Kingston Park, Newcastle | NE3 2YW | Rook Matthews Sayer |
| Lot 96 | 18 St Bedes Place, Blyth, Northumberland | NE24 4BJ | Rook Matthews Sayer |
| Lot 97 | 25 Clifton Road, Fulwell, Sunderland | SR6 9DN | Andrew Craig |
| Lot 98 | 22 Chillingham Close, Blyth, Northumberland | NE24 4QY | Rook Matthews Sayer |
| Lot 99 | 52 Woodhorn Drive, Choppington, Northumberland | NE62 5EP | Rook Matthews Sayer |
| Lot 100 | 7 Killingworth Road, Forest Hall | NE12 7BR | Rook Matthews Sayer |
| Lot 101 | 15 Alexandra Road, Victoria Court, Sunderland | SR2 7LE | Andrew Craig |
| Lot 102 | 7 Meadowfield Park, Ponteland | NE20 9XF | |
| Lot 103 | 44 Warton Terrace, Heaton | NE6 5LS | Rook Matthews Sayer |
| Lot 104 | 18 Malvern Close, Ashington | NE63 0TD | Rook Matthews Sayer |
| Lot 105 | 2 Daisy Cottages, Birtley, Co Durham | DH3 1AN | Andrew Craig |
| Lot 106 | 76 Makendon Street, Hebburn | NE31 1RF | Andrew Craig |
| Lot 107 | 4 East View, Seaham | SR7 0JB | Kimmit & Roberts |
| Lot 108 | 21 Embleton Terrace, Longframlington, Northumberland | NE65 8JJ | Rook Matthews Sayer |
| Lot 109 | 5 Beech Terrace, Ashington | NE63 0QG | Rook Matthews Sayer |
| Lot 110 | 41 North Road East, Wingate, Co Durham | TS28 5AU | Kimmit & Roberts |
| Lot 111 | 40 Middleton Avenue, Fenham, Newcastle | NE4 9NB | Rook Matthews Sayer |
| Lot 112 | 28 Tudor Road, Chester Le Street | DH3 3RY | JW Wood Estate Agents |
| Lot 113 | Milestone House, Rothbury, Northumberland | NE65 7SZ | Rook Matthews Sayer |
| Lot 114 | 28 Highfield Drive, Ashington | NE63 9SR | Rook Matthews Sayer |



Agents Property
AUCTION

Option 1

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

Lot No. 1

33a Front Street, Leadgate, Consett DH8 7SB

WOOD
ESTATE AGENTS

kimmitt & roberts



Description:

FOR SALE WITH NO RESERVE PRICE An investment opportunity to purchase a two bedroom first floor flat especially to the buy to let investor or a client looking for a project to refurbish. The property is offered for sale with vacant possession and located on a busy road with a mixture of commercial and residential properties.
Property briefly comprises of entrance hall with stairs to first floor landing, living room, kitchen, bathroom and two bedrooms.



EPC Band:- E

Call: J W Wood 01207 502109

Price Guide: £1+

Lot No. 2

27 Laburnum Crescent, Easington Village SR8 3EE

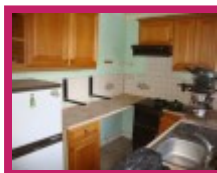
kimmitt & roberts



Description:

A two bed semi detached house offered for sale with vacant possession, the property benefits from double glazing and gas central heating
Briefly comprises of entrance hall, lounge, kitchen, rear lobby, bathroom/wc, to the first floor there are two bedrooms.

EPC Rating to follow



Call: Kimmit & Roberts 0191 518 3334

Price Guide: £37,950+

Lot No. 3

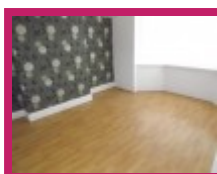
90 Richmond Road, South Shields NE34 0QQ

Andrew Craig



Description:

RICHMOND ROAD - TWO BEDROOM GROUND FLOOR FLAT - OFFERED WITH VACANT POSSESSION - Located in this popular residential area of South Shields, close to all local amenities including shops, schools and transport links. The accommodation comprises of entrance hallway, lounge, two bedrooms, kitchen and bathroom. Externally lies a yard to the rear. Viewing recommended.



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £39,950+

Lot No. 4

29 and 29a Commercial Street, Crook, Co Durham DL15 9H




Description:

An investment opportunity to purchase a two bedroom first flat offered for sale with vacant possession and a one bedroom ground floor which was previously tenanted generating an income of £300pcm. Accommodation of number 29 comprises of - entrance hall with stairs to first floor, living room, two bedrooms, bathroom and a kitchen. EPC B
Number 29a comprises of - entrance door to kitchen, living room, bathroom and bedroom. EPC D

Call: J W Wood 01388 604273

Price Guide: £39,950+

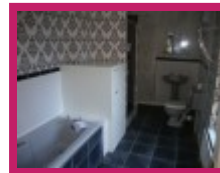
Lot No. 5

6 Vicarage Street, Stockton TS19 0AJ




Description:

A two bed mid terrace house offered for sale with vacant possession. The property does require a little updating and to fully appreciate the property internal viewing is recommended
The property benefits include double glazed window and gas central heating, fitted kitchen and 4 piece bathroom suite. Briefly comprises of entrance hall, living room, dining room, kitchen, to the first floor there are two bedrooms and a bathroom/wc. Externally there is a yard to the rear.



EPC Band E

Call: Michael Poole 01642 355000

Price Guide: £39,950+

Lot No. 6

6-8 Newgate Street, Morpeth, Northumberland NE51 1BA



Description:

Investment Property, 6 - 6a - 8 Newgate Street, Morpeth, Northumberland, NE61 1BA
Reflects Initial 8.9% Yield on Guide. Large Grade II Listed Building over three floors.
Tenants Hallmark Cards & Darcy Bridal Wear
Rental Income of £25,000 per annum.
Affluent, Central, Popular Location.
Previously Marketed at £350,000
EPC Band D

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £280,000+

Lot No. 7

East Ord Stores, East Ord, Berwick TD15 2NS



Description:

East Ord Stores is a Freehold Licenced Convenience Store, general dealers and off licence selling a wide range of goods including alcohol, tobacco, confectionary, general goods plus much more.
They also offer National Lottery scratch cards, plus have a UPS franchise, and dry cleaning service.
The property is a single storey detached building with pitched slate roof. The floor area measures 70.57 sq. m. (759.61 sq. ft.) which consists of open plan sales area, store, kitchen and w/c. Towards the rear of the property is the former Post Office counter that could be removed increasing retail space.
Previously Marketed for £155,000
EPC Band C

Call: Rook Matthews Sayer 0191 2120000

Price Guide: Was £155,000 Now £79,950+

Lot No. 8

16 Thickley Terrace, Shildon, Co Durham DL4 2LJ




Description:

THICKLEY TERRACE, SHILDON A three bedroom mid terrace house in need of updating. The property does require full modernisation and accommodation briefly comprises of entrance lobby, entrance hall, living room, dining room, kitchen to the first floor, bathroom and three bedrooms. Externally there is a yard to the rear.



EPC : E

Call: J W Wood 01388 604273

Price Guide: £25,000+

Lot No. 9

20 George Street, Haswell, Durham DH6 2DJ




Description:

A two bedroom property in need of a total refurbishment programme. We are advised that the property has suffered from water damage and a full schedule of refurbishment and remedial works will need to be undertaken.

NOTICE - As the property is deemed to be in a bad state of repair anyone wishing to view will be required to sign a Health and Safety Disclaimer to enter at their own risk.

Open viewings Monday 16th February 11am and Thursday 19th February at 1pm

EPC Band:- Exempt

Call: AC 0191 4921234 K & R 0191 5848080

Price Guide: £10,000+

Lot No. 10

Otterburn Hall Annex, Otterburn NE19 1HE



Description:

An unusual and rare opportunity to acquire a 22 bedroomed hotel/residential facility within the listed Otterburn Hall Estate. This building was part of Otterburn Hall Hotel which closed in 2012 although benefits from updated bedroom accommodation and ensuite facilities. The property benefits from extensive grounds and subject to planning there is potential to extend at the sides and off the conference facilities. With considerable parking, conference facilities and substantial second floor accommodation, ideal for further development subject to planning, this is a magnificent opportunity to create a new hotel or other residential facility in a stunning setting. The site area to be confirmed in the legal pack.

EPC Band E

Call: Rook Matthews Sayer 01661 860228

Price Guide: £149,950+

Lot No. 11

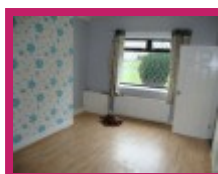
17 Anthony Street, Easington Colliery, Peterlee SR8 3QB



Description:

A two bedroom mid terrace house on Anthony Street, Easington Colliery. The property benefits from gas central heating, double glazing and is offered for sale with vacant possession.

Accommodation briefly comprises : entrance hall, living room, kitchen, bathroom, first floor are two bedrooms and externally there is a yard to the rear.



EPC Band D

Call: Kimmitt & Roberts 0191 518 3334

Price Guide: £15,000- £25,000

Lot No. 12

47 Clairville Road, Middlesbrough TS4 2HH

Michael Poole

kimmitt & roberts



Description:

Offering great potential is this substantially sized property with accommodation spread over three floors. The property has been upgraded and modernised over the years and benefits include double glazed window, gas central heating and offers the potential (subject to necessary planning permissions and consents) to either convert into flats or retain as a single dwelling house. Accommodation briefly comprises : entrance vestibule, entrance hall, living room, reception room, inner hall, shower room, dining kitchen. On the first floor are three bedrooms, bathroom/separate wc, second kitchen, shower room. Second floor are two bedrooms, a further kitchen, shower room/wc. Externally there is a yard to the rear and a garden to the front. EPC : F

Call: Michael Poole 01642 254222

Price Guide: £130,000+

Lot No. 13

25 Front Street, Westgate, Crook DL13 1RY

WOOD
ESTATE AGENTS

Andrew Craig



Description:

An opportunity to purchase this two bed mid terrace cottage offered for sale with no chain involved. As well as suiting owner occupiers the property will appeal to those looking for a holiday home, buy to let or investment. The buyer will have the opportunity to update and improve the property. Property briefly comprises of entrance lobby, living room, kitchen, shower room/wc. To the first floor landing there are two bedrooms. Externally there is an outhouse and a town house garden to the front. EPC :G

Call: J W Wood 01388 604273/AC 0191 4921234

Price Guide: £49,950+

Lot No. 14

8 Craggs Street, Stockton TS19 0BX

Michael Poole

kimmitt & roberts



Description:

