



Agents Property AUCTION

TOGETHER WE GET RESULTS

Auction Catalogue



THIS AUCTION

Thursday 28th January 2016

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

Andrew Craig

WOOD
ESTATE AGENTS

kimmitt & roberts

Michael Poole

ROOK
MATTHEWS
SAYER



Richard Francis
Auctioneer MNAVA

01661 831 360
www.agentspropertyauction.com



Buyers Guide

IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

Particulars of Sale:

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

Price Guides:

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

Option 1 Terms & Conditions:

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

Option 2 Terms & Conditions:

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

Administration Fee:

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

Deposits:

Deposits may be paid by cheque, bankers draft or by prior arrangement into the Client Account of The Agents Property Auction. Unfortunately cash cannot be accepted. Proof of 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:

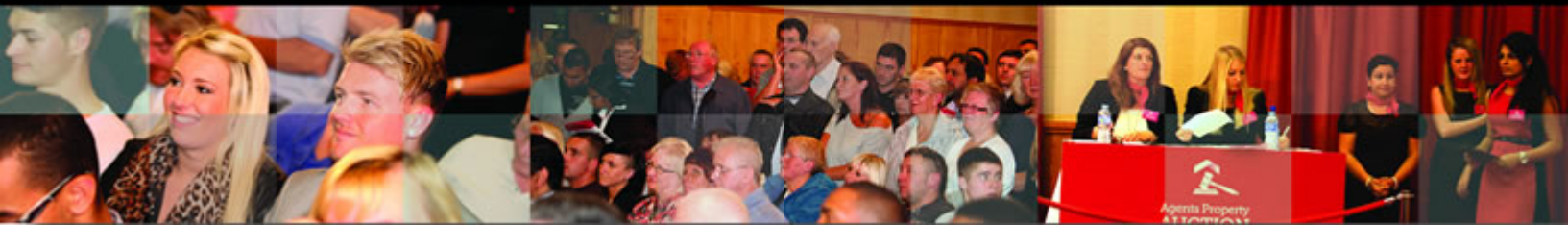
Join A1 north for 2.5 miles then turn off left for Wideopen (A1056). Take the 2nd exit at the roundabout and the hotel lies straight ahead. For all Sat/Nav system please type in 'A1056 Sandy Lane' for directions to hotel.





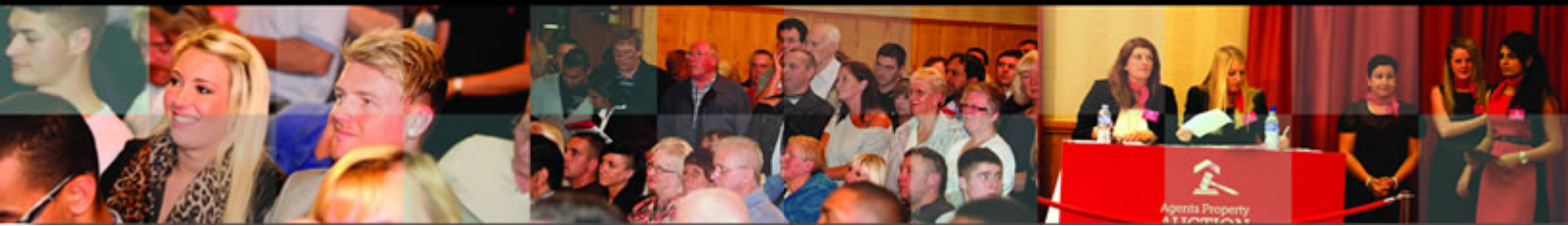
Order Of Sale

Lot No	Address	Post Code	Partner Agent
OPTION 1			
Lot 1	9 Newburn Avenue, Sunderland	SR5 1LB	Andrew Craig
Lot 2	213/215 Ellesmere Road, Newcastle	NE4 8TQ	Rook Matthews Sayer
Lot 3	9 Eighth Street, Horden Peterlee	SR8 4LY	Kimmitt & Roberts
Lot 4	7 West End Terrace, Cockfield, Bishop Auckland	DL13 5ET	JW Wood Estate Agents
Lot 5	91 Thornton Street, Middlesbrough	TS3 6PJ	Michael Poole
Lot 6	13 Eighth Street, Horden, Peterlee	SR8 4LY	Kimmitt & Roberts
Lot 7	15 Sydney Gardens, South Shields	NE34 9DZ	Andrew Craig
Lot 8	3 Brackenhill Avenue, Shotton, Peterlee	DH6 2QZ	Kimmitt & Roberts
Lot 9	275 Park Road, South Moor, Stanley	DH9 7AP	JW Wood Estate Agents/Andrew Craig
Lot 10	Burnside Cottage, Burns Close, Callerton	NE5 1NY	Rook Matthews Sayer
Lot 11	3 Campbell Terrace, Esington Lane, Houghton Le Spring	DH5 0JL	Kimmitt & Roberts
Lot 12	8 Wood View, Trimdon Station	TS29 6BG	Kimmitt & Roberts
Lot 13	29 & 29a West Road, Annfield Plain, Co Durham	DH9 7XA	JW Wood Estate Agents
Lot 14	5 The Avenue, Murton, Seaham	SR7 9JB	Kimmitt & Roberts
Lot 15	48 West Terrace, Ashington	NE62 5UL	Rook Matthews Sayer
Lot 16	26 Bircham Street, Stanley	DH9 7AE	JW Wood Estate Agents
Lot 17	19 Eighth Street, Horden, Peterlee	SR8 4LY	Kimmitt & Roberts
Lot 18	110/110a Front Street East, Bedlington	NE22 5AE	Rook Matthews Sayer
Lot 19	Flat 8, 1 Daylight Road, Daylight Bakery House, Stockton	TS19 0SR	Michael Poole
Lot 20	21a Eighth Street, Horden, Peterlee	SR8 4LY	Kimmitt & Roberts
Lot 21	24 West Street, Ferryhill	DL17 8JZ	JW Wood Estate Agents/Andrew Craig
Lot 22	89 Chesterton Road, South Shields	NE34 9TL	Andrew Craig
Lot 23	East Chapel, Old Benfieldside Chapel, Blackhill	DH8 5TF	JW Wood Estate Agents
Lot 24	8 & 10 Twelfth Street, Horden, Peterlee	SR8 4QH	Kimmitt & Roberts
Lot 25	22 Nottingham Court, Bedlington	NE22 6PE	Rook Matthews Sayer
Lot 26	7 Eleventh Street, Horden, Peterlee	SR8 4QQ	Kimmitt & Roberts
Lot 27	238 South Frederick Street, South Shields	NE33 5HL	Andrew Craig
Lot 28	70/72 Canning Street, Newcastle	NE4 8UH	Rook Matthews Sayer
Lot 29	13a Poplar Crescent, Benhsam, Gatehead	NE8 1QD	Andrew Craig
Lot 30	22 Richard Street, Blyth	NE24 2HS	Rook Matthews Sayer
Lot 31	Redevelopment Site, The Big Club, Murton, Seaham	SR7 9NX	Kimmitt & Roberts
Lot 32	5 Ravenburn Gardens, Newcastle	NE15 7HU	Rook Matthews Sayer
Lot 33	114/116 Kingsley Terrace, Newcastle	NE4 6PN	Rook Matthews Sayer
Lot 34	71 Bruce Crescent, Hartlepool	TS24 9HQ	Andrew Craig/Kimmitt & Roberts
Lot 35	19 Hawthorne Street, Easington Colliery	SR8 3LY	Kimmitt & Roberts
Lot 36	31 Telford Close, Backworth, Newcastle	NE27 0JT	Rook Matthews Sayer
Lot 37	42 Eleventh Street, Horden, Peterlee	SR8 4QQ	Kimmitt & Roberts
Lot 38	38 River View, Sunderland	SR1 2AT	Andrew Craig
Lot 39	43 Eleventh Street, Horden, Peterlee	SR8 4QQ	Kimmitt & Roberts
Lot 40	27a Sheppard Terrace, Castletown, Sunderland	SR5 3BN	Andrew Craig
Lot 41	117/119 Colston Terrace, Newcastle	NE4 8UN	Rook Matthews Sayer
Lot 42	46 Eleventh Street, Horden, Peterlee	SR8 4QQ	Kimmitt & Roberts
Lot 43	11 Waterfield Road, East Sleekburn	NE22 7BH	Rook Matthews Sayer
Lot 44	53 Brinkburn Street, South Shields	NE34 0JU	Andrew Craig
Lot 45	51 Eleventh Street, Horden, Peterlee	SR8 4QQ	Kimmitt & Roberts
Lot 46	41 Slaley Close, Wardley, Gateshead	NE10 8TW	Andrew Craig
Lot 47	Flat 6, Hawthorn Close, Benwell Village, Newcastle	NE15 6AG	Rook Matthews Sayer



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	5 Tees Street, Horden, Peterlee	SR8 4NF	Kimmitt & Roberts
Lot 49	Flat B 177B, Park Road, Hartlepool	TS26 9LP	Kimmitt & Roberts
Lot 50	8 Tees Street, Horden, Peterlee	SR8 4NF	Kimmitt & Roberts
Lot 51	88 Axwell Terrace, Swalwell, Tyne and Wear	NE16 3JS	Andrew Craig
Lot 52	62 West Lane, Bishop Auckland	DL14 0QY	JW Wood Estate Agents
Lot 53	5 Twelfth Street, Horden, Peterlee	SR8 4QH	Kimmitt & Roberts
Lot 54	7 Swinley Gardens, Newcastle	NE15 7HX	Rook Matthews Sayer
Lot 55	31 Myrtle Road, Stockton	TS19 0JW	Andrew Craig/Michael Poole
Lot 56	28 Tankerville Street, Hartlepool	TS26 8EY	Kimmitt & Roberts
Lot 57	The Coach House, Otterburn Hall, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 58	2 & 34 Twelfth Street, Horden, Peterlee	SR8 4QH	Kimmitt & Roberts
Lot 59	45 and 45a Eden Terrace, Shiney Row, Houghton Le Spring	DH4 4QY	Andrew Craig/Kimmitt & Roberts
Lot 60	5 Front Street, Hetton Le Hole	DH5 9PF	Kimmitt & Roberts
Lot 61	56 Monkdale Avenue, Blyth	NE24 4EB	Rook Matthews Sayer
Lot 62	25 & 26 Warren Street, Horden, Peterlee	SR8 4NA	Kimmitt & Roberts
Lot 63	4 James Street, Dipton, Stanley	DH9 9EJ	JW Wood Estate Agents
Lot 64	24 Hamilton Street, Horden, Peterlee	SR8 4NJ	Kimmitt & Roberts
Lot 65	9 Station Road, Shildon, Bishop Auckland	DL4 1PD	JW Wood Estate Agents
Lot 66	4 Hawthorn Close, Benwell Village	NE15 6AG	Rook Matthews Sayer
Lot 67	30 Handley Street, Horden, Peterlee	SR8 4NW	Kimmitt & Roberts
Lot 68	1 Coulson Close, Yarm	TS15 9TQ	Michael Poole
Lot 69	3a Back Storey Crescent, Newbiggin By The Sea	NE64 6LG	Rook Matthews Sayer
Lot 70	67 Pensbury Street, Darlington	DL1 5LJ	JW Wood Estate Agents/Andrew Craig
Lot 71	184 Dilston Road, Newcastle	NE4 5AD	Rook Matthews Sayer
Lot 72	3 Whitby Close, Rosehill, Bishop Auckland	DL14 0RU	JW Wood Estate Agents/Andrew Craig
Lot 73	51 West Street, Grange Villa	DH2 3LP	JW Wood Estate Agents/Andrew Craig
Lot 74	21 Zetland Road, Stockton	TS10 0EQ	Michael Poole
Lot 75	24 Howdene Road, Newcastle	NE15 7HT	Rook Matthews Sayer
Lot 76	11,13,15 Eighth Street, Horden, Peterlee	SR8 4LZ	Kimmitt & Roberts
Lot 77	221 / 223 Beaconsfield Street, Newcastle	NE4 5JR	Rook Matthews Sayer
Lot 78	139 Gresham Road, Middlesbrough	TS1 4LR	Michael Poole
Lot 79	3 Margaret Street, North Osmesby, Middlesbrough	TS3 6DR	Michael Poole
OPTION 2			
Lot 80	29 Byron Terrace, Seaham	SR7 0HX	Kimmitt & Roberts
Lot 81	8 Kismet Street, Sunderland	SR5 2LG	Andrew Craig
Lot 82	355 Two Ball Lonnen, Fenham	NE4 9SA	Rook Matthews Sayer
Lot 83	16 Park Road Central, Chester Le Street	DH3 3PN	JW Wood Estate Agents
Lot 84	14 Ski View, Sunderland	SR3 1NW	Andrew Craig
Lot 85	69 Stratford Avenue, Grangetown, Sunderland	SR2 8RZ	Andrew Craig
Lot 86	49 Breamish Street, Jarrow	NE32 5SH	Andrew Craig
Lot 87	11 Morley Hill Road, West Denton, Newcastle	NE5 2AQ	Rook Matthews Sayer
Lot 88	84 Horsley Hill Road, South Shields	NE33 3EP	Andrew Craig
Lot 89	The Bungalow, Elsdon	NE19 1AA	Rook Matthews Sayer
Lot 90	43 Ebchester Court, Kingston Park	NE3 2QX	Rook Matthews Sayer
Lot 91	1a Clifford Street, Redcar	TS10 1RW	Michael Poole
Lot 92	35 Millfield Avenue, Kenton, Newcastle	NE3 4TA	Andrew Craig
Lot 93	19 Chichester Road, South Shields	NE33 4AA	Andrew Craig



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	32 Beadnell Road, Blyth	NE24 4QX	Rook Matthews Sayer
Lot 95	90 Masefield Drive, South Shields	NE34 9LU	Andrew Craig
Lot 96	22 The Willows, Bedlington	NE22 7DT	Rook Matthews Sayer
Lot 97	16 Southend Parade, Hebburn	NE31 2AR	Andrew Craig
Lot 98	26 Chester Street, Grasswell, Houghton Le Spring	DH4 4DT	Kimmitt & Roberts
Lot 99	2 Grove Terrace, Sunnyside	NE16 5LF	Andrew Craig
Lot 100	174 Ariel Street, Ashington	NE63 9NG	Rook Matthews Sayer
Lot 101	40 Harrow Road, Lynthorpe, Middlesbrough	TS5 5NU	Michael Poole
Lot 102	62 Northumberland Place, Birtley	DH3 2AR	Andrew Craig
Lot 103	26 Greenhills, Byers Green, Spennymoor	DL16 7QJ	JW Wood Estate Agents
Lot 104	29 Calvert Terrace, Seaham	SR7 9QG	Kimmitt & Roberts
Lot 105	74 Glenluce, Birtley	DH3 2HY	Andrew Craig
Lot 106	88 White Swan Close, Killingworth	NE12 6UH	Rook Matthews Sayer
Lot 107	Pegswood Farm, Pegswood Village, Morpeth	NE61 6RE	Rook Matthews Sayer
Lot 108	22 Barton Crescent, Wolviston Court, Billingham	TS22 5HJ	Michael Poole
Lot 109	334 Whitehall Road, Gateshead	NE8 4PX	Andrew Craig
Lot 110	52 Causey Drive, Kip Hill, Stanley	DH9 0LW	JW Wood Estate Agents
Lot 111	10 Wellbeck Road, Choppington, Northumberland	NE62 5NH	Rook Matthews Sayer
Lot 112	4 Compton Avenue, South Shields	NE34 0PZ	Andrew Craig
Lot 113	5 St Michaels Vale Hebburn	NE31 1RL	Andrew Craig
Lot 114	1 Fairway Cottage, 1 The Factory, Castle Eden	TS27 4SR	Kimmitt & Roberts
Lot 115	7 Trunk Road, South Bank, Middlesbrough	TS6 0AB	Michael Poole
Lot 116	12 Princess Road, Seaham	SR7 7TB	Kimmitt & Roberts
Lot 117	15 Epsom Drive, Ashington	NE63 8NA	Rook Matthews Sayer
Lot 118	5 Hextol Crescent, Hexham	NE46 2AB	Rook Matthews Sayer
Lot 119	2 Moorcroft, Newbiggin By The Sea	NE64 6AW	Rook Matthews Sayer
Lot 120	16 Ullswater Road, Stockton	TS18 4NE	Michael Poole
Lot 121	44 Kingsway, Sunnyside	NE16 5NW	Andrew Craig
Lot 122	32 Constance Street, Pelton, Chester Le Street	DH2 1DX	JW Wood Estate Agents
Lot 123	56 Toft Hill, Bishop Auckland	DL14 0JA	JW Wood Estate Agents
Lot 124	23 Brandling Court, South Shields	NE34 8PA	Andrew Craig
Lot 125	10 Tyne Green Mews, Hexham	NE46 3HB	Rook Matthews Sayer
Lot 126	88 Rutherglen Road, Sunderland	SR5 5LL	Andrew Craig
Lot 127	5 Chapel House, Westoe Terrace, South Shields	NE33 3EQ	Andrew Craig
Lot 128	19 Lorne Street, Easington Colliery	DH5 0QS	Kimmitt & Roberts
Lot 129	44 Somerset Street, Sunderland	SR3 4EH	Andrew Craig
Lot 130	38 Millford, Leam Lane, Gateshead	NE10 8DL	Andrew Craig
Lot 131	22 Neville Road, Newcastle	NE15 7LH	Rook Matthews Sayer
Lot 132	35 Melrose Avenue, Murton, Seaham	SR7 9SA	Kimmitt & Roberts
Lot 133	3 Yearby Road, Redcar	TS11 8HF	Michael Poole
Lot 134	5 Kirkland Walk, Shiremoor	NE27 0NR	Rook Matthews Sayer
Lot 135	1 Spen Street, Stanley	DH9 7NJ	JW Wood Estate Agents
Lot 136	16 Viewforth Terrace, Sunderland	SR5 1PZ	Andrew Craig
Lot 137	59 Portland Road Plains Farm, Sunderland	SR3 1SS	Andrew Craig
Lot 138	83 Clayport Gardens, Alnwick	NE66 1EG	Rook Matthews Sayer
Lot 139	Townfoot Bungalow, Elsdon, Ponteland	NE19 1BH	Rook Matthews Sayer
Lot 140	8 Dykefield Avenue, Fawdon, Newcastle	NE3 2QB	Andrew Craig
Lot 141	4 Scott Street, Redcar	TS10 2AN	Michael Poole

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

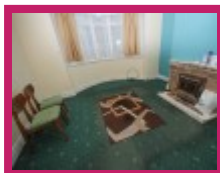
9 Newburn Avenue, Sunderland SR5 1LB

Andrew Craig



Description:

This two double bedroomed semi detached family home is offered to the market with no chain involved. Whilst the property is in need of some modernisation and updating it is positioned on a good sized plot giving room to extend with relevant planning permission. Having gardens to the front, side and rear as well as a driveway and detached single garage makes this an ideal home for those looking to get on the housing market, those on the buy to let scheme and investors alike. Must be viewing to appreciate the potential this home has to offer.



EPC Band to follow

Call: Andrew Craig 0191 5160239

Price Guide: £74,950+

Lot No. 2

213/215 Ellesmere Road, Newcastle NE4 8TQ

ROOK
MATTHEWS
SAYER



Description:

A pair of flats situated on Ellesmere Road which are currently rented at £1126 PCM

The pair consists of a 3 bedroom upper flat and a two bedroom lower flat.

EPC bands D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £115,000+

Lot No. 3

9 Eighth Street, Horden Peterlee SR8 4LY

kimmit & roberts



Description:

A traditional mid terraced home in need of refurbishment, but close to village amenities. Excellent potential. Comprises of: Lounge, Kitchen/Dining Room, Two Bedrooms, Bathroom/wc & Yard.
EPC BAND D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £13,000+

Lot No. 4

7 West End Terrace, Cockfield, Bishop Auckland DL13 5ET


Description:

A two bedroom mid terrace house requiring some updating but benefitting from solid fuel central heating. Living space includes an entrance lobby, hallway, lounge, dining room, fitted kitchen and bathroom to the ground floor. There are two double bedrooms to the first floor. There is a forecourt front and an enclosed yard to the rear. Offered with immediate vacant possession.



EPC BAND D

Call: J W Wood 01388 604273

Price Guide: £37,950+

Lot No. 5

91 Thornton Street, Middlesbrough TS3 6PJ


Description:

Suitable for a first time buyer or investor this property has been updated throughout and provides modern fixtures and fittings. Available with vacant possession, the ground floor includes a spacious through lounge dining room, fitted kitchen and bathroom/WC. To the first floor there are three generous bedrooms and to the rear an enclosed yard.
EPC Rating: E


Call: Michael Poole 01642 254222

Price Guide: £28,000+

Lot No. 6

13 Eighth Street, Horden, Peterlee SR8 4LY


Description:

This traditional mid terraced house already has double glazing and gas central heating system, but is priced to allow for further refurbishment. Comprises of: Lounge, Kitchen/Dining Area, Two Bedrooms, and Bathroom/wc & Yard.