Appealing to a variety of potential buyers is this two bed mid terrace house offering good size living accommodation and offered for sale with vacant possession. The property briefly comprises of entrance hall, lounge through dining room and a kitchen to the ground floor. There are two bedrooms and a bathroom-wc to the first floor. Externally there is a yard to the rear. For the buy to let investor a likely rental income would be in the region of £350pcm (£4200per annum)



EPC Band D

Call: Michael Poole 01642 355000

Price Guide: £29,950+

Lot No. 15

66a Stanhope Road, South Shields NE33 4BS

Andrew Craig



Description:

A ground floor unit for sale which we are advised was previously trading as a Sandwich Shop/Deli. The premises are in a prime residential area with a highly visible frontage within the vicinity of Chichester Metro. EPC : F

Call: Andrew Craig 0191 4271722

Price Guide: £25,000+

Lot No. 16

14 Simpson Street, Stanley, Co Durham DH9 0PF

Andrew Craig


Description:

A two bedroom mid terraced house in need of improvement, situated close to Stanley town centre. Available with immediate vacant possession, the property has the benefit of double glazing, gas central heating and comprises: Lobby, lounge, kitchen, 2 bedrooms, bathroom and a yard to the rear. Simpson Street is centrally located within Stanley and within walking distance of shops and amenities. Stanley is well placed for commuting purposes with the A693 and A692 highways providing easy access to Chester le Street (the A1M), Consett and Tyneside.
EPC : D

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

Call: JWW 01207 235221 AC 0191 4921234

Price Guide: £25,000 - £30,000

Lot No. 17

44 Carlow Street, Middlesbrough TS1 4SD



Description:

This two bedroom house will make an ideal purchase for an investor being situated within easy reach of the town centre and university and available with immediate vacant possession. The property comprises of entrance porch, lounge, kitchen, bathroom, two bedrooms and rear yard.
EPC D


Call: Michael Poole 01642 254222

Price Guide: £36,950+

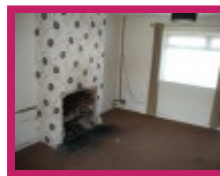
Lot No. 18

18 Pentlands Terrace, Stanley DH9 6QJ

Andrew Craig


Description:

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



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

Call: AC 0191 4921234 JWW 01207 235221

Price Guide: £30,000 - £35,000

Lot No. 19

9 Railway Street, Craghead, Stanley DH9 6EP

Andrew Craig


Description:

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



EPC : D

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

Call: AC 0191 4921234 JWW 01207 235221

Price Guide: £35,000 - £40,000

Lot No. 20

Plot of Land, Church Lane, Hunwick, Crook DL15 0JX



Description:

A parcel of land located on St Church Lane, Hunwick Crook. The area is serviced by shopping amenities in Hunwick and Bishop Auckland and road links to the A1 Motorway. Planning permission was granted by Durham County Council in February 2014 under reference number 3/2014/01039 for a two storey detached house. The proposed accommodation comprises : Living Room, study, dining room, sunroom, kitchen, utility room, cloakroom/wc. To the first floor master bedroom with en suite, second bedroom with en suite, third bedroom and family bathroom/wc.


Call: J W Wood 01388 604273

Price Guide: £30,000+

Lot No. 21

Brandon Manor, Salters Gate, Co Durham DL13 4JN



Description:

A large 4 bedroom stone-built house with adjoining self-contained cottage and approximately 12 acres of land, set in this rural location off the A68. Construction of the house began in 2009 but it has never been completely finished and now requires a new kitchen and bathrooms to be fitted in addition to further repair and improvement and is offered for sale as seen.

Adjoining Brandon Manor is Brandon Cottage, which is a self-contained annexe that also requires some refitting and refurbishment, with a living room, part-fitted kitchen and utility room, bathroom and a double bedroom. The main house, Brandon Manor, has LPG central heating and timber framed sash windows, while Brandon Cottage has an electric central heating system as there is no mains gas supply to the site.
EPC : C

Call: J W Wood 01207 502109

Price Guide: £250,000+

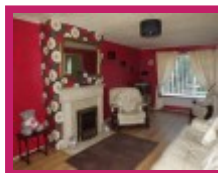
Lot No. 22

11 Sea Crest Road, Ashington NE64 6BW



Description:

****THREE BEDROOMED END TERRACED - NO UPPER CHAIN - GARDENS**** Attention investors and first time buyers! This three bedroomed family home is located in the newly regenerated Newbiggin by the sea and is a popular area for all. With double glazing and gas central heating the property comprises: Entrance hall, lounge diner, kitchen, three bedrooms and a family bathroom. Externally there is a rear enclosed large garden and lawned garden to the front.



EPC Band E

Call: Rook Matthews Sayer 01670 850850

Price Guide: £34,950+

Lot No. 23

5 Roseberry View, Thornaby, Stockton TS17 7HP



Description:

Two Bedroom Mid-Terraced Property -Great Investment Opportunity -Early Viewing Recommended to Avoid Disappointment -In Need Of Refurbishment- Mostly Double Glazed No Onward Chain
EPC Rating E

Call: Michael Poole 01642 355000

Price Guide: £34,950+

Lot No. 24

35 Myrtle Grove, Wallsend NE28 6PH

**ROOK
MATTHEWS
SAYER**

Description:

An investment opportunity to buy this mid terrace house, we are advised the property was originally a pair of flats and is currently mid way through a reversion back to a pair of flats the work is part completed and does require finishing off. The property benefits from double glazed windows, gas central heating, the upstairs benefits from kitchen and a bathroom. To fully appreciate whats on offer an internal viewing is recommended.

Once works are completed the property would offer a one bed ground floor flat and two bed first floor flat and could generate a joint rental income of approx £885pcm (£10,620)

Planning reference is 08/01236/FUL. The vendor has verbally advised us that the utilities ie gas, electric and water have been set up to each of the flats we recommend all buyers satisfy their own requirements.

EPC : Band to follow

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £69,950+

Lot No. 25

7 Blenheim Terrace, Redcar, Cleveland TS10 1QP

Michael Poole

Description:

ATTENTION INVESTORS DEVELOPMENT OPPORTUNITY- Property Now Has Planning Permission For a Conversion Into 5 Self Contained Flats. For Details Please Visit Redcar & Cleveland Council Website - REF R/2014/0400/CAOf Particular Interest to the Investment Purchaser -Exceptionally Large Period Terrace Property- Currently Operated as Care Home with Eleven Bedrooms, Two Bathrooms, Lounges, Laundry & Kitchen- Second Floor Rooms Providing Storage &- Management Office -Plans Provided for Proposed Development to 4 Two Bedroom & 1 One Bedroom Flats (Plans Available Upon Request)- Situated to the West of Redcar -UPVC Double Glazing & Gas Central Heating Throughout Would also Make a Superb Family Home

EPC : C

Call: Michael Poole 01642 285041

Price Guide: £190,000+

Lot No. 26

Lodge 4 Otterburn Hall, Otterburn NE19 1HE

**ROOK
MATTHEWS
SAYER**

Description:

An exciting opportunity to purchase a lodge within the grounds of Otterburn Hall Estate. Otterburn Hall is currently under re development where a number of dwellings within the grounds have been sold and refurbishment programmes are already under way and this gives you the opportunity to join this revolution.

This Lodge requires a full refurbishment and modernisation project, there is a show lodge available for anyone to view to see what the end product can be. .

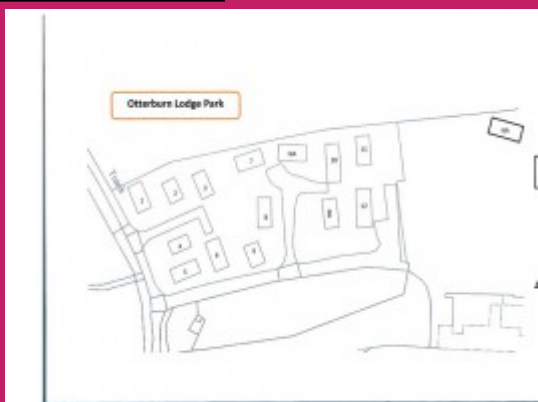
EPC : F

Call: Rook Matthews Sayer 01661 860228

Price Guide: SOLD PRIOR

Lot No. 27

Lodge 5 Otterburn Hall, Otterburn NE19 1HE

**ROOK
MATTHEWS
SAYER**

Description:

An exciting opportunity to purchase a lodge within the grounds of Otterburn Hall Estate. Otterburn Hall is currently under re development where a number of dwellings within the grounds have been sold and refurbishment programmes are already under way and this gives you the opportunity to join this revolution.

This Lodge requires a full refurbishment and modernisation project, there is a show lodge available for anyone to view to see what the end product can be.

EPC : F

Call: Rook Matthews Sayer 01661 860228

Price Guide: SOLD PRIOR



Welcome aboard!

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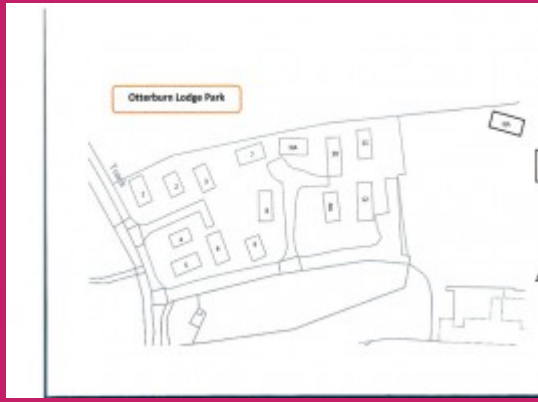
Whether you're buying or selling a house or flat, or looking for advice on buy-to-let, property auctions or new builds, you'll get an exceptional personal service from our friendly team of property experts.

To find out more, visit: www.mincoffs.co.uk
T: 0191 281 6151 E: info@mincoffs.co.uk

mincoffs
SOLICITORS

Lot No. 28

Lodge 6, Otterburn Hall, Otterburn NE19 1HE



Description:

An exciting opportunity to purchase a lodge within the grounds of Otterburn Hall Estate. Otterburn Hall is currently under re development where a number of dwellings within the grounds have been sold and refurbishment programmes are already under way and this gives you the opportunity to join this revolution.

This Lodge requires a full refurbishment and modernisation project, there is a show lodge available for anyone to view to see what the end product can be.

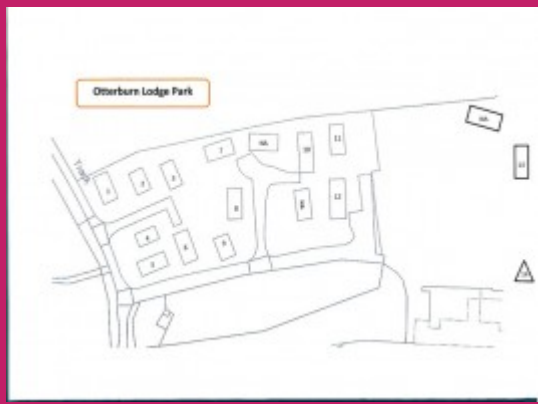
EPC : F

Call: Rook Matthews Sayer 01661 860228

Price Guide: SOLD PRIOR

Lot No. 29

Lodge 9, Otterburn Hall, Otteburn NE19 1HE



Description:

An exciting opportunity to purchase a lodge within the grounds of Otterburn Hall Estate. Otterburn Hall is currently under re development where a number of dwellings within the grounds have been sold and refurbishment programmes are already under way and this gives you the opportunity to join this revolution.

This Lodge requires a full refurbishment and modernisation project, there is a show lodge available for anyone to view to see what the end product can be.

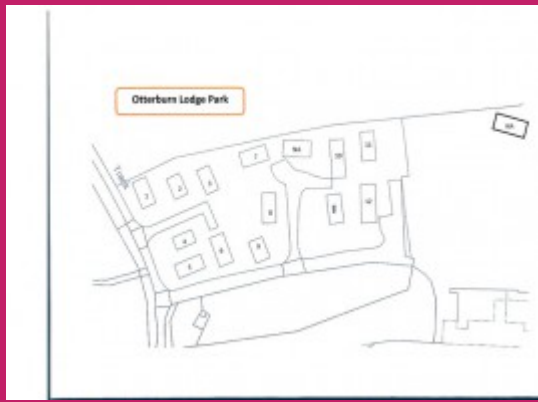
EPC : F

Call: Rook Matthews Sayer 01661 860228

Price Guide: SOLD PRIOR

Lot No. 30

Lodge 10, Otterburn Hall, Otterburn NE19 1HE



Description:

An exciting opportunity to purchase a lodge within the grounds of Otterburn Hall Estate. Otterburn Hall is currently under re development where a number of dwellings within the grounds have been sold and refurbishment programmes are already under way and this gives you the opportunity to join this revolution.

This Lodge requires a full refurbishment and modernisation project, there is a show lodge available for anyone to view to see what the end product can be.

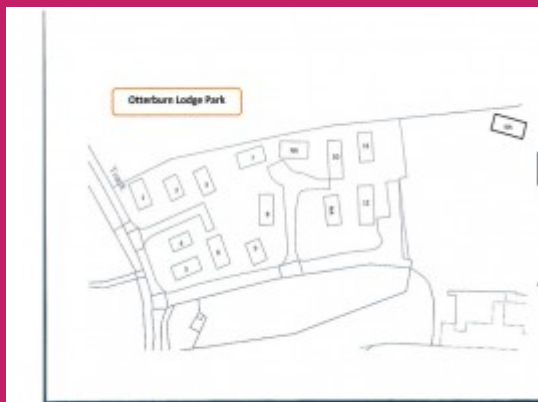
EPC Band F

Call: Rook Matthews Sayer 01661 860228

Price Guide: SOLD PRIOR

Lot No. 31

Lodge 11, Otterburn Hall, Otterburn NE19 1HE



Description:

An exciting opportunity to purchase a lodge within the grounds of Otterburn Hall Estate. Otterburn Hall is currently under re development where a number of dwellings within the grounds have been sold and refurbishment programmes are already under way and this gives you the opportunity to join this revolution.

This Lodge requires a full refurbishment and modernisation project, there is a show lodge available for anyone to view to see what the end product can be.

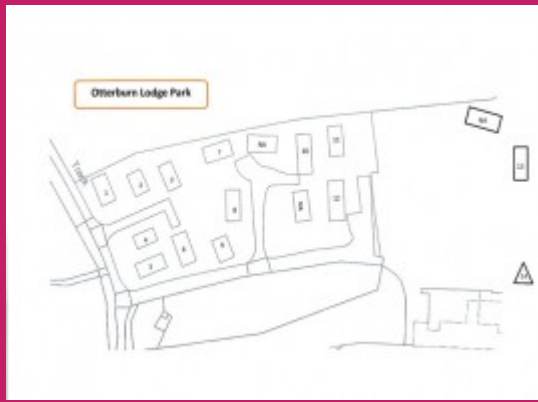
EPC : F

Call: Rook Matthews Sayer 01661 860228

Price Guide: SOLD PRIOR

Lot No. 32

Lodge 12, Otterburn Hall, Otterburn NE19 1HE

**ROOK
MATTHEWS
SAYER**

Description:

An exciting opportunity to purchase a lodge within the grounds of Otterburn Hall Estate. Otterburn Hall is currently under re development where a number of dwellings within the grounds have been sold and refurbishment programmes are already under way and this gives you the opportunity to join this revolution.

This Lodge requires a full refurbishment and modernisation project, there is a show lodge available for anyone to view to see what the end product can be.

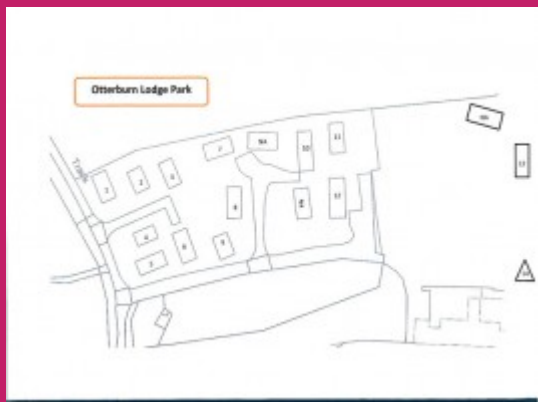
EPC : F

Call: Rook Matthews Sayer 01661 860228

Price Guide: SOLD PRIOR

Lot No. 33

Lodge 13, Otterburn Hall, Otterburn NE19 1HE

**ROOK
MATTHEWS
SAYER**

Description:

An exciting opportunity to purchase a lodge within the grounds of Otterburn Hall Estate. Otterburn Hall is currently under re development where a number of dwellings within the grounds have been sold and refurbishment programmes are already under way and this gives you the opportunity to join this revolution.

This Lodge requires a full refurbishment and modernisation project, there is a show lodge available for anyone to view to see what the end product can be.

EPC : F

Call: Rook Matthews Sayer 01661 860228

Price Guide: SOLD PRIOR

Lot No. 34

Lodge 14, Otterburn Hall, Otterburn NE19 1HE

**ROOK
MATTHEWS
SAYER**

Description:

An exciting opportunity to purchase a lodge within the grounds of Otterburn Hall Estate. Otterburn Hall is currently under re development where a number of dwellings within the grounds have been sold and refurbishment programmes are already under way and this gives you the opportunity to join this revolution.

This Lodge requires a full refurbishment and modernisation project, there is a show lodge available for anyone to view to see what the end product can be.

Photographs used are generic photos of the site
EPC : F

Call: Rook Matthews Sayer 01661 860228

Price Guide: SOLD PRIOR

Lot No. 35

1 Marlborough Court, Jarrow NE32 5RB

Andrew Craig

Description:

A one bed ground floor flat in this four storey block set back from the road and occupying a popular location on Bede Burn Road. Jarrow Town Centre with its wealth and variety of shopping outlets plus excellent road links via the A19 and Tyne Tunnel and good public transport links via bus and Metro makes this an ideal investment buy as well as appealing to first time buyers/singles. The property briefly comprises of Hall, lounge, kitchen, bedroom and wet room/w.c. Externally there are communal garden grounds and parking available to the rear.

EPC Rating E

Call: Andrew Craig 0191 4280025

Price Guide: £34,950+

Lot No. 36

Plot 1, Torvaig, Station Lane, Pelton Fell DH2 2RN


Description:

Opportunity to acquire one of two adjacent large building plots, each with outline planning permission for the construction of a detached dwelling. The substantial plots will provide ample gardens. This village location lies only a few minutes drive from Chester le Street, which has a wide range of shops, bars, restaurants and leisure facilities. The town has excellent road and rail links with access to the A1M and a railway station on the main east coast railway line linking London and Edinburgh.



Full planning details can be found at <http://www.durham.gov.uk/article/3545/View-planning-applications>
 Planning Reference: 2/13/00234/OUT

Call: J W Wood 0191 3887245

Price Guide: £99,950+

Lot No. 37

40 Finsbury Street, Monkwearmouth, Fulwell SR5 1HL

Andrew Craig

Description:

This one bedroom mid terraced house is situated within this popular area close to local amenities and transport links including shops, schools and transport links to the city centre, Seaburn and Roker seafront and Roker Marina making this ideal for the first time buyers, young couples and investors alike and should be viewed to avoid disappointment. Accommodation comprises entrance lobby, lounge/diner with living flame fire with feature surround and stairs to the first floor, fitted kitchen and shower room to the ground floor whilst to the first floor there is a master bedroom with fitted wardrobes. Other benefits include gas central heating and double glazing. Externally there is a rear yard providing off street parking.



EPC Rating E

Call: Andrew Craig 0191 5160239

Price Guide: Was £63,500 Now £44,950 +

Lot No. 38

2a Leaholme Crescent, Ormesby Middlesbrough TS3 0NA

Michael Poole

Description:

A Recently Refurbished Three Bedroomed Duplex Apartment- Fully Refurbished to a High Standard- Offers Spacious Accommodation Over Two Floors- Located Close To Local Amenities & Transport Links- Modern Fitted Kitchen - Shower Room- Spacious Open Plan Lounge /Dinner- Ground Floor Bedroom- Further Two Bedroom on the First Floor -The Apartment is Currently Rented on a 6 Month Agreement for £100.00 P/W



EPC Band D

Call: Michael Poole 01642 288299

Price Guide: £49,950+

Lot No. 39

Plot 15, Otterburn Hall Estate, Otterburn NE19 1HE

ROOK MATTHEWS SAYER

Description:

Guide Price £5000 - £10,000 per plot.
 An exciting opportunity to purchase an off plan lodge site within the beautiful Otterburn Hall Estate. Located around 25 miles from Newcastle International Airport, close to the village of Otterburn, the surrounding area includes The Northumberland National Park with good access to Kielder Water, The Cheviots, The Scottish Borders and the Northumberland Coastline.
 The planning reference is 87/E/419, fourteen lodges have been constructed and a further six plots are now being offered for sale. The plots are to be offered for sale with a 999 year lease and ground rent of £2500 per year. (full details included within auction legal pack available to download at www.agentspropertyauction.com) We are advised that there are currently no services on the plots. We recommend that all potential buyers make their own enquires and satisfy their own requirements regarding services, planning and all statutory matters.