EPC BAND D

Call: Kimmit & Roberts 0191 5183334

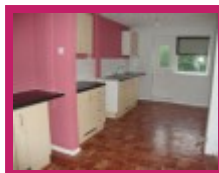
Price Guide: £14,000+

Lot No. 7

15 Sydney Gardens, South Shields NE34 9DZ


Description:

A two bedroom terraced house offered for sale with vacant possession. The property benefits from gas central heating and double glazing. Property briefly comprises of entrance lobby, living room, kitchen. To the first floor landing there are two bedrooms and a bathrooms. Externally there is lawned gardens to front and rear and drive offering off street parking.



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £55,000+

Lot No. 8

3 Brackenhill Avenue, Shotton, Peterlee DH6 2QZ



Description:

An ideal opportunity for the local investor or first time buyer to purchase this two bedroomed mid terraced home which also has additional nursery/box room. Boasting gas central heating system and double glazing it does require some cosmetic updating. Garden to front exterior and yard to rear.

EPC Band To follow

Call: Kimmit & Roberts 0191 5183334

Price Guide: £27,500+

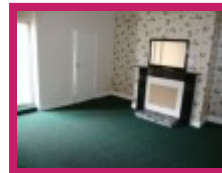
Lot No. 9

275 Park Road, South Moor, Stanley DH9 7AP




Description:

To fully appreciate the size of the property an internal viewing is recommended . Property briefly comprises entrance hall, living room, dining room, kitchen and a bathroom- wc to the ground floor. There are two bedrooms one with en-suite and a yard to the rear.



EPC Band D

Call: AC 0191 4921234 JWW 01207 235221

Price Guide: £25,000+

Lot No. 10

Burnside Cottage, Burns Close, Callerton NE5 1NY



Description:

We are delighted to offer for sale this two bedroomed detached cottage, which is set back from the road along a private driveway, and offers considerable potential for total refurbishment or re-development, subject to the necessary planning consent. It offers good sized accommodation and is set within grounds of circa 0.309 acres having a fantastic rear garden offering privacy and any potential buyer the choice to live The Good Life as there is plenty room for a vegetable garden and maybe even a hen run if so desired.



EPC Rating: F

Call: Rook Matthews Sayer 01661 860228

Price Guide: £165,000+

Lot No. 11

3 Campbell Terrace, Esington Lane, Houghton Le Spring DH5 0JL



Description:

A three bedroom mid terrace house situated in Campbell Terrace, Esington Lane. The accommodation comprises living room with archway to dining room, kitchen, bathroom, first floor are three bedrooms and there is a yard to the rear.

EPC : G

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £37,950+

Lot No. 12

8 Wood View, Trimdon Station TS29 6BG


Description:

A three bedroom mid terrace house offered for sale with vacant possession. The property has gas central heating (boiler removed and advised will be made available for installation at completion) Briefly comprises of entrance hall, living room, dining kitchen. To the first floor landing three bedrooms, bathroom.



EPC BAND D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £27,000+

Lot No. 13

29 & 29a West Road, Annfield Plain, Co Durham DH9 7XA


Description:

A large end terrace property offered for sale with vacant possession with ground floor commercial unit which was let at £390pcm and second floor Maisonette which has a potential income of £425pcm. The property has the benefit of electrical heating within the commercial unit with the maisonette having gas central heating and uPVC double glazing. On the ground floor the property comprises; shop unit with kitchen area and w.c. The entrance lobby to the side provides access to a large storeroom and large garage/utility room, Stairs to first floor landing where there is a large lounge/dining room, a modern kitchen and bathroom/w.c., to the second floor there is two large double bedrooms. Externally there is a small enclosed yard to the rear.

EPC band E

Call: J W Wood 01207 235221

Price Guide: £65,000+

Lot No. 14

5 The Avenue, Murton, Seaham SR7 9JB


Description:

Two Bedroom Mid Terrace, A home of undoubted potential, this is an excellent opportunity to secure one of these ever popular properties. Much sought after due to the combination of generous accommodation and convenient location - an ideal home. The property is priced to allow for improvements. Externally it has a good sized lawned opened garden and rear yard.

EPC Rating: G


Call: Kimmitt & Roberts 0191 5813213

Price Guide: £39,950+

Lot No. 15

48 West Terrace, Ashington NE62 5UL


Description:

Ideal investment opportunity! Two bedroomed mid terrace on West Terrace, Stakeford. In need of refurbishment the property would suit those looking for a project. Close to local shops and amenities the property has good transport links. With double glazing and gas central heating the accommodation briefly comprises of: entrance porch, spacious lounge, kitchen diner, good sized bathroom, stairs to first floor landing and two bedrooms. Externally there is a small garden to the front and ayard to the rear.

Early viewings recommended.

EPC Band E

Call: Rook Matthews Sayer 01670 850850

Price Guide: £35,000+

Lot No. 16

26 Bircham Street, Stanley DH9 7AE



Description:

The property requires improvement but has the benefit of gas central heating and uPVC Double glazing. The accommodation briefly comprises; entrance lobby, lounge open plan to dining room, a modern kitchen, rear lobby and bathroom/w.c. to the first floor there are three bedrooms. EPC Band D

Call: J W Wood 01207 235221

Price Guide: £20,000+

Lot No. 17

19 Eighth Street, Horden, Peterlee SR8 4LY



Description:

This is a traditional mid terraced house which has been stripped and is in need of complete refurbishment. Comprises of: Lounge, Kitchen/Dining Room, Two Bedrooms, Bathroom/wc & Yard.

EPC BAND E

Call: Kimmit & Roberts 0191 5183334

Price Guide: £11,000+

Lot No. 18

110/110a Front Street East, Bedlington NE22 5AE



Description:

Mixed Investment Opportunity with 12.7% Yield on Guide Price

Situated on Main Road in Northumberland Town
 Tenanted Commercial Ground Floor Unit & Residential Upper 2 Bed Flat
 Two Storey Sand Stone Mid-Terraced Building
 Commercial Unit Floor Area 63.7 sq.m. (685.66 sq.ft.)
 Shared Yard To The Rear
 Rental Income of £11,400 per annum
 Retail Tenant & 5 Year Lease - £6,000 per annum
 Residential Tenant & AST - £5,400 per annum
 EPC Band D (110a) EPC Band 110a D

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £89,950+

Lot No. 19

Flat 8, 1 Daylight Road, Daylight Bakery House, Stockton TS19 0SR



Description:

An Impressive One Bedroom First Floor Apartment, set in this Imposing Art Deco Style Building being The Former Spark's Bakery. Excellent Location within This Popular Residential Area. Lounge with Electric Fire in Feature Surround. Kitchen with a Range of Integrated Appliances. Bathroom with White Three Piece Suite & Separate Shower Cubicle. Spacious Double Bedroom with Range of Fitted Wardrobes. Single Garage to the Rear with Additional Parking to the Front. Electric Storage Heating & Sealed Unit Double Glazed Windows. Secure Communal Entry System. NO ONWARD CHAIN
 EPC Band C

Call: Michael Poole 01642 355000

Price Guide: £55,000+

Lot No. 20

21a Eighth Street, Horden, Peterlee SR8 4LY


Description:

A traditional mid terraced house in need of refurbishment, but close to village amenities. Excellent potential. Comprises of: Lounge, Kitchen/Dining Area, Two Bedrooms, Bathroom/WC & Yard.

EPC BAND D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £12,000+

Lot No. 21

24 West Street, Ferryhill DL17 8JZ


Description:

A two bedroom mid terrace house situated on West Street, Ferryhill. The property is offered for sale with vacant possession. EPC Band G

Call: J W Wood 01388 604273

Price Guide: £12,500+

Lot No. 22

89 Chesterton Road, South Shields NE34 9TL


Description:

A one bedroom Ground Floor Flat on the edge of this popular estate. The property has gas central heating and partial double glazing, offers porch, hall, lounge, kitchen, bedroom and bathroom with a separate WC. Outside there's a small garden area. ideal for investor or single occupier, A great investment opportunity. EPC EPC : Band D


Call: Andrew Craig 0191 4271722

Price Guide: £28,000+

Lot No. 23

East Chapel, Old Benfieldside Chapel, Blackhill DH8 5TF


Description:

A development opportunity to convert this Grade 2 Listed Building located in the old Benfieldside Cemetary, on Durham Road, Blackhill. The East Chapel has planning permission for a three bedroom dwelling (Planning Ref No JT/1/2008/0672), similar to that created in the neighbouring West Chapel, which has also been converted in recent years


Call: J W Wood 01207 502109

Price Guide: £90,000+

Lot No. 24

8 & 10 Twelfth Street, Horden, Peterlee SR8 4QH



Description:

TO BE SOLD AS ONE LOT A PAIR OF 3 BED MID TERRACED HOUSES!

This is a pair of adjacent, larger style mid terraced houses, each providing spacious three bedroom accommodation. They are in need of refurbishment, although they have upvc double glazing. They each comprise of: Lounge, Kitchen/Dining Area, Bathroom/wc, Three Bedrooms & Yard.
EPC BANDS 8 -D 10-E

Call: Kimmit & Roberts 0191 5183334

Price Guide: £30,000 +

Lot No. 25

22 Nottingham Court, Bedlington NE22 6PE



Description:

A detached family home comprises; entrance hallway with stairs to first floor, lounge, kitchen diner, utility room, downstairs cloaks/wc, first floor landing, master bedroom with fitted wardrobes and en-suite shower room, three further bedrooms, and a family bathroom / wc.. Externally the property has gardens to the front and rear and single garage . This is an ideal investment opportunity to purchase this Four bedroom, Two reception room detached house, it is available at a discounted price to reflect the structural issues to the property. We recommend all buyers make their own enquiries in this regard and satisfy their own requirements prior to bidding.



EPC Rating: C

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £95,000+

Lot No. 26

7 Eleventh Street, Horden, Peterlee SR8 4QQ



Description:

A tidy mid terraced house providing gas central heating system double glazing, but priced to allow for further improvement. Comprises of: Lounge, Kitchen/Dining Area, Two bedrooms, Bathroom/wc & Yard.

EPC BAND E

Call: Kimmit & Roberts 0191 5183334

Price Guide: £13,000+

Lot No. 27

238 South Frederick Street, South Shields NE33 5HL



Description:

A flat in need of modernisation and refurbishment. The property briefly comprises of entrance hall with stairs to first floor landing, living /kitchen, bedroom with en-suite, bath, to the second floor there are two rooms. (Our enquiries have been unable to locate planning approval or building regulations for the second floor rooms)

We are advised that the property is the freehold of 236 & 238 South Frederick Street , it includes the freehold of the upper flat and the reversionary interest in the lower flat.

EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £20,000+

Lot No. 28

70/72 Canning Street, Newcastle NE4 8UH



Description:

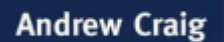
A pair of two bedroom flats situated on Canning Street which are currently rented at £1018 PCM. EPC bands C

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £94,950+

Lot No. 29

13a Poplar Crescent, Bensham, Gatehead NE8 1QD



Description:

An investment opportunity to buy this mid terrace house situated on Poplar Crescent, Bensham. The property is offered for sale with vacant possession and is in need of full modernisation. At the time of print no access has been gained to the property but viewings will be available prior to the auction.
EPC Rating: to follow

Call: Andrew Craig 0191 4875330

Price Guide: £39,950+

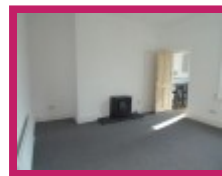
Lot No. 30

22 Richard Street, Blyth NE24 2HS



Description:

REFURBISHED FIRST FLOOR FLAT - NO UPPER CHAIN - TWO BEDROOMS - CONVENIENT TOWN CENTRE LOCATION - EPC: D** on Richard Street in Blyth. Internal inspection is highly recommended to appreciate size and standard of accommodation on offer which briefly comprises: Entrance hall, staircase to first floor, lounge, kitchen with wrought iron stairs to rear yard, bedrooms and spacious bathroom. Benefitting from gas central heating to combi boiler, double glazing and yard to rear. Recently plastered and decorated and new floor coverings throughout. An ideal starter/investment opportunity not to be missed.



EPC Band TO FOLLOW

Call: Rook Matthews Sayer 01670 352900

Price Guide: £30,000 - £35,000

Lot No. 31

Redevelopment Site, The Big Club, Murton, Seaham SR7 9NX



Description:

An interesting opportunity to acquire a plot ripe for residential redevelopment. It is the site of the former "Big Club" and stands upon a site of 0.88 acres approximately, which includes the steward's house. The Local Authority have granted Outline Planning Permission for demolition of the existing buildings and redevelopment of the site for upto fourteen dwellings. The land is situated in a predominantly residential area, in a much improved village, with excellent transport links via the A19 and within close proximity of Dalton Park Retail Shopping Outlet.



Call: Kimmitt & Roberts 0191 5848080

Price Guide: £165,000+

Lot No. 32

5 Ravenburn Gardens, Newcastle NE15 7HU

**ROOK
MATTHEWS
SAYER**



Description:

Ideal Buy To Let, popular area, double glazed, gas central heated, No onward chain we are advised the property is rented at £450pcm (awaiting copies of the tenancy agreement) Located in the popular Buy To Let area of Denton Burn. We offer for sale via Auction this two bedroom, two reception room or three bedroom, one reception room ground floor flat. All amenities are nearby with public transport links and major A1 and A69 trunk roads. Accommodation comprises; entrance hallway, lounge, kitchen, three bedrooms and a bathroom.

EPC BAND D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £35,000 - £40,000

Lot No. 33

114/116 Kingsley Terrace, Newcastle NE4 6PN

**ROOK
MATTHEWS
SAYER**



Description:

A pair of flats situated on Kingsley Terrace currently rented at £1080 pcm.

The upper flat has three bedrooms and the lower flat has two bedrooms.

EPC bands D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £119,950+

Lot No. 34

71 Bruce Crescent, Hartlepool TS24 9HQ

Andrew Craig

kimmitt & roberts



Description:

A two bedroom semi detached house offered for sale with vacant possession. The property benefits from double glazing and gas central heating.

Briefly comprises of entrance hall, living room, kitchen. To the first floor there are two bedrooms and a bathroom. Externally there are lawned gardens to front side and rear. EPC Band F

Call: Kimmit & Roberts 0191 5183334

Price Guide: £35,000+

Lot No. 35

19 Hawthorne Street, Easington Colliery SR8 3LY

kimmitt & roberts



Description:

Ideal for the local investor is this three bedroomed mid terraced home which comes with gas central heating system, double glazing, garden to front and enclosed rearyard. Conveniently situated within walking distance to local amenities.

EPC BAND D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £22,950+

Lot No. 36

31 Telford Close, Backworth, Newcastle NE27 0JT


Description:

Offered with no onward chain is this two bedroom ground floor flat within this small residential development. Appealing to a variety of buyers the accommodation includes; entrance hall with a large walk in storage cupboard, lounge to the rear leading to the kitchen to the front with a range of wall and base units, space for washing machine, cooker and fridge freezer, two bedrooms and a bathroom/W.C. Externally a small paved garden to the front and the rear is mainly laid to lawn with fenced surround. The property benefits from UPVC double glazing and gas central heating via a combi boiler.



EPC BAND C

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £49,950+

Lot No. 37

42 Eleventh Street, Horden, Peterlee SR8 4QQ


Description:

This is an improved mid terraced house, priced to allow for further updating. It already has combi gas central heating and double glazing. Comprises of: Lounge, Kitchen/Dining Area, Two Bedrooms, Bathroom/wc & Yard.
EPC Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £14,000+

Lot No. 38

38 River View, Sunderland SR1 2AT


Description:

A two bedroom third floor apartment that is currently tenanted to achieve 550pcm. Located within close distance to Sunderland University, College and the City Centre for a wide range of amenities including shops, bars and restaurants. Internally the property comprises of an open plan lounge and dining area, kitchen with integrated appliances, two double bedrooms and bathroom. Benefits include electric heating, double glazing and river views. An ideal investment opportunity for those on the Buy to Let Scheme. Call us now to register your interest.
EPC: C

Call: Andrew Craig 0191 5653377

Price Guide: £55,000+

Lot No. 39

43 Eleventh Street, Horden, Peterlee SR8 4QQ


Description:

An improved mid terraced house with gas central heating system and double glazing, but in need of further updating. Comprises of: Lounge, Kitchen/Dining Area, Two Bedrooms, Bathroom/wc & Yard.

EPC BAND D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £13,000+

Lot No. 40

27a Sheppard Terrace, Castletown, Sunderland SR5 3BN

Andrew Craig



Description:

A three bedroom end terrace house offered for sale with vacant possession. The property benefits from gas central heating and double glazing. Property briefly comprises of entrance lobby, living room, kitchen. To the first floor landing there are three bedrooms and a bathrooms. Externally there is a yard to rear and garden to front. EPC Band F



Call: Andrew Craig 0191 5160239

Price Guide: £45,000+

Lot No. 41

117/119 Colston Terrace, Newcastle NE4 8UN

ROOK MATTHEWS SAYER



Description:

A pair of flats situated on Colston Street currently rented at £1080 PCM.

The pair consists of a 3 bedroom upper flat and a two bedroom lower flat.

EPC bands D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £94,950+

Lot No. 42

46 Eleventh Street, Horden, Peterlee SR8 4QQ

kimmitt & roberts



Description:

An improved mid terraced house with gas central heating system and double glazing, but in need of further updating. Comprises of: Lounge, Kitchen/Dining Area, Two Bedrooms, Bathroom/wc & Yard.

EPC BAND D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £13,000+

Lot No. 43

11 Waterfield Road, East Sleekburn NE22 7BH

ROOK MATTHEWS SAYER



Description:

An opportunity to purchase this 3 bedroom semi-detached house rented at £240pcm. Located on Waterfield Road, East Sleekburn the accommodation briefly comprises: entrance hall, lounge through to open plan kitchen diner, first floor landing, 3 bedrooms and bathroom/wc. Externally there are gardens to the front and rear.

EPC BAND D

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £27,000+



Welcome aboard!

Our know-how makes buying or selling property plain sailing.

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

mincoffs
SOLICITORS

Lot No. 44

53 Brinkburn Street, South Shields NE34 0JU

Andrew Craig



Description:

One bed upper flat in Brinkburn Street having potential to improve and upgrade briefly comprising of: Entrance lobby with stairs up. Lounge, kitchen, one bedroom and bathroom/w.c. Separate yard to rear. Ideal for a variety of buyers to include investors and first time buyers alike. EPC BAND to follow



Call: Andrew Craig 0191 4271722

Price Guide: £25,000+

Lot No. 45

51 Eleventh Street, Horden, Peterlee SR8 4QQ

kimmitt & roberts



Description:

An improved mid terraced house with gas central heating system and double glazing, but in need of further updating. Comprises of: Lounge, Kitchen/Dining Area, Two Bedrooms, Bathroom/wc & Yard.

EPC BAND D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £13,000+

Lot No. 46

41 Slaley Close, Wardley, Gateshead NE10 8TW

Andrew Craig



Description:

Recently re-furnished and re-styled one bedroom ground floor flat in this popular residential location within Wardley. Open plan lounge/kitchen, double bedroom, shower room and a dressing area with built in storage plus plumbing for automatic washing machine. Externally there is a small front garden and allocated parking. Viewing comes highly recommended

EPC BAND C



Call: Andrew Craig 0191 4875330

Price Guide: £27,950+

Lot No. 47

Flat 6, Hawthorn Close, Benwell Village, Newcastle NE15 6AG

ROOK MATTHEWS SAYER



Description:

Attention First Time Buyers or Buy To Let Investors This fantastic two bedroom ground floor apartment has spacious living accommodation and would suite a First Time Buyer or Investor alike. Ideally located for local amenities, shops, popular schools and transport links into and around Newcastle city centre. The A1 and A69 are both close at hand linking to the central motorway network. Benefits include gas central heating, double glazing, communal gardens, parking and no onward chain. The property comprises; security entry system, lobby, hallway, lounge, breakfasting kitchen, two bedrooms and a bathroom.