Call: Rook Matthews Sayer 01661 860228

Price Guide: £5000 -£10,000

Lot No. 40

Plot 16, Otterburn Hall Estate, Otterburn NE19 1HE



Description:

Guide Price £5000 - £10,000 per plot.
 An exciting opportunity to purchase an off plan lodge site within the beautiful Otterburn Hall Estate. Located around 25 miles from Newcastle International Airport, close to the village of Otterburn, the surrounding area includes The Northumberland National Park with good access to Kielder Water, The Cheviots, The Scottish Borders and the Northumberland Coastline.
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Call: Rook Matthews Sayer 01661 860228

Price Guide: £5000 -£10,000

Lot No. 41

Plot 17, Otterburn Hall Estate, Otterburn NE19 1HE



Description:

Guide Price £5000 - £10,000 per plot.
 An exciting opportunity to purchase an off plan lodge site within the beautiful Otterburn Hall Estate. Located around 25 miles from Newcastle International Airport, close to the village of Otterburn, the surrounding area includes The Northumberland National Park with good access to Kielder Water, The Cheviots, The Scottish Borders and the Northumberland Coastline.
 The planning reference is 87/E/419, fourteen lodges have been constructed and a further six plots are now being offered for sale. The plots are to be offered for sale with a 999 year lease and ground rent of £2500 per year. (full details included within auction legal pack available to download at www.agentspropertyauction.com) We are advised that there are currently no services on the plots. We recommend that all potential buyers make their own enquires and satisfy their own requirements regarding services, planning and all statutory matters.

Call: Rook Matthews Sayer 01661 860228

Price Guide: £5000 -£10,000

Lot No. 42

Plot 18, Otterburn Hall Estate, Otterburn NE19 1HE



Description:

Guide Price £5000 - £10,000 per plot.
 An exciting opportunity to purchase an off plan lodge site within the beautiful Otterburn Hall Estate. Located around 25 miles from Newcastle International Airport, close to the village of Otterburn, the surrounding area includes The Northumberland National Park with good access to Kielder Water, The Cheviots, The Scottish Borders and the Northumberland Coastline.
 The planning reference is 87/E/419, fourteen lodges have been constructed and a further six plots are now being offered for sale. The plots are to be offered for sale with a 999 year lease and ground rent of £2500 per year. (full details included within auction legal pack available to download at www.agentspropertyauction.com) We are advised that services are within close proximity of the site, we recommend that all potential buyers make their own enquires and satisfy their own requirements.

Call: Rook Matthews Sayer 01661 860228

Price Guide: £5000 -£10,000

Lot No. 43

Plot 19, Otterburn Hall Estate, Otterburn NE19 1HE



Description:

Guide Price £5000 - £10,000 per plot.
 An exciting opportunity to purchase an off plan lodge site within the beautiful Otterburn Hall Estate. Located around 25 miles from Newcastle International Airport, close to the village of Otterburn, the surrounding area includes The Northumberland National Park with good access to Kielder Water, The Cheviots, The Scottish Borders and the Northumberland Coastline.
 The planning reference is 87/E/419, fourteen lodges have been constructed and a further six plots are now being offered for sale. The plots are to be offered for sale with a 999 year lease and ground rent of £2500 per year. (full details included within auction legal pack available to download at www.agentspropertyauction.com) We are advised that there are currently no services on the plots. We recommend that all potential buyers make their own enquires and satisfy their own requirements regarding services, planning and all statutory matters.

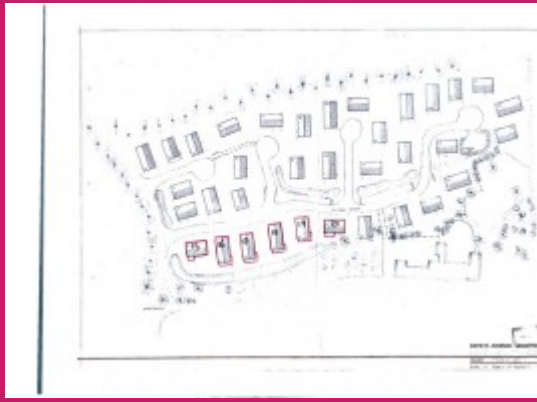
Call: Rook Matthews Sayer 01661 860228

Price Guide: £5000 -£10,000

Lot No. 44

Plot 20, Otterburn Hall Estate, Otterburn NE19 1HE

**ROOK
MATTHEWS
SAYER**



Description:

Guide Price £5000 - £10,000 per plot.
An exciting opportunity to purchase an off plan lodge site within the beautiful Otterburn Hall Estate. Located around 25 miles from Newcastle International Airport, close to the village of Otterburn, the surrounding area includes The Northumberland National Park with good access to Kielder Water, The Cheviots, The Scottish Borders and the Northumberland Coastline.
The planning reference is 87/E/419, fourteen lodges have been constructed and a further six plots are now being offered for sale. The plots are to be offered for sale with a 999 year lease and ground rent of £2500 per year. (full details included within auction legal pack available to download at www.agentspropertyauction.com) We are advised that there are currently no services on the plots. We recommend that all potential buyers make their own enquires and satisfy their own requirements regarding services, planning and all statutory matters.

Call: Rook Matthews Sayer 01661 860228

Price Guide: £5000 -£10,000

Lot No. 45

79 Anderson Street, South Shields NE33 2RJ

Andrew Craig



Description:

SPACIOUS 3/4 BEDROOM UPPER MAISONETTE!! This versatile family home situated in this ideal central location in South Shields, ideally located just a short distance from South Shields Town Centre, Coastline with Bus and Metro links into other areas. Accommodation briefly comprises of: - Entrance into hallway, lounge, diner or bedroom four, kitchen, three bedrooms and family bathroom. Further benefits include gas central heating, spacious living space and viewing is highly recommended.



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £48,950+

Lot No. 46

12 Northumberland Court, Blyth NE24 1LD

**ROOK
MATTHEWS
SAYER**



Description:

TOWN CENTRE POSITION - MODERN TOP FLOOR APARTMENT - EXTREMELY WELL APPOINTED - TWO BEDROOMS - EPC: B on Northumberland Court in Blyth. Briefly comprising: Communal entrance, staircase to top floor, entrance hall, spacious lounge with bay window, kitchen, two bedrooms and bathroom. Benefitting from gas central heating and double glazing - an ideal investment opportunity - viewings highly recommended.
EPC Band B

Call: Rook Matthews Sayer 01670 352900

Price Guide: £28,950+

Lot No. 47

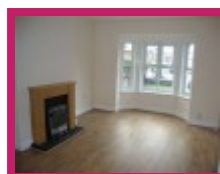
1-5 St Lukes Cottages, Marton Road, Cleveland TS4 3AD

Michael Poole



Description:

Portfolio of Five Properties - Four Are Currently Let Out - Currently Grossing £27,000 per Annum Rental Income - Secure Parking to the Rear - Properties 1-4 Refurbished Throughout Typical example: Refurbished three bedroom terrace house within walking distance of James Cook Hospital and providing good access to road networks. With new combination gas central heating system and double glazing. Featuring - entrance hall, lounge, dining room, fitted kitchen with built in oven and hob, three first floor bedrooms and a bathroom/WC, a good size rear garden and secure car hard standing



EPC 1- F 2- E 3 -D 4- E 5 E

Call: Michael Poole 01642 288299

Price Guide: £375,000+

Lot No. 48

43 Baring Street, South Shields NE33 2DR

Andrew Craig



Description:

2 BED END TERRACED HOUSE - Requiring works of updating and refurbishment to bring to a present day standard is this end of terrace property which briefly comprises of:- Lobby, Hall, Lounge, Dining room and kitchen to ground floor with two bedrooms and bathroom/w.c. Externally the property comes with a yard to the rear.

EPC Band to follow

Call: Andrew Craig 0191 4271722

Price Guide: £59,950+

Lot No. 49

Plot 2, Torvaig, Station Lane, Pelton Fell DH2 2RN

WOOD
ESTATE AGENTS



Description:

Opportunity to acquire one of two adjacent large building plots, each with outline planning permission for the construction of a detached dwelling. The substantial plots will provide ample gardens. This village location lies only a few minutes drive from Chester le Street, which has a wide range of shops, bars, restaurants and leisure facilities. The town has excellent road and rail links with access to the A1M and a railway station on the main east coast railway line linking London and Edinburgh.



Full planning details can be found at
<http://www.durham.gov.uk/article/3545/View-planning-applicationsPlanningReference:2/13/00234/OUT>

Call: J W Wood 0191 3887245

Price Guide: £99,950+

Lot No. 50

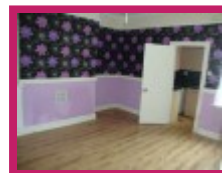
24/26 Talbot Road, South Shields NE34 0QJ

Andrew Craig



Description:

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



EPC 24 -D 26- C

Call: Andrew Craig 0191 4271722

Price Guide: £89,950+

Lot No. 51

44 St Keverne Square, Kenton, Newcastle NE5 3JY

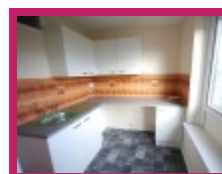
ROOK
MATTHEWS
SAYER



Description:

IDEAL FIRST TIME BUYER/INVESTMENT OPPORTUNITY. ONE BEDROOM FIRST FLOOR FLAT. POPULAR LOCATION. NO ONWARD CHAIN* ELECTRIC HEATING AND DOUBLE GLAZING

EPC : C



Call: Rook Matthews Sayer 0191 2847999

Price Guide: £35,000+

Lot No. 52

39 and 41 Vindomara Road, Ebchester, Co Durham DH8 0PP



Description:

An interesting property that was formerly a convenience store and butcher's shop with a connected terraced house, a cellar, a large garage and further outbuilding to the rear. The property has gas central heating and requires modernisation with the accommodation comprising: entrance porch, lobby, living room, dining room, kitchen with door through to shop with entrance lobby, four bedrooms, bathroom and separate W.C. To the rear there is a porch, a lean-to (once the 'mince house'), a separate building/store with old walk-in fridge, a cellar and a large garage through the rear yard which has a W.C. and further storage cupboard.



EPC Rating D

Call: J W Wood 01207 502109

Price Guide: £90,000+

Lot No. 53

81 Ashleigh Grove, Jesmond, Newcastle NE2 3DJ



Description:

A great opportunity to purchase this three bedroom end terrace house located in a popular residential area. The property does require modernisation and refurbishment and has the benefit on gas central heating. The property is offered for sale with vacant possession. The property has no previous rental history.

Property briefly comprises of entrance lobby, entrance hall, living room, dining room, kitchen and utility are to the ground floor. To the first floor there are three bedrooms and a bathroom-wc. Externally there is a yard to the rear and a townhouse garden to the front.

EPC Rating D

Call: Rook Matthews Sayer 0191 2816700

Price Guide: £149,950+

look

a new national property website has arrived!

 onTheMarket.com has a huge selection of properties for sale from the Region's leading estate agents



kimmitt & roberts

Andrew Craig

Michael Poole
property consultants

^{JW} **WOOD**
ESTATE AGENTS

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Option 2

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

Lot No. 54

236 Milburn Road, Ashington, Northumberland NE63 0PJ

**ROOK
MATTHEWS
SAYER**



Description:

A three bedroom mid terrace house offered for sale with vacant possession. We are verbally advised by the vendor that the property has been in the family since approx 1947 and was originally a pair of flats. The property benefits include gas central heating to the ground floor and double glazed windows. The accommodation briefly comprises of entrance hall, living room, dining room, kitchen, rear hall, separate wc and a bathroom, to the first floor there are three bedrooms. Externally there is a yard to the rear.
EPC : D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £34,950+

Lot No. 55

2 Summerdale House, Snows Green Road, Shotley Bridge DH8 0ES

**WOOD
ESTATE AGENTS**



Description:

A ground floor apartment with a private entrance, situated within this impressive building on the corner of Summerdale and Snows Green Road, just outside Shotley Bridge village. The original building of Summerdale House dates back to the late 19th century and retains some of the architectural characteristics of the period. It was converted into eleven apartments and a townhouse. Number 2 has a communal entrance to the side and private entrance to the rear, where there are two allocated parking spaces. The versatile accommodation comprises: hallway, two bedrooms, living room open into fitted kitchen and a bathroom. The communal entrance to the side lobby has a telecom entry system, and the apartment also has a security alarm. The windows are UPVC double glazed units, while the gas central heating combi. boiler was replaced in 2012.

EPC : C

Call: J W Wood 01207 502109

Price Guide: WAS ORIGINALLY BOUGHT FOR £160,000 NOW GUIDED AT £74,950+

Lot No. 56

28 Creswell Drive, Redhouse Farm, Newcastle NE3 2SX

**ROOK
MATTHEWS
SAYER**



Description:

Viewing comes recommended on this immaculate semi detached bungalow benefitting from a range of modern fixtures and fittings together with fabulous conservatory and westerly facing garden to the rear, driveway and garage. The property occupies a pleasant cul de sac position and is conveniently located for access into Central Gosforth and the A1, motorway. Briefly comprising; entrance hall, lounge, dining room, conservatory, kitchen, two bedrooms and a wet room.

EPC Band C



Call: Rook Matthews Sayer 0191 2847999

Price Guide: £164,950+

Lot No. 57

12 Grosvenor Road, Billingham TS22 5HA

Michael Poole



Description:

Very Competitively Priced for an Early Sale- Well Worth Early Internal Viewing- A Bay Fronted Three Bedroom Semi-Detached Property- Nicely Situated within this Popular Established Area Lounge with Electric Fire in Feature Surround -Spacious Separate Dining Room -Kitchen with Black High Gloss Fitted Wall & Base Units & Built-In Oven Hob- Ground Floor Cloakroom/WCBathroom with White Three Piece Suite- Fitted Wardrobes to Bedroom Two- Enclosed Rear Garden with Shrub Garden -Impressed Concrete Driveway to the Front -Gas Central Heating System & Double Glazing



EPC Band D

Call: Michael Poole 01642 955140

Price Guide: £99,950+

Lot No. 58

34 First Street, Bradley Bungalows, Leadgate, Co Durham DH8 6JT

WOOD
ESTATE AGENTS



Description:

A spacious terraced bungalow with an open plan living room with dining area and kitchen off, a conservatory and stairs to the loft space.

The bungalow has UPVC double glazing and gas central heating via combi. boiler, fitted in 2014, with accommodation comprising, from the rear: hall, bathroom, living room, fitted kitchen, dining room, conservatory, bedroom and stairs to loft space (without building regulations).



EPC : E

Call: J W Wood 01207 235221

Price Guide: £49,950+

Lot No. 59

31 Longbank Road, Ormesby, Middlesbrough TS7 9EZ

Michael Poole



Description:

Three Bedroom Detached Bungalow- Combination Gas Central Heating System- UPVC Double Glazing- Vacant Possession Spacious Kitchen Breakfast Room- Car Port & Garage- Modern Bathroom WC- Low Maintenance Gardens -Priced for Quick Sale
EPC : D



Call: Michael Poole 01642 254222

Price Guide: £115,000+

Lot No. 60

9 Fairburn Avenue, Benton, Newcastle NE7 7TT

ROOK
MATTHEWS
SAYER



Description:

A three bedroom semi detached house situated within this popular residential area which is offered for sale with vacant possession. The property has been upgraded and modernised over the last five years by the current vendor and offers a great opportunity for the new buyer to put their stamp on it. The property has double glazed windows (excluding the utility room) and conservatory) gas central heating via a combi boiler, refitted kitchen, utility room and conservatory.

The accommodation briefly comprises entrance porch, hall, living room, dining room, kitchen, utility and conservatory. To the first floor are three bedrooms and a family bathroom/wc. Externally there are gardens to both the front and rear with a driveway to the front offering off street parking leading to the garage.

EPC : D

Call: Rook Mathews Sayer 0191 2667788

Price Guide: £119,950+

Lot No. 61

12 Esk Street, Gateshead NE9 5NJ

Andrew Craig

Description:

3 BED FIRST FLOOR FLAT - Spacious accommodation available with no ONWARD CHAIN, suitable for first time buyers, professionals or investors alike, due the size, layout and location. Convenient for local amenities and transport links. The internal layout comprises of: Entrance lobby with stairs to first floor landing. Three well proportioned bedrooms, lounge, kitchen and bathroom. Benefits include gas central heating and double glazing and to the rear, there is a shared yard. Viewing comes recommended to appreciate fully.



EPC Band D

Call: Andrew Craig 0191 4875330

Price Guide: WAS £70,000 now £49,950 +

Lot No. 62

Evergreen, Hill Top Road, Dipton, Stanley DH9 9JY



Description:

This deceptively spacious two bedroom Detached Bungalow is offered for sale with no forward chain. Improved by the current owners boasting a large conservatory, a recently fitted solid wood kitchen with marble worktops and a modern bathroom suite, the property benefits from gas central heating & double glazing.

Located in the popular area of Dipton and set back in a private cul-de-sac with views over Derwent Valley, the property briefly comprises; entrance hall, 23ft L-shaped lounge/dining room with French doors to a large conservatory leading to the front garden via patio doors, newly fitted kitchen with integrated appliances and a Belfast sink, modern bathroom and two double bedrooms with fitted wardrobes. Externally there is a block paved drive providing off street parking for several cars. The front garden is bordered by hedge rows and mainly laid to lawn. The private rear garden has a paved patio and a lawn.

Call: J W Wood 01207 235221

Price Guide: £144,950+

Lot No. 63

48 South Street, Newbottle, Houghton Le Spring DH4 4EH



Description:

An ideal home for the growing family, this substantial mid terrace residence has been comprehensively refitted and is beautifully presented from top to bottom. Recent works include the provision of a refitted kitchen, a refitted bathroom, combi gas central heating, UPVC double glazing, re-decoration and re-carpeting throughout. It has 3 well-proportioned bedrooms (two of which are fitted) supplemented by an excellent attic room. It occupies a fine position in the heart of an attractive village, noted for coming ease of access to all the regions major centres within an attractive village setting. Internal inspection cannot fail to impress.

EPC : D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: WAS £109,950 NOW £74,950+

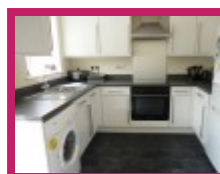
Lot No. 64

68 Bayfield, West Allotment, Whitley Bay NE27 0FE



Description:

A delightful two bedroom semi-detached property situated within the very popular residential development of Northumberland Park. Close to shops & amenities, good local schools, access to major road & transport links, a location which offers an appealing lifestyle briefly comprises, entrance porch, lounge, breakfasting kitchen, down stairs W.C. To the first floor, landing two bedrooms and a bathroom. Benefiting from gas central heating and double glazing throughout. Externally to the front there is a lawn area and a driveway offering off street parking. To the rear a south westerly aspect low maintenance garden, with gated access to side.



EPC: D

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £109,950+

Lot No. 65

34 Lichfield Way, Jarrow NE32 4UW

Andrew Craig



Description:

2 BED FIRST FLOOR FLAT WITH GARAGE - Situated on the ever popular and well established residential Estate at Fellgate having good road link and transport routes available via A1M, A19 and Fellgate Metro Station. The well presented accommodation comprises of: Entrance porch with stairs up. Lounge with picture window, fitted kitchen, two bedrooms (both with built in robes) and bathroom/w.c. Externally there is an open plan front garden area and a garage located nearby in a separate block. Benefits include electric heating, double glazing and an alarm system. Ideal starter home for first time buyers or anyone wishing to downsize. An early viewing is therefore urged to appreciate.

EPC Band:- D



Call: Andrew Craig 0191 4280025

Price Guide: £64,950+

Lot No. 66

1 Blyton Avenue, South Shields NE34 9BN

Andrew Craig



Description:

BLYTON AVENUE, SOUTH SHIELDS... This two bedroom semi detached home situated in the Simonside area of South Shields, ideally placed for easy access to local shops, schools, bus and metro links. Accommodation briefly comprises of: - Entrance hallway with stairs to first floor, lounge/diner, kitchen, two bedrooms and a shower room. Externally lies lawned gardens to the front and rear. The property benefits from neutral decor, gas central heating and double glazing throughout. Viewing is highly recommended.

EPC : D



Call: Andrew Craig 0191 4271722

Price Guide: £59,950+

Lot No. 67

36 Foundry Court, St Peters Basin, Newcastle NE6 1UG

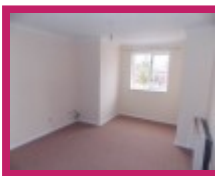
Andrew Craig



Description:

This modern apartment is situated on the first floor of Foundry Court, St Peter's Basin and should suit a wide range of prospective buyers including landlords, first time buyers and those looking to live within easy striking distance of Newcastle City Centre/Quayside. Well presented throughout and available with vacant possession. Briefly comprises of Communal entrance with stairs to all floors, hallway, spacious lounge, well fitted kitchen, two double bedrooms, bathroom/w.c. Electric storage heating.

EPC: D



Call: Andrew Craig 0191 2859024

Price Guide: £74,950+

Lot No. 68

11 Johnson Grove, Norton, Stockton TS20 1BX

Michael Poole



Description:

Good Size Double Fronted Semi Detached Bungalow- 10 Minute Walk to Norton High Street- Two/Three Bedrooms- Recently Fitted Kitchen- Central Heating & Double Glazing South Westerly Facing Rear Garden- Front Garden, Driveway & Detached Garage- No Onward Chain EPC : D



Call: Michael Poole 01642 355000

Price Guide: Was £124,950+ Now £99,950+

Scott Hendry
Director



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*Subject to confirmation at application stage



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Lot No. 69

7 The Crescent, Hetton Le Hole DH5 9JS


Description:

Occupying a fine elevated position within this highly respected terrace, this is a spacious mid terraced property providing outstanding scope and potential. Priced to allow for some updating, it already boasts UPVC double-glazing and Combi gascentral heating and, with modest expenditure, will provide well-proportioned accommodation. It has the benefit of a substantial garden to the rear and early viewing is invited.