EPC BAND B

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £49,950+

Lot No. 48

5 Tees Street, Horden, Peterlee SR8 4NF



Description:

This traditional mid terraced home, close to village shops, is in need of refurbishment but offers excellent potential. It comprises of: Lounge, Kitchen/Dining Room, Two Bedrooms, Bathroom/wc & Yard.
EPC BAND F

Call: Kimmit & Roberts 0191 5183334

Price Guide: £13,000+

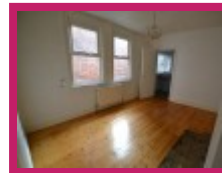
Lot No. 49

Flat B 177B, Park Road, Hartlepool TS26 9LP



Description:

This period style one bedroom ground floor apartment comes with immediate vacant possession. It has lots of the original features including period style cornicing and early viewing is recommended.
EPC Band E


Call: Kimmit & Roberts 0191 5183334

Price Guide: £35,000+

Lot No. 50

8 Tees Street, Horden, Peterlee SR8 4NF



Description:

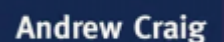
Impressive mid terraced house with upvc double glazing, gas central heating system and a refitted kitchen. It comprises of: Lounge, Kitchen/Dining Area, Two Bedrooms, Bathroom/wc & Yard.
EPC BAND E

Call: Kimmit & Roberts 0191 5183334

Price Guide: £15,000+

Lot No. 51

88 Axwell Terrace, Swalwell, Tyne and Wear NE16 3JS



Description:

An opportunity to purchase this two bed upper flat offered for sale with vacant possession located in this residential area and fronted onto a pedestrian walkway. The property itself benefits from double glazed windows, gas central heating and will appeal to the buy to let investor .
Property briefly comprises of entrance hall with stairs to first floor, kitchen, two bedrooms, living room, utility room and a bathroom- wc.
EPC Band C


Call: Andrew Craig 0191 4889090

Price Guide: £35,000+

Lot No. 52

62 West Lane, Bishop Auckland DL14 0QY



Description:

A two bedroom mid terrace house appealing to the buy to let investor. The property is currently let to a tenant which we are verbally advised by the vendor has been in residence for the last 5 years and wishes to remain in the property which is producing a rental income of approx £337 every four weeks. The property benefits include double glazing and gas central heating. Briefly comprises of entrance hall, living room, kitchen, to the first floor there are two bedrooms and a bathroom-wc. Externally there is a lawned garden to the front and a gravelled garden to the rear with brick built store shed.



EPC Rating: C

Call: J W Wood 01388 604273

Price Guide: £37,950+

Lot No. 53

5 Twelfth Street, Horden, Peterlee SR8 4QH



Description:

A larger style three bedroomed terraced house in need of refurbishment, and priced accordingly. it already has double glazing and has excellent potential. Comprises: Lounge, Kitchen/Dining Room, Bathroom/wc, three Bedrooms & Yard.

EPC BAND E

Call: Kimmit & Roberts 0191 5183334

Price Guide: £13,000+

Lot No. 54

7 Swinley Gardens, Newcastle NE15 7HX



Description:

Ideal Buy To Let, popular area, double glazed, gas central heated, No onward chain we are advised the property is rented at £450pcm (awaiting copies of the tenancy agreement) Located in the popular Buy To Let area of Denton Burn. We offer for sale via Auction this two bedroom, two reception room or three bedroom, one reception room ground floor flat. All amenities are nearby with public transport links and major A1 and A69 trunk roads. Accommodation comprises; entrance hallway, two reception rooms, kitchen, two bedrooms and a bathroom. EPC BAND D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £35,000 - £40,000

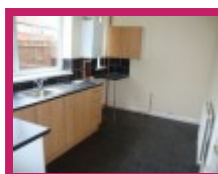
Lot No. 55

31 Myrtle Road, Stockton TS19 0JW




Description:

A two bed semi detached house offered for sale with vacant possession. The property benefits from gas central heating and double glazing. Briefly comprises of entrance hall, living room, kitchen, rear lobby, separate wc. To the first floor there are two bedrooms and bathroom. Externally there are gardens to front and rear and drive for off street parking. EPC Band F


Call: MP 01642 355000 AC 0191 5653377

Price Guide: £45,000+

Lot No. 56

28 Tankerville Street, Hartlepool TS26 8EY



Description:

Offered for sale with vacant possession is this substantial mid terrace house with accommodation split over three floors. The property offers versatile living accommodation with four bedrooms, two reception rooms.

Property briefly comprises entrance lobby, entrance hall, living room, dining room, and kitchen to the ground floor. There are two bedrooms and a bathroom to the first floor with two further bedrooms on the 2nd floor. Externally there is a yard to the rear and a townhouse garden to the front. EPC Band E


Call: Kimmit & Roberts 0191 5183334

Price Guide: £40,000+

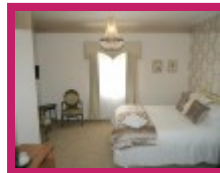
Lot No. 57

The Coach House, Otterburn Hall, Otterburn NE19 1HE



Description:

Spacious and Recently Renovated 14 Bedroom Grade II Listed Property within Northumberland National Park. All bedrooms have been beautifully decorated with modern, contemporary furniture. The property also benefits from a large open plan function room with separate kitchen. Subject to consent, can be used as a hotel, offering a separate annex which could be owner occupied. It current has no classification, but was formally C1: Hotel & Guest House, when it was used by Otterburn Hall. Please be aware that the property does not currently have a working septic tank, quotations have been provided. Spacious car park and well maintained court yard, to the rear offering further parking. EPC Band D.


Call: Rook Matthews Sayer 0191 2120000

Price Guide: £180,000+

Lot No. 58

2 & 34 Twelfth Street, Horden, Peterlee SR8 4QH



Description:

TO BE SOLD AS ONE LOT A PAIR OF 3 BED MID TERRACED HOUSES!

This is a pair of adjacent, larger style mid terraced houses, each providing spacious three bedroom accommodation. They are in need of refurbishment, although they have upvc double glazing. They each comprise of: Lounge, Kitchen/Dining Area, Bathroom/wc, Three Bedrooms & Yard. EPC BANDS8 -D10-E

Call: Kimmit & Roberts 0191 5183334

Price Guide: £30,000 +

Lot No. 59

45 and 45a Eden Terrace, Shiney Row, Houghton Le Spring


Andrew Craig

Description:

An ideal investment opportunity to purchase this one bed ground floor flat and two bedroom first floor flat situated in Houghton Le Spring within close proximity to a range of local amenities to include The Co-Operative Supermarket, shops, restaurants and transport leading to Sunderland and Washington. Within the school catchment area of St Robert of Newminster Roman Catholic School and Shiney Row Primary School. Sure to appeal to Buy to Let investors. Not to be missed! EPC Band E

Call: K & R 0191 5848080 AC 0191 4921234

Price Guide: £59,950+

Lot No. 60

5 Front Street, Hetton Le Hole DH5 9PF



Description:

Occupying a prime trading position in the centre of this bustling traditional shopping centre, we offer impressive first floor office accommodation with direct ground floor access from Front Street. It is located above Whitfield Chemist, in a substantial block noted for the town clock balcony attached to it. It provides deceptively spacious office accommodation of just under 800 sq ft, along with ladies and gents wc's, kitchen, gas central heating etc.



EPC Band to follow

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £27,000+

Lot No. 61

56 Monkdale Avenue, Blyth NE24 4EB



Description:

FIRST FLOOR APARTMENT -NO UPPER CHAIN - IDEAL INVESTMENT - POPULAR DEVELOPMENT - GARAGE on Monkdale Avenue, Tynedale Estate in Blyth. Briefly comprising: Entrance hall, lounge, kitchen, spacious bedroom and bathroom. Benefitting from double glazing and detached garage to block. Some updating, modernisation required. View Now !



EPC Rating: to follow

Call: Rook Matthews Sayer 01670 352900

Price Guide: £20,000 - £25,000

Lot No. 62

25 & 26 Warren Street, Horden, Peterlee SR8 4NA



Description:

TO BE SOLD AS ONE LOT - A PAIR OF 2 BEDROOMED HOUSES. This is a pair of two bedroomed mid terraced houses, situated next to each other. Priced to allow for refurbishment, they have double glazing and one of them has central heating system. Each comprises of: Lounge, Kitchen/Dining Room, Two Bedrooms, Bathroom/wc & Yard.
EPC BANDS D and E

Call: Kimmit & Roberts 0191 5183334

Price Guide: £26,000+

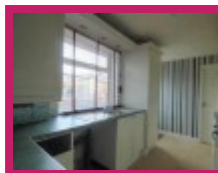
Lot No. 63

4 James Street, Dipton, Stanley DH9 9EJ



Description:

The property is to be sold with existing tenant, with an income of £400 PCM and offers accommodation, which briefly comprises: entrance lobby, dining room, lounge, study area, kitchen and bathroom/WC. To the first floor there are two bedrooms (one with fitted wardrobes), externally the property has a small garden to the front and a yard to the rear. Dipton is a popular commuter village close to the A692 highway, which provides excellent access to Consett and Tyneside.



EPC BAND D

Call: J W Wood 01207 235221

Price Guide: £40,000+

Lot No. 64 24 Hamilton Street, Horden, Peterlee SR8 4NJ



Description:

A very smart mid terraced house, providing larger style three bedroomed accommodation. Situated in a respected street, it has gas central heating system and double glazing. Comprises of: Lounge, Kitchen/Dining Area, Utility, Bathroom/wc, Three Bedrooms & Yard. EPC BAND D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £13,000+

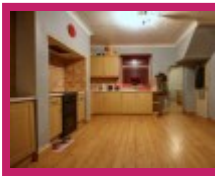
Lot No. 65 9 Station Road, Shildon, Bishop Auckland DL4 1PD



Description:

Requiring some cosmetic refurbishment, but with uPVC double glazing and gas central heating. Enjoying a pleasant situation, this is an attractive stone built three bedroom mid terraced home. The property has a hall, lounge with bay window, dining kitchen and utility to the ground floor and three bedrooms and bathroom with white suite to the first floor. Yard to the rear.

EPC Rating: D



Call: J W Wood 01388 604273

Price Guide: £40,000+

Lot No. 66 4 Hawthorn Close, Benwell Village NE15 6AG



Description:

We welcome to the market for sale this two bedroom first floor apartment ideal for a First Time Buy or Investment. The accommodation briefly comprises: entrance hallway, lounge, kitchen, bathroom w/c and two bedrooms. Externally there are communal gardens and allocated parking. Conveniently located close local shops and amenities including schools and public transport links. Benefits include gas central heating, double glazing and no onward chain.

EPC BAND B



Call: Rook Matthews Sayer 0191 2744661

Price Guide: £49,950+

Lot No. 67 30 Handley Street, Horden, Peterlee SR8 4NW



Description:

This end terraced house is situated in a popular street. It has been improved to include gas central heating system and double glazing. Comprises of: Lounge, Dining Room, Kitchen, Bathroom/wc, Three Bedrooms & Yard. EPC BAND E

Call: Kimmit & Roberts 0191 5183334

Price Guide: £16,000+

Lot No. 68

1 Coulson Close, Yarm TS15 9TQ

Michael Poole



Description:

A Two/Three Bedroom Detached Bungalow Sensibly Priced to Reflect the Need for Refurbishment Set within this Popular Area of Yarm Gardens to Front & Rear Driveway & Detached Garage Spacious Open Plan Lounge/Dining Room Study/Bedroom Three & Conservatory Two Bedrooms & Adapted Shower Room Gas Central Heating System via Combination Boiler & Double Glazed Window No Onward Chain EPC Band D

Call: Michael Poole 01642 788878

Price Guide: £99,950+

Lot No. 69

3a Back Storey Crescent, Newbiggin By The Sea NE64 6LG

ROOK MATTHEWS SAYER



Description:

The unit is situated on Back Storey Crescent, a densely populated housing estate in the centre of Newbiggin by the Sea. Newbiggin by the Sea is a coastal town in south east Northumberland. The town and the coastline have recently enjoyed a project of rejuvenation and the town centre is compact, but busy. Description The property is a single storey detached unit with pitched slate roof. The unit has a full A5 hot food licence and has previously traded as Pizza Planet. Some of the kitchen equipment still remains, including stainless steel extractor system.