EPC : D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £54,950+

Lot No. 70

21 Edith Terrace, Jarrow NE32 5HS

Andrew Craig

Description:

A two bedroom mid terrace benefitting from double glazed windows, the property is currently rented at £495pcm from October 2011 on a AST.

The accommodation briefly comprises of entrance hall, living room, kitchen, bathroom, first floor are two bedrooms and there is a yard to the rear.
EPC Band:- C

Call: Andrew Craig 0191 4280025

Price Guide: £74,950+

Lot No. 71

28 Tyne View Gardens, Pelaw NE10 0YP

Andrew Craig

Description:

NO UPPER CHAIN - 3 BED SEMI. Which enjoys a pedestrian only frontage and occupies a corner plot having good size gardens to front, side and rear. The property would make an ideal family size home has generously proportioned rooms and offers an internal layout comprising:- Entrance hall with stairs up. Front lounge with bay window and a good size dining/kitchen with a range of wall and base units. First floor has three bedrooms and bathroom/w.c., with a modern suite. Further benefits include gas combi central heating and double glazing.



EPC Band C

Call: Andrew Craig 0191 4281428

Price Guide: £79,950+

Lot No. 72

15 Oakdale, Nedderton Village, Bedlington NE22 6BE



Description:

EXECUTIVE DETACHED FAMILY HOME - FOUR BEDROOMS - THREE RECEPTION ROOMS - STUNNING VIEWS TO REAR - NO UPPER CHAIN Situated on Oakdale in the Popular Village of Nedderton, on the outskirts of Bedlington and Morpeth, this detached family home comprises; entrance hallway, downstairs cloaks/wc, lounge with bay window, dining room, study, breakfasting kitchen, first floor landing, master bedroom with en-suite shower room and dressing room, three further bedrooms and four piece family bathroom. Externally the property has a lawned garden to the front with shrubs and a double block paved driveway leading to a double garage. To the rear is an enclosed South Facing garden laid mainly to lawn with superb open views over fields and countryside
EPC Band D

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £275,000+

Lot No. 73

98 Norton Avenue, Norton, Stockton TS20 2JT



Description:

Three Bedroom Semi Detached Property- Three Good Size Bedrooms -Extensive Corner Plot- In Need of Modernisation - Bags of Potential -Norton Location 5 to 10 Minute Walk to Norton High Street- Double Glazing - Gas Central Heating
EPC Band E


Call: Michael Poole 01642 355000

Price Guide: £54,950+

Lot No. 74

3 Colwell Place, Fenham, Newcastle NE5 2EE



Description:

Occupying a pleasant corner position in this popular residential area of Fenham is this three bedroom semi-detached home. Offering generous sized family living accommodation and close to well-regarded schools, local amenities. One of the main selling points of this home is the vast well-kept gardens to the front, side and rear. The gardens are stacked with mature trees, plants and shrubs with lawned and paved areas. The accommodation comprises; entrance hallway, lounge, dining room, breakfasting kitchen, utility, stairs to first floor, three bedrooms and a shower room. Further benefits include gas central heating and double glazing.



EPC Band D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: Was £139,950 Now £99,950+

Lot No. 75

Woodbine Cottage, Catchgate, Stanley DH9 8LB



Description:

A Victorian detached house with gardens and Garage, situated in Catchgate near Stanley. Available with vacant possession, the property requires considerable improvement, but does have double glazing and in recent years the roof has been replaced and a modern combination boiler installed. The accommodation is spacious, including two large reception rooms, kitchen, utility room and bathroom. To the first floor there are three bedrooms, which have previously been split into four bedrooms.



EPC Rating D

Call: J W Wood 01207 235221

Price Guide: £64,950+

Lot No. 76

22 Low Lane, Brookfield, Middlesbrough TS5 8EA



Description:

Rarely available on the market, this spacious Shannon built three bedroom house is sure to generate lots of interest. Providing generous gardens and room sizes, imprint driveway and garage as well as being located in this sought after area with easy access to road networks and amenities.



EPC : E

Call: Michael Poole 01642 254222

Price Guide: £169,950+

Lot No. 77

4 Lumley Drive, Peterlee SR8 1NL



Description:

Kimmitt and Roberts have immense pleasure in offering for sale this delightful two bedroomed detached bungalow for sale on the open market. Boasting gas central heating system, double glazing, refitted kitchen incorporating electric oven and hob, conservatory, two bedrooms, refitted shower room/W.C with a double shower cubicle, gardens to front, side and rear, single garage and driveway. Situated in this ever popular cul-de-sac we anticipate a lot of interest and early inspection is essential to avoid disappointment.

EPC : E

Call: Kimmitt & Roberts 0191 518 3334

Price Guide: £139,950+

Lot No. 78

6 Frederick Terrace, Easington Lane, Houghton Le Spring DH5 0HJ



Description:

A well presented and ready to move into two bedroom, two reception room mid terrace cottage offered for sale with vacant possession. Property benefits include double glazed windows, gas central heating and a modern bathroom and fitted kitchen.

Property briefly comprises of entrance lobby, entrance hall, living room, dining room, kitchen and a bathroom/wc. To the first floor there are two bedrooms. Externally there is a townhouse garden to the front and a yard to the rear.



EPC : E

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £54,950+

Lot No. 79

34 Corporation Road, Redcar TS10 1PB



Description:

In Need of Internal Inspection for the Generous Proportions of this Spacious Home to be Fully Appreciated- Situated on the Favoured Corporation Road Facing Redcars Locke Park Separate Lounge & Dining Room- Fitted Kitchen- Three Generous First Floor Double Bedrooms -UPVC Double Glazing- Gas Central Heating Established Front Garden, Drive & Garage- South Facing Rear Garden -Available with immediate Vacant Possession



EPC Band F

Call: Michael Poole 01642 285041

Price Guide: £139,950+

Lot No. 80

4 Cheviot Court, Seaham SR7 0DA



Description:

Tucked away in a secluded corner of this respected estate, this impressive modern semi provides superb family accommodation. A consistently popular house type, noted for its generous bedroom accommodation, it is beautifully presented throughout. Its boasts combi gas C/H UPVC double glazing, stylish kitchen, etc. Centrally located for access to local schools, bus services, town centre, sea front etc, early inspection is encouraged.



EPC Band C

Call: Kimmitt & Roberts 0191 5813213

Price Guide: Was £145,000 Now £109,950+

Lot No. 81

2 Pretoria Avenue, Morpeth NE61 1QE

**ROOK
MATTHEWS
SAYER**

Description:

This two bedroom end terraced property has been refurbished to provide a superb well appointed property within this highly sought after location. Conveniently situated for Morpeth town centre shopping and leisure facilities as well as the river and Carlisle Park. The accommodation includes sealed unit double glazing, newly installed gas fired central heating, rewiring to include TV and telephone points and has been redecorated throughout. To include newly laid carpets and floor coverings, the property has many other features with the accommodation comprising briefly: entrance hall, lounge with attractive fireplace, fully refitted breakfasting kitchen with range style cooker, utility, rear hall, refurbished bathroom/WC with four piece bathroom suite, first floor landing, two bedrooms with French door leading from the master bedroom to a West facing balcony. There is a garden to the front and a small yard area to the rear. Ideal for the first time purchaser/couple or investor, internal inspection is considered essential to fully appreciate the standard of this particular property. EPC Band:- E

Call: Rook Matthews Sayer 01665 510044

Price Guide: £109,950+

Lot No. 82

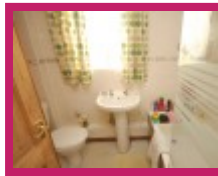
19 Jubilee Crescent, Rothbury Northumberland NE65 7QZ

**ROOK
MATTHEWS
SAYER**

Description:

A three bedroom, semi-detached home situated on Jubilee Crescent, Rothbury. The property has an enviable outlook to the rear and would make an excellent first time buy or possible buy to let purchase. The accommodation has gas central heating and briefly comprises; entrance hall, lounge, kitchen with separate dining area, first floor landing, three bedrooms and bathroom/W.C. Externally the property has a garden to the front and side with off street parking and a good size rear garden with open outlook. MUST BE VIEWED TO BE

EPC : E


Call: Rook Matthews Sayer 01665 511711

Price Guide: £89,950+

Lot No. 83

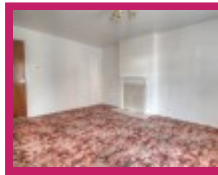
9 Tintern Road, North Skelton, Saltburn By The Sea TS12 2YN

Michael Poole

Description:

Available With Immediate Vacant Possession- Two Bedroom Semi-Detached Bungalow- Cul-De-Sac Location- Front & Rear Gardens -Generous Side Drive Detached Brick Built Garage- UPVC Double Glazing- Gas Central Heating- In Need of Some Updating

EPC : E


Call: Michael Poole 01642 285041

Price Guide: £74,950+

Lot No. 84

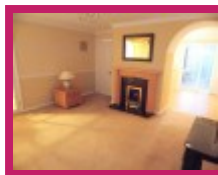
15 Crathie, Birtley Co Durham DH3 1QJ

Andrew Craig

Description:

A well maintained three bedroom end link is situated in the sought after area of Birtley close to major road links and local amenities. Comprises entrance hallway, lounge with living flame fire and feature surround, dining room with patio doors leading to conservatory which overlooks the rear enclosed garden and fitted kitchen to the ground floor. To the first floor there are three bedrooms (one with fitted wardrobes and shelving) and a three piece family bathroom. Other benefits include gas central heating and double glazing. Externally there is an open plan front garden laid to lawn. Rear garden enclosed and currently paved with timber shed.

EPC : C


Call: Andrew Craig 0191 4921234

Price Guide: £94,950+

Lot No. 85

The Cottage, Skelton Road, Brotton Saltburn by the Sea TS12 2TJ



Description:

An Impressive Double Fronted New Build Home- Modern & Attractive Internally- Separate 21ft plus Lounge & Dining Room- Fitted Kitchen & Utility Four First Floor Bedrooms Master with En-Suite -Family Bathroom & Additional Ground Floor Shower Room- UPVC Double Glazing -Gas Central Heating -Solar Panels Shared Extensive Block Paved Frontage & Drive- Side Attached Double Length Garage with Up & Over Door- Available with Immediate Vacant Possession Viewing Essential



EPC : B

Call: Michael Poole 01642 285041

Price Guide: £149,950+

Lot No. 86

14 St Edmunds Drive, Gateshead NE10 9AE

Andrew Craig



Description:

An ideal purchase for couples, professionals or small families which benefits from a good size rear garden for which we would encourage an early viewing to appreciate fully. Accommodation briefly comprises of:- Entrance hallway, lounge, dining/kitchen with French doors providing a spacious rear garden. Useful utility area, two first floor bedrooms (both with built in cupboard space) and bathroom with white suite and separate w.c. To the front there is an easily maintained front garden with pathway leading to the entrance. With double glazed windows and gas central heating system.