EPC Band:- D



Call: Rook Matthews Sayer 0191 2120000

Price Guide: £17,500+

Lot No. 70

67 Pensbury Street, Darlington DL1 5LJ

Andrew Craig

WOOD ESTATE AGENTS



Description:

A three bedroom terrace house on Pensbury Street, Darlington which is offered for sale with vacant possession.

At the time of print no access has been gained to the property but viewings will be available leading up to the auction.

EPC Band D

Call: J W Wood 01325 485151

Price Guide: £50,000+

Lot No. 71

184 Dilston Road, Newcastle NE4 5AD

ROOK MATTHEWS SAYER



Description:

A three bedroom mid terrace house situated on Dilston Road which is currently rented at £650pcm. The property benefits from gas central heating and double glazing.

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

EPC band To follow

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £110,000+

Lot No. 72

3 Whitby Close, Rosehill, Bishop Auckland DL14 0RU

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A three bedroom terrace house situated on Whitby Close, Bishop Auckland which is offered for sale with vacant possession.
At the time of print no access has been gained to the property, viewings will be available leading up to the auction.
EPC Band D

Call: Jww 01388 604273 AC 0191 4921234

Price Guide: £80,000+

Lot No. 73

51 West Street, Grange Villa DH2 3LP

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A three bedroom mid terrace house offered for sale with vacant possession.
Briefly comprises of living room, kitchen, rear lobby, bathroom. To the first floor there are three bedrooms and a wc. Externally there is a yard to rear. EPC Band D

Call: JWW 0191 3887245 AC 0191 4921234

Price Guide: £30,000 +

Lot No. 74

21 Zetland Road, Stockton TS10 0EQ

Michael Poole



Description:

A three bedroom mid terrace house situated on Zetland Road, Stockton. The property is currently rented at £450pcm (awaiting a copy of the tenancy agreement)
At the time of print no access has been gained.
EPC Rating: E

Call: Michael Poole 01642 355000

Price Guide: £40,000+

Lot No. 75

24 Howdene Road, Newcastle NE15 7HT

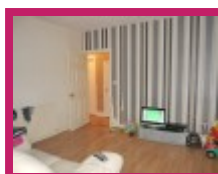
ROOK MATTHEWS SAYER



Description:

Ideal Buy To Let, popular area, double glazed, gas central heated, No onward chain we are advised the property is rented at £450pcm (awaiting copies of the tenancy agreement)
Located in the popular Buy To Let area of Denton Burn. We offer for sale via Auction this two bedroom, two reception room or three bedroom, one reception room ground floor flat. All amenities are nearby with public transport links and major A1 and A69 trunk roads. Accommodation comprises; entrance hallway, lounge, kitchen, three bedrooms and a bathroom.

EPC BAND D



Call: Rook Matthews Sayer 0191 2744661

Price Guide: £35,000 - £40,000

Lot No. 76

11,13,15 Eighth Street, Horden, Peterlee SR8 4LZ



Description:

TO BE SOLD AS ONE LOT, 3 x TERRACED HOUSES. An excellent opportunity to acquire three adjacent two bed roomed mid terraced houses, each in need of refurbishment although they have UPVC double glazing. Undoubted potential

EPC BANDS 11 - D13 - E15 - D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £34,000+

Lot No. 77

221 / 223 Beaconsfield Street, Newcastle NE4 5JR



Description:

A pair of flats situated on Beaconsfield Street currently rented at £1105 pcm.

The pair consists of a 2 bedroom upper flat and a 3 bedroom lower flat.

EPC bands D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £135,000+

Lot No. 78

139 Gresham Road, Middlesbrough TS1 4LR



Description:

We offer for sale a three bedroom semi detached house. Offered for sale with vacant possession
EPC Band E

Call: Michael Poole 01642 254222

Price Guide: £49,950+

Lot No. 79

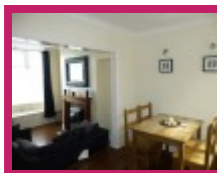
3 Margaret Street, North Osmesby, Middlesbrough TS3 6DR



Description:

With immediate availability on a furnished basis, a bay fronted terraced home offering well cared for accommodation arranged over three levels. Features include gas central heating, partial double glazing, lounge opening to a dining area, fitted kitchen with integrated and free standing appliances, modern ground floor bathroom, two first floor bedrooms and a converted loft room which has been boarded, insulated and carpeted with a double glazed Velux roof window and can be utilised as required. Outside there is street parking and covered rear yard.

EPC Band E



Call: Michael Poole 01642 254222

Price Guide: £27,500+

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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. 80

29 Byron Terrace, Seaham SR7 0HX

kimmitt & roberts



Description:

This is a delightful two bedroom mid terraced property nestled in this ever popular street. It is centrally located for access to all of the regions major centres and is therefore an ideal commuter base. Thoughtfully designed and well presented, it combines spacious and well proportioned accommodation with a host of features. The ground floor consists of four generous rooms, the main lounge, dining room, kitchen and bathroom. There is a landing from which there are two bedrooms. Externally there is a rear yard. It has gas central heating and double glazing.



EPC BAND D

Call: Kimmitt & Roberts 0191 5813213

Price Guide: £49,950+

Lot No. 81

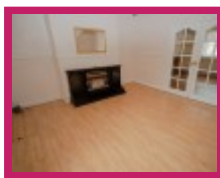
8 Kismet Street, Sunderland SR5 2LG

Andrew Craig



Description:

This spacious two bedroom, two reception room mid terrace dormer cottage is offered with no chain involved and located within close proximity to many local amenities including shops, schools and transport routes. Internally the property briefly comprises of an entrance hallway, lounge, dining room, kitchen, ground floor bathroom and two double bedrooms. Externally there is a rear yard with an up and over garage door for secure off road parking. The property also further benefits from upvc double glazing and gas central heating.



EPC Band D

Call: Andrew Craig 0191 5160239

Price Guide: £49,950+

Lot No. 82

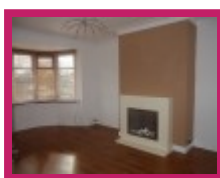
355 Two Ball Lonnen, Fenham NE4 9SA

**ROOK
MATTHEWS
SAYER**



Description:

Spacious two bedroom, two reception room or three bedroom, one reception room upper flat, vacant possession. Ideal for the First Time Buyer or Investor alike is this larger style upper flat. Pleasantly positioned and centrally located for shops, amenities and bus routes into and around Newcastle city centre. Benefits include double glazing, gas central heating and no onward chain. The accommodation comprises; entrance hall, landing, lounge, kitchen, dining room, two bedrooms, bathroom and a separate w.c. Externally there is a garden to the rear



EPC band D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £69,950+

Lot No. 83

16 Park Road Central, Chester Le Street DH3 3PN


Description:

An excellent chance to acquire a substantial period style three Bedroom semi detached house with garage and extensive gardens in one of the towns most sought after areas within walking distance of town centre amenities and the nearby Riverside Park and Emirates First Class County Cricket Ground. The property requires updating and improvement. It has a large westerly facing back garden. The accommodation comprises Hall, two Reception Rooms, Conservatory, 29ft Kitchen/Breakfast Room, three Bedrooms and Bathroom/wc. Available with no onward chain. Early viewing is advised.



EPC Band D

Call: J W Wood 0191 3887245

Price Guide: £159,950+

Lot No. 84

14 Ski View, Sunderland SR3 1NW

Andrew Craig

Description:

This detached family home located on this ever popular residential estate, decorated to the highest of standards throughout in a modern neutral theme. Benefits from combi gas central heating, double glazing and security alarm system. The spacious living accommodation comprises of entrance hallway with ground floor cloaks/w.c., lounge with electric fire in feature surround, dining room with double glazed patio doors leading to conservatory with double glazed French doors to the rear garden and well appointed kitchen to the ground floor whilst to the first floor there are four bedrooms (two with fitted wardrobes and master bedroom also having an ensuite shower room) and a family bathroom with three piece white suite. Externally there is a rear garden with decking, laid to lawn and hardwood door leading to the garage. Side garden with gravelled patio, decking and wrought iron gate to the front. Double garage and block paved driveway providing off road parking. EPC : Band D

Call: Andrew Craig 0191 5653377

Price Guide: £195,000+

Lot No. 85

69 Stratford Avenue, Grangetown, Sunderland SR2 8RZ

Andrew Craig

Description:

This four bedroom semi detached house is situated close to local amenities. The property is warmed via combi gas central heating and has the added benefit of double glazing. Accommodation comprises lounge with double glazed bay window and feature gas fire, fitted kitchen, bathroom with three piece suite and sun room with double glazed French doors to the rear garden to the ground floor whilst to the first floor there are four bedrooms (one with fitted wardrobes and en suite cloaks/w.c. and another bedroom with en suite bathroom). Externally there are gardens to the front and rear with driveway off street parking and leading to the garage.



EPC Rating: D

Call: Andrew Craig 0191 5653377

Price Guide: £149,950+

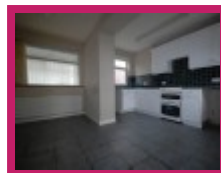
Lot No. 86

49 Breamish Street, Jarrow NE32 5SH

Andrew Craig

Description:

Fantastic three bedroom semi detached family home enviously positioned on a corner plot in Jarrow. Located close to local amenities including Jarrow town centre for shops, public transport links and leisure facilities as well as local schools and Jarrow Park. Briefly comprising entrance porch, hallway, lounge, kitchen/diner, to the first floor, bathroom and three bedrooms. Externally there is extensive gardens to the side and rear of the property as well as a driveway for off street parking and double gates. Property also benefits from double glazing, gas central heating and a single garage.