EPC : D

Call: Andrew Craig 0191 4875330

Price Guide: £64,950+

Lot No. 87

20 Cecil Court, Ponteland NE20 9EE

ROOK MATTHEWS SAYER



Description:

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

Call: Rook Matthews Sayer 01661 860228

Price Guide: £134,950+

Lot No. 88

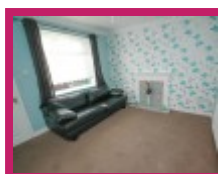
24 Westcott Road, South Shields NE34 0QY

Andrew Craig



Description:

WESTCOTT ROAD, SOUTH SHIELDS...two bedroom mid terraced property situated within close proximity to local amenities, shops, popular schools as well as South Shields District Hospital and public transport links. Benefiting from a driveway to the front and paved area to the rear this property briefly comprises of: - Entrance into hallway, lounge, kitchen, two bedrooms and bathroom. The property benefits from gas central heating and double glazing, viewing is highly recommended.



EPC : D

Call: Andrew Craig 0191 4271722

Price Guide: £59,950+

Lot No. 89

23 Kern Green, Stonehaugh, Hexham NE48 3DZ

**ROOK
MATTHEWS
SAYER**



Description:

Formally the village post office, this three/four bedroom home, must be viewed to appreciate the size, quality and location on offer. The accommodation benefits from oil central heating and double glazing. Comprises of reception hall with oak spindled staircase. The sitting room enjoys lovely views and has a wood burning stove, the former post office now used a Den in the past has been a bedroom, and could easily be a home office. A dining room leads to the galley style kitchen, and to the first floor there are three double bedrooms and a family bathroom. Externally to the rear there is a brick built outhouse, wood store, oil tank and pleasant paved patio.



EPC : D
June 2015 completion anticipated

Call: Rook Matthews Sayer 01434 601 616

Price Guide: WAS £155,000 NOW £129,950+

Lot No. 90

28 Princes Street, Bishop Auckland DL14 7BB

**WOOD
ESTATE AGENTS**



Description:

J W Wood are delighted to offer for sale this spacious townhouse, conveniently situated close to the town centre. Well presented throughout, the living space includes an entrance lobby, hallway, lounge with feature fireplace and arch to a generous sized dining room which also has a feature fireplace. There is an extended fitted kitchen. To the first floor there are three bedrooms and a good sized bathroom/wc. From the first floor landing, a permanent staircase leads to the attic. Externally there is an enclosed yard to the rear. Offered for sale with no onward chain, this property must be viewed to be fully appreciated.



EPC : F

Call: J W Wood 01388 604273

Price Guide: £54,950+

Lot No. 91

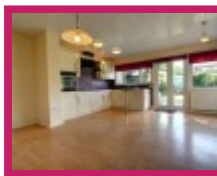
8 Harrogate Crescent, Linthorpe, Middlesbrough TS5 6PS

Michael Poole



Description:

Extended Three Bed Semi - Ground Floor Bathroom & First Floor Shower Room - Spacious Kitchen/ Diner/ Sitting Room to the Rear - Attractive Gardens - UPVC Double Glazing Combination Gas Central Heating System - No Chain



EPC Band E

Call: Michael Poole 01642 254222

Price Guide: £94,950+

Lot No. 92

30 Palmer Street, South Moor, Stanley DH9 7RD

**WOOD
ESTATE AGENTS**



Description:

A two bedroom terraced house situated at the top of South Moor, Near Stanley. Available with Immediate vacant possession, the property requires some cosmetic improvement, and has the benefit of double glazing and gas central heating. The accommodation includes: Two reception rooms, kitchen, two bedrooms and a bathroom.



EPC : F

Call: J W Wood 01207 235221

Price Guide: £25,000+



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Lot No. 93

8 Copley, Bishop Auckland DL13 5LR


Description:

An attractive stone built cottage, situated in a popular village and enjoying far reaching views over open countryside. The property is offered with no onward chain. Nicely presented with a lovely modern kitchen and superb contemporary bathroom. Comprises: entrance lobby, lounge with arch to a separate dining room which has a multi fuel stove, fitted kitchen and useful utility room, two double bedrooms and bathroom to first floor. Warmed by oil fired central heating and with full uPVC double glazing, this property will suit a wide variety of purchasers and an appointment to view is highly recommended.



EPC : E

Call: J W Wood 01388 604273

Price Guide: £54,950+

Lot No. 94

18 Neale Street, Anfield Plain, Stanley DH9 7SU


Description:

A two bedroom terraced house sold with tenancy. The property produces an annual income of £4152, has the benefit of uPVC double glazing and gas central heating with combination boiler. The accommodation includes: Lobby, lounge, kitchen, w.c. and utility room. Two first floor bedrooms, a bathroom, a small garden and a yard.

EPC : C

Call: J W Wood 01207 235221

Price Guide: £35,000+

Lot No. 95

1 Lichfield Close, Kingston Park, Newcastle NE3 2YW


Description:

****IMMACULATE 3 BEDROOM SEMI DETACHED HOUSE. QUALITY FIXTURES AND FITTINGS. POPULAR RESIDENTIAL STREET. GENEROUS PLOT. EASY ACCESS TO SHOPS, AMENITIES AND TRANSPORT LINKS****

The accommodation briefly comprises; entrance hall, lounge, dining room, fully fitted kitchen, three bedrooms, bathroom/shower room, gas fired central heating, double glazing, gardens to front and rear, driveway and a garage



EPC : D

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £159,950+

Lot No. 96

18 St Bedes Place, Blyth, Northumberland NE24 4BJ


Description:

CUL DE SAC POSITION - MID LINK - GOOD SIZED TWO BEDROOMS REFURBISHED BATHROOM - GARDENS - EPC: C ** on St Bede's Place in Newsham, Blyth. Briefly comprising: Entrance hall, lounge and dining kitchen, two double bedrooms and spacious refurbished bathroom. Benefiting from gas central heating to combi boiler, double glazing and garden to front with driveway providing off street parking and enclosed garden to the rear. An ideal first time buy/retirement purchase. Extremely well presented - internal inspection recommended



EPC Band C

Call: Rook Matthews Sayer 01670 352900

Price Guide: £49,950+

Lot No. 97

25 Clifton Road, Fulwell, Sunderland SR6 9DN

Andrew Craig



Description:

Rare to the market with no chain involved we offer this larger than average four bedroom Dutch style bungalow. Located in one of Fulwells most sought after areas and being close to the amenities of Sea Road, Seaburn Metro, Roker Park, Morrisons and the beach along with good traffic routes to the City Centre and South Shields. Internally comprising of an entrance hallway, ground floor bathroom, master bedroom, open plan lounge and dining room, breakfasting kitchen, conservatory, three first floor bedrooms and a shower room. Benefitting from upvc double glazing and gas central heating. Externally there is a driveway, garage and gardens.



EPC Band D

Call: Andrew Craig 0191 5160239

Price Guide: £199,950+

Lot No. 98

22 Chillingham Close, Blyth, Northumberland NE24 4QY

ROOK MATTHEWS SAYER



Description:

****THREE BEDROOM SEMI - POPULAR DEVELOPMENT - SUN LOUNGE EXTENSION - GARDENS**
****** on Chillingham Close, Newsham Farm Estate in Blyth. Briefly comprising: Entrance porch, spacious lounge through dining room, sun lounge and kitchen. To the first floor three bedrooms. Benefitting from gas central heating and double glazing. An ideal first time buy/family home. Internal inspection highly recommended.

EPC Band D

Call: Rook Matthews Sayer 01670 352900

Price Guide: £69,950+

Lot No. 99

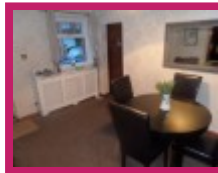
52 Woodhorn Drive, Choppington, Northumberland NE62 5EP

ROOK MATTHEWS SAYER



Description:

****PRICED TO SELL THREE BEDROMED SEMI DETACHED SPACIOUS THROUGHOUT**** Priced to sell this three bedroomed semi detached property on woodhorn Drive, Wansbeck Estate, Stakeford. The property has been upgraded and modernised throughout and would make an ideal purchase for first time buyers and growing families with spacious rooms and gardens. With double glazing and gas central heating the property comprises of: entrance porch, large lounge, dining room, converted garage (currently used as a games room), kitchen, stairs to first floor, three bedrooms and family bathroom. Externally there is a front garden with large drive and enclosed low maintenance garden to rear. Simply a must view.



EPC : D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £109,950+

Lot No. 100

7 Killingworth Road, Forest Hall NE12 7BR

ROOK MATTHEWS SAYER



Description:

Requiring full refurbishment is this two bedroom double fronted stone cottage situated close to Forest Hall Village. Comprising entrance hall, lounge, kitchen with a range of wall and base units, wetroom/W.C, dining room and two bedrooms to the front. Externally there is driveway parking leading to the larger than average rear garden which is mainly laid to lawn. The property benefits from partial gas central heating and UPVC double glazing.



EPC To Follow

Call: Rook Matthews Sayer 0191 266 7788

Price Guide: £100,000+

Lot No. 101

15 Alexandra Road, Victoria Court, Sunderland SR2 7LE

Andrew Craig



Description:

Appealing to both the private and residential purchaser and the buy to let investor is the top floor apartment offered for sale with vacant possession. The property is located in a popular modern development and benefits from double glazing, gas central heating, fitted kitchen and communal off street parking.

Property briefly comprises communal entrance hall with stairs to the 4th floor, entrance hall to flat, bedroom one, living room, kitchen and bathroom-wc. The property is sold as seen.



EPC : Band C

Call: Andrew Craig 0191 5653377

Price Guide: £54,950+

Lot No. 102

7 Meadowfield Park, Ponteland NE20 9XF



Description:

A two bedroomed, first floor, retirement apartment within a purpose built block overlooking the central communal gardens and conveniently situated within the sought after village of Ponteland. With electric heating and sealed unit double glazing, the property is designed for those aged 60 years and over with benefits including: security entry phone, security cord system providing peace of mind, as well as a communal lounge. The apartment itself comprises: reception hall, pleasant lounge with archway to the breakfasting kitchen, two bedrooms and bathroom/wc. Ideal for an older person looking for peace of mind as well as a pleasant and well situated property.