EPC BAND TO FOLLOW

Call:
Price Guide:

Lot No. 87

11 Morley Hill Road, West Denton, Newcastle NE5 2AQ

**ROOK
MATTHEWS
SAYER**

Description:

This is an excellent opportunity to purchase a three bedroom semi detached house located on Morley Hill Road in East Denton. The property benefits from gas radiator heating and double glazing and briefly comprises: an entrance hall, lounge with bay window to the front, dining room and sun room. There is a cloakroom/wc and the kitchen. To the first floor there are three bedrooms and a bathroom/wc. Externally there are front and rear gardens, a drive to the front leading to the garage



EPC Band E

Call: Rook Matthews Sayer 0191 267 1031

Price Guide: £90,000+

Lot No. 88

84 Horsley Hill Road, South Shields NE33 3EP

Andrew Craig

Description:

We are delighted to offer to the market this three bedroom semi detached house situated within easy access to local amenities, shops, schools, South Tyneside College and transport links into South Shields Town Centre and Coastline. The property briefly comprises of: - Entrance hall, lounge, dining room, kitchen with integrated appliances, three bedrooms, wet room and separate w.c. Externally lies a low maintenance garden to the rear, to the front there is a driveway leading to the garage, both providing off road parking and a paved area to the front. Further benefits include gas central heating and double glazing. An early viewing is highly recommended.



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £139,950+

Lot No. 89

The Bungalow, Elsdon NE19 1AA

**ROOK
MATTHEWS
SAYER**

Description:

A well appointed stone built, three bedroomed detached bungalow, superbly situated on the edge of this lovely village with beautiful views over surrounding countryside. With LPG central heating and sealed unit double glazing, the accommodation comprises briefly; entrance and reception halls, lounge with wood burning stove and patio doors to the rear garden, fully fitted breakfasting kitchen, spacious utility room, three bedrooms and bathroom/wc. There is a garage and the property stands in good sized gardens with generous front and side gardens, kennels and paved south facing rear garden. Ideal for a couple or family, internal inspection is highly recommended to fully appreciate the accommodation and location offered by The Bungalow. Located within Northumberland National Park, Elsdon is a beautiful village, conveniently situated for A696 making it ideal for commuting to Newcastle upon Tyne
EPC : Band F

Call: Rook Matthews Sayer 01661 860228

Price Guide: £185,000+

Lot No. 90

43 Ebchester Court, Kingston Park NE3 2QX

**ROOK
MATTHEWS
SAYER**

Description:

Stunning refurbished modern top floor studio flat. With new kitchen, lounge, storage/utility area, refurbished shower room
EPC Rating: E


Call: Rook Matthews Sayer 0191 2847999

Price Guide: £45,000+

Lot No. 91

1a Clifford Street, Redcar TS10 1RW


Description:

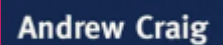
An ideal buy to let, based in the centre of Redcar with UPVC double glazing and gas central heating. The internal accommodation comprises; a separate generous kitchen diner and lounge to the ground floor, the first floor offers two double bedrooms and the family bathroom. EPC Band E


Call: Michael Poole 01642 285041

Price Guide: £59,950+

Lot No. 92

35 Millfield Avenue, Kenton, Newcastle NE3 4TA



Description:

This two bedroom ground floor flat is situated on Millfield Avenue, Montague Estate, Kenton. Being within a popular location allowing easy access to Gosforth. The property benefits from spacious private gardens to the front and rear, gas central heating and upvc double glazing windows. Accommodation comprises of entrance vestibule leading to hallway, lounge, modern kitchen with access to rear garden, two bedrooms, and modern bathroom. An ideal first time buy or investment opportunity! Call now to view!



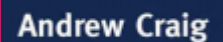
EPC Band D

Call: Andrew Craig 0191 2859024

Price Guide: £59,950+

Lot No. 93

19 Chichester Road, South Shields NE33 4AA



Description:

We offer to the market, upper flat available on Chichester Road. Situated on good transport links and within close proximity to local amenities this should prove to be a popular choice. Briefly comprising of lounge, three bedrooms, fitted kitchen and spacious family bathroom w/c. Further benefits include partial double glazing, gas central heating via combi boiler and shared yard to the rear. Ideal first time buy with viewing recommended. EPC band D

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

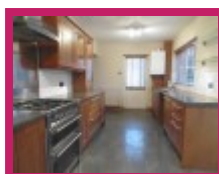
Lot No. 94

32 Beadnell Road, Blyth NE24 4QX



Description:

MUST BE VIEWED - SUPERB FREEHOLD SEMI DETACHED - CUL DE SAC LOCATION - THREE BEDROOMS - CONSERVATORY EXTENSION - GARDENS FRONT & REAR - EPC: D on Beadnell Road, Newsham Farm Estate in Blyth, a popular development close to schools, amenities and road/transport links. Briefly comprising: Entrance porch, hallway, lounge, refitted dining kitchen with patio doors to conservatory. Three bedrooms to the first floor and family bathroom. Externally there are well kept gardens to both front and rear and detached garage to the front of the property. Internal inspection welcome.



EPC BAND D

Call: Rook Matthews Sayer 01670 352900

Price Guide: £99,950+

Lot No. 95

90 Masefield Drive, South Shields NE34 9LU

Andrew Craig



Description:

Offered with no chain involved, a well presented three bedroom mid terraced family home located on this popular residential estate within easy access to amenities including local schools, shops and transport links. The property offers spacious living accommodation and briefly comprises of: - Porch, breakfasting/kitchen, lounge, three well proportioned bedrooms, bathroom, separate w.c. and a garden to the rear. Benefiting from uPVC double glazing throughout and combi gas central heating, a ready to move into property which is sure to appeal to a range of buyers including those looking to get on the housing market and investors alike. A viewing is highly recommended.



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £59,950+

Lot No. 96

22 The Willows, Bedlington NE22 7DT

ROOK MATTHEWS SAYER



Description:

Situated on the Willows in Bedlington. The property briefly comprises: - entrance hallway, Cloaks/wc, kitchen/diner, utility room, first floor landing, lounge, three spacious bedrooms, stairs to second floor, master bedroom with en-suite. Externally the property has low maintenance garden to the front, laid mainly to lawn, block paved driveway leading to garage. To the rear, low maintenance garden laid mainly to lawn, patio area, bushes and shrubs, garden shed, gravelled area and fencing.



EPC Rating: C

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £179,950+

Lot No. 97

16 Southend Parade, Hebburn NE31 2AR

Andrew Craig



Description:

3 BED MID LINK - Well presented family size home with the added advantage of a conservatory to the rear overlooking the rear garden. The property also benefits from gas central heating and double glazing and comprises of: Entrance hall with stairs up. Lounge, Dining/Kitchen with access to Conservatory. Rear lobby has exit door and separate w.c. The first floor has three bedrooms, two with robe storage and bathroom/w.c., with a white three piece suite. Externally there is an enclosed garden forecourt with garden to rear with lawn and borders. All in all, a very presentable home which is worthy of an internal inspection to appreciate.



EPC band C

Call: Andrew Craig 0191 4281428

Price Guide: £64,950+

Lot No. 98

26 Chester Street, Grasswell, Houghton Le Spring DH4 4DT

kimmitt & roberts



Description:

We are pleased to present to the auction market this two bedroom terraced house which provides spacious accommodation. Features include gas combi boiler, solid fuel fireplace in the lounge, a well proportioned kitchen and UPVC double-glazing. It is situated within this established, popular and highly convenient residential area. Early viewing is recommended!
EPC Band to follow



Call: Kimmitt and Roberts 0191 5848080

Price Guide: £49,950+

Lot No. 99

2 Grove Terrace, Sunnyside NE16 5LF

Andrew Craig



Description:

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



EPC Rating: C

Call: Andrew Craig 0191 4889090

Price Guide: £64,950+

Lot No. 100

174 Ariel Street, Ashington NE63 9NG

ROOK MATTHEWS SAYER



Description:

Chain free two bedroomed end terrace for sale on Ariel Street, Ashington. This property overlooks Hirst Park/playing fields and would make a lovely first time buy or investment opportunity. With double glazing and gas central heating the accommodation has been fully rewired and newly plastered throughout and comprises of: Entrance hall, lounge, spacious kitchen diner, stairs to first floor, bathroom and two good sized bedrooms. Externally there is a low maintenance garden and to the rear a large yard with multi car parking. Early viewings recommended. EPC Rating:D



EPC Band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £48,000+

Lot No. 101

40 Harrow Road, Lynthorpe, Middlesbrough TS5 5NU

Michael Poole



Description:

Superb Detached Bungalow Occupying a Corner Plot with Mature Gardens and Detached Garage The property briefly comprises entrance hall, bathroom, living room, two bedrooms, conservatory, sitting room and kitchen. EPC BAND D



Call: Michael Poole 01642 355000

Price Guide: £144,950+

Lot No. 102

62 Northumberland Place, Birtley DH3 2AR

Andrew Craig



Description:

A three bed semi detached house offering ideal family size accommodation located in the Barley Mow Area of Birtley offered to the market with the benefit of gas central heating. Having lounge open to dining room with feature paper to two walls, kitchen, bathroom and sep w.c. The property enjoys a convenient position to take advantage of good road links to the A1M with Birtley Town Centre shops and amenities just a short distance away. Externally there are gardens to both front and rear. Viewing recommended.



EPC BAND E

Call: Andrew Craig 0191 4921234

Price Guide: £74,950+

Lot No. 103 26 Greenhills, Byers Green, Spennymoor DL16 7QJ



Description:

An impressive and impeccably presented family sized detached bungalow, nicely appointed throughout and boasting attractive lawned gardens, the rear garden being particularly pleasant with a South-Easterly aspect. There is a driveway and garage. Hallway, lounge, fitted dining kitchen, master bedroom and two further bedrooms. Family bathroom with separate shower cubicle. Viewing is highly recommended.



EPC BAND to follow

Call: J W Wood 01388 604273

Price Guide: £124,950+

Lot No. 104 29 Calvert Terrace, Seaham SR7 9QG



Description:

We have pleasure in offering this three bedroom semi detached home with combi gas fired central heating and double glazing. The property is situated in this ever popular residential area of Murton and is close to all local amenities and bus routes. The accommodation comprises; entrance vestibule, lounge, kitchen with fitted units and bathroom. To the first floor there are three bedrooms (the master with en suite). Externally there are larger than average gardens with drive leading to a detached garage. The property is in need of some updating and priced accordingly.



EPC Band E

Call: Kimmitt & Roberts 0191 5813213

Price Guide: £34,950+

Lot No. 105 74 Glenluce, Birtley DH3 2HY



Description:

An outstanding example of a spacious detached house situated on the popular Vigo development. The property has been improved and modernised boasting a re-fitted breakfasting kitchen and bathroom suite. Internal inspection is essential to fully appreciate the spacious and well presented accommodation. Warmed via gas central heating and benefiting from double glazing. Positioned on this popular residential estate within close proximity of a range of local amenities to include shops, schools and the A1(M). This family sized home is not to be missed and is sure to appeal to a range of purchasers therefore an early viewing is highly recommended!!