EPC : E

Call: Rook Matthews Sayer 01661 860228

Price Guide: £74,950+

Lot No. 103

44 Warton Terrace, Heaton NE6 5LS



Description:

In need of modernisation this 3 bedroom upper flat on Warton Terrace, Heaton. This property is ideally located for all the amenities that Chillingham road has to offer including shops, restaurants and transport links.

The property briefly comprises entrance hall, lounge, kitchen, 3 bedrooms and a bathroom/WC. Externally there is a shared yard to the rear. Additional benefits include gas central heating and double glazing.



EPC Band C

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £74,950+

Lot No. 104

18 Malvern Close, Ashington NE63 0TD



Description:

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

EPC Band - C

Call: Rook Matthews Sayer 01670 850850

Price Guide: £155,000+

Lot No. 105 2 Daisy Cottages, Birtley, Co Durham DH3 1AN

Andrew Craig



Description:

Attractively presented mid link cottage with superb kitchen and bathroom, suited for a range of buyers including first time buyers and professions due to the size, layout and design of this versatile home. Comprises of entrance lobby, lounge with dual aspect to front and rear together with feature fire, stylish refitted modern kitchen, rear lobby and shower room which has recently been refitted to now provide a contemporary style white suite to the ground floor whilst to the first floor there are two bedrooms and a box room which is accessed via bedroom one and is currently being used as a dressing room. Other benefits include gas central heating and double glazing. Externally there is a rear yard providing parking.

EPC : D



Call: Andrew Craig 0191 4921234

Price Guide: £79,950+

Lot No. 106 76 Makendon Street, Hebburn NE31 1RF

Andrew Craig



Description:

MAKENDON STREET - 2 BED TOP FLOOR MODERN APARTMENT - Which enjoys a convenient location for Town Centre shops and amenities including good transport links both by Bus and Metro. The accommodation briefly comprises: Communal entrance hall. Apartment entrance with intercom entry phone system. L Shaped lounge. Fitted kitchen, Two bedrooms and bathroom/w.c. Communal garden grounds and parking available.

EPC Rating C



Call: Andrew Craig 0191 4281428

Price Guide: £54,950+

Lot No. 107 4 East View, Seaham SR7 0JB

kimmitt & roberts



Description:

Deceptively Spacious!! Immaculate 3 Bedroom Tce Refitted Kitchen & Bathroom Combi CH, No Chain EPC: D

Call: Kimmitt & Roberts 0191 5813213

Price Guide: £79,950+

Lot No. 108 21 Embleton Terrace, Longframlington, Northumberland NE65 8JJ

ROOK MATTHEWS SAYER



Description:

Occupying an elevated position with outstanding views across the countryside in all directions, Embleton Terrace forms a group of two storey cottages with parking and gardens. The ground floor includes entrance lobby, large sitting room with open fire and modern fitted kitchen/ dining room with access to the rear sun porch. On the first floor there are three bedrooms and family bathroom. Oil fired central heating and PVC double glazing is included. Attractive front lawned garden including patio and pond, rear yard and further garden and garage across the rear access road.

EPC Band B



Call: Rook Matthews Sayer 01665 510044

Price Guide: £129,950+

Lot No. 109 5 Beech Terrace, Ashington NE63 0QG

ROOK MATTHEWS SAYER



Description:

****THREE BEDROOMED MID TERRACED GARAGE & OFF STREET PARKING CHAIN FREE****Three bedroomed chain free mid terraced home on Beech Terrace, Ashington located close to the college and local shops and amenities this property is an ideal buy for first time buyers or investors. With double glazing and gas central heating the property comprises of entrance, lounge, large kitchen, stairs to first floor, three bedrooms and good sized family bathroom. Externally there is a large garden to the front and rear yard with garage and drive for off street parking. Available to view now!



EPC : E

Call: Rook Matthews Sayer 01670 850850

Price Guide: £59,950+

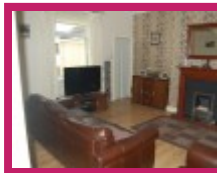
Lot No. 110 41 North Road East, Wingate, Co Durham TS28 5AU

kimmitt & roberts



Description:

This is a deceptively spacious three bed mid terraced home which comes with gas central heating system, double glazing, two reception rooms and garden across the rear lane with off street parking and timber garage. Having refitted kitchen and bathroom fittings it is priced to sell. Summary of accommodation Entrance vestibule, entrance hall, lounge, family room, kitchen, rear lobby, bathroom/wc, three bedrooms, driveway, garage and garden



EPC : C

Call: Kimmitt and Roberts 0191 5848080

Price Guide: Was £69,950 now £44,950+

Lot No. 111 40 Middleton Avenue, Fenham, Newcastle NE4 9NB

ROOK MATTHEWS SAYER



Description:

Occupying an enviable plot is this spacious semi-detached bungalow with three bedrooms. The property does require updating but has a lot of potential and is being offered with no onward chain. There are good local transport links and connections in and around the City Centre with local amenities and shops close at hand. The accommodation briefly entails; lounge, kitchen, three bedrooms and bathroom. The bungalow is situated in larger than average size gardens with a driveway which has parking for up to four cars and a detached garage. An internal inspection is recommended to appreciate the size of accommodation on offer and the potential of this home.



EPC Band:- E

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £100,000+

Lot No. 112 28 Tudor Road , Chester Le Street DH3 3RY

WOOD ESTATE AGENTS



Description:

A well presented and ready to move into freehold two bedroom semi detached house located in this popular residential area. The property has been upgraded and modernised by the current vendor and is offered for sale with vacant possession.

Property briefly comprises of double glazed windows, gas central heating , fitted kitchen, modern bathroom and a paved garden. The accommodation briefly comprises of entrance hall, living room, breakfasting kitchen to the ground floor. There are two bedrooms and a family bathroom to the first floor. Externally there is a drive to front offering off street parking.

EPC Band D

Call: J W Wood 0191 3887245

Price Guide: £99,950+

Lot No. 113 Milestone House, Rothbury, Northumberland NE65 7SZ



Description:

Located in the heart of Rothbury, we offer this well presented maisonette to the market. DECEPTIVELY SPACIOUS and needs to be seen to appreciate the accommodation on offer. Once through your own front door the maisonette is located over the first and second floor. Comprising, to the first floor, lounge, modern kitchen, dining area, two bedrooms and the family bathroom. To the second floor are a further two bedrooms and a washroom. Benefitting from double glazing, gas central heating and terrace with lovely views over the hills.



EPC Band D

Call: Rook Matthews Sayer 01665 510044

Price Guide: £139,950+

Lot No. 114 28 Highfield Drive, Ashington NE63 9SR



Description:

A three bedroom mid link house situated on Highfield Drive, Ashington. This well presented property benefits from gas central heating and double glazing and an early viewing is highly recommended.

This is a builders part exchange property and the related new builds completion is anticipated June 2015.

EPC : TBC

Call: Rook Matthews Sayer 01670 850850

Price Guide: £85,000+



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 is not typically enforceable in English law) for the Seller to sell and the Buyer to buy the particular lot but represents the intention to do so. However, the Seller will have the security of the non-refundable deposit. All deposit monies will be held in the Client Account of The Agents Property Auction until exchange of contracts.

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

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

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

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

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

Our General Auction Terms of Business

1. Interpretation

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

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

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

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

2. Conditions applicable to the auction types

2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

2.2 Option Two Conditions

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

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

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



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

3. General provisions applicable to Sellers and Buyers

3.1 General Auction Conditions

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

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

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

3.2 Charges and payment

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

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

3.3 Proof of Identity and Proceeds of Crime Act

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

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

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

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

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

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

3.4 Miscellaneous

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

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

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

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

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

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

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

3.5 Notices

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

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

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

3.6 Governing law and jurisdiction

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

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

Common Auction Conditions

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Important Notice

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

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

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

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

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

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

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

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

Glossary

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



Wherever it makes sense:

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

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

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

Agreed completion date

Subject to condition G9.3:

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

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

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

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

Auction The auction advertised in the catalogue.

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

Auctioneers The auctioneers at the auction.

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

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

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

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

Condition One of the auction conduct conditions or sales conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The auctioneers.

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

Auction Conduct Conditions

A1 Introduction

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

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

A2 Our role

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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



A5 The contract

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

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

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

A5.4 If you do not we may either:

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

(b) sign the sale memorandum on your behalf.

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

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

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

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

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

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

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

A6 Extra Auction Conduct Conditions

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

General conditions of sale

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

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

G1 The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

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

G2 Deposit

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

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

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

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

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

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

G2.2 The deposit

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

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

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

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

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

G3 Between contract and completion

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

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

(b) pay the premiums when due;

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

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

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

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

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

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

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

Title and identity

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

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

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

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

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

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

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

(ii) the documents accompanying that application;

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



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

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

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

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

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

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

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

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

G5 Transfer

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

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

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

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

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

G6 Completion

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

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

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

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

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

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

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

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

G7 Notice to complete

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

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

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

(a) terminate the contract;

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

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

(d) resell the lot; and

(e) claim damages from the buyer.

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

(a) terminate the contract; and

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

G8 If the contract is brought to an end

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

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

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

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

G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

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

G9.5 The buyer must:

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

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

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

G10 Interest and apportionments

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

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

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

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

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

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

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

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

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

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

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

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

G11 Arrears

Part 1 Current rent

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

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

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

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

(a) so state; or

(b) give no details of any arrears.

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

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



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

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

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

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

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

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

G12 Management

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

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

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

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

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

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

G13 Rent deposits

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

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

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

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

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

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

G14 VAT

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

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

G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

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

(a) of the buyer's VAT registration;

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

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

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

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

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

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

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

G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

G17 Maintenance agreements

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

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

G18 Landlord and Tenant Act 1987

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

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

G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

(a) in its condition at completion;

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

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

G19.5 Where relevant:

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

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

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

G20 TUPE

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

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

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

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

(c) in respect of the Transferring Employees.

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



on completion.

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

G21 Environmental

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

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

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

G22 Service Charge

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

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

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

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

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

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

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

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

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

G23 Rent reviews

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

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

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

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

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

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

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

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

G24 Tenancy renewals

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

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

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

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

G24.4 Following completion the buyer must:

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

G25 Warranties

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

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

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

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

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

G26 No assignment

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

G27 Registration at the Land Registry

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

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

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

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

G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

G29 Contracts (Rights of Third Parties) Act 1999

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

G30 Extra General Conditions



Agents Property AUCTION

TOGETHER WE GET RESULTS

Monday 23rd February 2015
Monday 30th March 2015
Thursday 30th April 2015
Wednesday 27th May 2015
Monday 29th June 2015
Monday 27th July 2015
Thursday 27th August 2015
Monday 28th September 2015
Monday 2nd November 2015
Monday 14th December 2015



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