EPC BAND D

Call: Andrew Craig 0191 4921234

Price Guide: £169,950+

Lot No. 106 88 White Swan Close, Killingworth NE12 6UH



Description:

A three bedroom semi detached house accommodation includes; entrance hall, downstairs W.C., modern dining kitchen, space for table and chairs, and to the rear is the lounge with UPVC French doors out to the rear garden. To the first floor, a modern family bathroom/W.C. and three bedrooms with the master bedroom enjoying an ensuite shower room. Externally to the front is a small lawned garden, two allocated parking bays, gates access to the rear garden with a decked area, lawned area and summerhouse. The property benefits from the remainder of the builders NHBC warranty, alarm, UPVC double glazing and gas central heating.



EPC Rating: C

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £139,950+

Lot No. 107

Pegswood Farm, Pegswood Village, Morpeth NE61 6RE

**ROOK
MATTHEWS
SAYER**



Description:

A rare opportunity to acquire this charming detached Farmhouse together with gardens, outbuilding and garage, situated in Pegswood, Morpeth. The property has been lovingly restored over recent years to offer a modern take of a traditional farmhouse and it retains, much of its character and charm whilst offering, substantial accommodation perfectly suited to family life. The accommodation briefly comprises:- Entrance hall with stairs to first floor, two generous reception rooms, large farmhouse kitchen with utility room and cloaks/W.C and a second access to the first floor. The first floor offers four double bedrooms, bathroom/W.C and play room. Externally the property has gardens to front, rear and side in addition to outbuildings and large workshop/garage. The outbuildings have previously been considered for use as ancillary accommodation or similar subject to the necessary planning permission and contents being granted. This home genuinely needs to be viewed to appreciate the attention to detail and scope of property on offer. EPC Rating: n-a

Call: Rook Matthews Sayer 01670 511711

Price Guide: £365,000+

Lot No. 108

22 Barton Crescent, Wolviston Court, Billingham TS22 5HJ

Michael Poole



Description:

Book your viewing early as we anticipate a high level of interest in this three bedroom extended semi detached property in a popular location of TS22 with pleasant gardens and single garage. EPC Band E



Call: Michael Poole 01642 955180

Price Guide: £115,000+

Lot No. 109

334 Whitehall Road, Gateshead NE8 4PX

Andrew Craig



Description:

This two bedroom first floor flat should appeal to a broad range of buyers. Available with no onward chain, this home is pleasantly positioned on Whitehall Road with local amenities close by and transport links. The accommodation comprises of lounge, kitchen, bathroom and two well proportioned bedrooms. Benefits include double glazed windows. Viewing comes highly recommended to appreciate the full potential. EPC : F

Call: Andrew Craig 0191 4875330

Price Guide: £49,950+

Lot No. 110

52 Causey Drive, Kip Hill, Stanley DH9 0LW

**WOOD
ESTATE AGENTS**



Description:

Situated on a large plot a spacious three bedroomed semi-detached bungalow with a conservatory extension. The property is ideally suited to retirement purchasers and has the benefit of UPVC double glazing, gas central heating and requires some cosmetic improvement. The accommodation briefly comprises; entrance hallways, lounge, open plan to dining room with patio doors to conservatory, kitchen, side lobby, three bedrooms and a shower room/w.c. Externally the property occupies a large site with a large block paved driveway providing off road parking for several cars and a large mature lawned garden to the rear.

EPC Band D



Call: J W Wood 01207 235221

Price Guide: £149,950+

Lot No. 111 10 Wellbeck Road, Choppington, Northumberland NE62 5NH



Description:

Situated on Welbeck Road, Guidepost, this well presented property comprises; Entrance into lounge with stairs to first floor and bay window feature, kitchen/ diner, first floor landing leading to three bedrooms and a family bathroom/wc. Externally the property has a low maintenance garden to the front that is mainly gravelled and a driveway, to the rear a garden that is mainly laid to lawn with a raised decking area and fencing to boundaries. The property is situated close to local amenities and transport links. This would be an ideal first time buy/investment opportunity.



EPC Band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £59,950+

Lot No. 112 4 Compton Avenue, South Shields NE34 0PZ

Andrew Craig



Description:

COMPTON AVENUE, SOUTH SHIELDS... This one bedroom upper flat situated in this popular and sought after location in South Shields. Ideally located within close proximity to local shops, amenities, popular schools and public transport links into South Shields Town Centre. Accommodation briefly comprises of: - Entrance into hallway, lounge, kitchen/diner, bedroom and bathroom. Externally lies communal gardens to the front and side. Benefiting from gas central heating and double glazing, viewing is highly recommended.



EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

Lot No. 113 5 St Michaels Vale Hebburn NE31 1RL

Andrew Craig



Description:

Five bed family detached house offered with garage and gardens on this popular residential estate in Hebburn. The spacious accommodation is set over three floors and briefly comprises: Entrance, lounge, snug/family room. Dining/kitchen, g.f. cloaks/w.c. Four bedrooms (one en-suite) and family bathroom to first floor with the master bedroom with en-suite located on the top floor. Situated within close proximity to Hebburn Town Centre for shops, bus and Metro links and the recently opened Hebburn Central housing a state of the art Swimming Pool, Gym and Library providing excellent leisure amenities

Call: Andrew Craig 0191 4281428

Price Guide: £199,950+

Lot No. 114 1 Fairway Cottage, 1 The Factory, Castle Eden TS27 4SR

kimmitt & roberts



Description:

Rarely do properties become available at an affordable price range in this ever popular village therefore we are privileged to offer for sale this idyllic two bedroomed terracedcottage which has been the subject of capital expenditure by its current owner to provide ready to move into home. Boasting double glazed windows, electric central heating system, refitted kitchen and bathroom W.C along with contemporary stylish decor. A Home not to be missed, early viewings recommended.



EPC Band F

Call: Kimmit & Roberts 0191 5183334

Price Guide: £74,950+

Lot No. 115 7 Trunk Road, South Bank, Middlesbrough TS6 0AB

Michael Poole



Description:

A Great Investment- Ideal Buy to Let- Three Bedroom Semi Detached Property- Front & Rear Gardens -Generous Drive & Garage - Double Glazing -Gas Central Heating

EPC BAND D



Call: Michael Poole 01642 955180

Price Guide: £64,000+

Lot No. 116 12 Princess Road, Seaham SR7 7TB

kimmitt & roberts



Description:

VACANT POSSESSION. NO CHAIN. This substantial larger type Victoria terraced home with 3 bedrooms provides well proportioned family accommodation. It is situated within this attractive parade of imposing homes, in a consistently popular position. Impressive throughout, it combines original features with modern amenities, including a refitted kitchen, stylish bathroom, gas central heating, UPVC double glazing etc. It has the added bonus of a parking to the rear.

EPC Band E



Call: Kimmitt & Roberts 0191 5813213

Price Guide: £85,000+

Lot No. 117 15 Epsom Drive, Ashington NE63 8NA

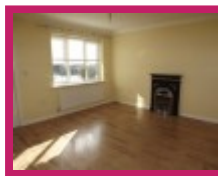
ROOK MATTHEWS SAYER



Description:

Spacious three bedroomed detached home on the sought after Epsom Drive, Orchid Meadows on the outskirts of Ashington. This property is available as a chain free property and is ready to view now! Close to the A189 the property has excellent transport links. With double glazing and gas central heating the accommodation briefly comprises of: entrance hall, lounge, dining room, fitted kitchen with utility area, downstairs w.c, stairs to first floor, three good sized bedrooms with en-suite to master and family bathroom. Externally there is a garden to the rear, open garden to the front with drive and garage. Early viewings highly recommended.

EPC band D



Call: Rook Matthews Sayer 01670 850850

Price Guide: £135,000+

Lot No. 118 5 Hextol Crescent, Hexham NE46 2AB

ROOK MATTHEWS SAYER



Description:

Situated in the popular west end of Hexham, this four bedroom semi-detached home must be viewed to appreciate the location, size and potential on offer. The property is in need of updating and refurbishment which is reflected in the price. The accommodation briefly comprises reception hall; sitting room; dining kitchen; garage converted into second sitting room/snug; four bedrooms; bathroom; driveway parking; well stocked front and rear gardens with lawn, mature borders and shrubs. The property benefits from UPVC double glazing and gas central heating.

EPC Band D

Call: Rook Matthews Sayer 01434 601 616

Price Guide: £140,000+



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



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Lot No. 119 2 Moorcroft, Newbiggin By The Sea NE64 6AW



Description:

THREE BEDROOMED END TERRACED WELL PRESENTED EXTENDED and well presented three bedroomed end terrace on Moor Croft, Newbiggin by the sea. Located close to the town centre and newly regenerated promenade and sea front this property would make an ideal family home or first time buy. With double glazing and gas central heating the accommodation briefly comprises: Entrance, spacious lounge, kitchen diner, stairs to first floor, three good sized bedrooms and large family bathroom. Externally there is a yard to the rear. Priced to sell this property must be viewed early.

EPC : Band C

Call: Rook Matthews Sayer 01670 850850

Price Guide: £59,950+

Lot No. 120 16 Ullswater Road, Stockton TS18 4NE



Description:

Attention Investors and Landlords!! A Three Bedroom Property in Grangefield Offered with No Onward Chain and in Rental Condition.

The property briefly comprises of entrance hall, living room, kitchen, bathroom, first floor are three bedrooms and there gardens to front and rear.

EPC BAND E



Call: Michael Poole 01642 355000

Price Guide: £79,950+

Lot No. 121 44 Kingsway, Sunnyside NE16 5NW



Description:

This two bedroom house would be an ideal investment opportunity or a starter home/project for first time buyers out there as it is situated close to local amenities and has good transport/road links to the surrounding areas including Metrocentre and A1 for commuting. Accommodation comprises entrance hallway, kitchen and lounge to the ground floor whilst to the first floor there are two bedrooms, bathroom and separate w.c. Other benefits include gas central heating. Externally there are gardens to the front and rear.

EPC BAND D



Call: Andrew Craig 0191 48890990

Price Guide: £79,950+

Lot No. 122 32 Constance Street, Pelton, Chester Le Street DH2 1DX



Description:

A substantial three bedroom end terraced house situated in one of the village's most sought after streets. The property is offered at an excellent price and is available with no onward chain. It would make an ideal first time purchase or an excellent investment opportunity. The spacious accommodation includes good size 18ft Lounge and 18ft Kitchen/Dining room. To the first floor there are three Bedrooms and a good size Bathroom/wc with white suite. There is an enclosed garden to front and a yard to rear. The house includes gas fired central heating via radiators and uPVC double glazing.

EPC BAND E

Call: J W Wood 0191 3887245

Price Guide: £34,950+

Lot No. 123 56 Toft Hill, Bishop Auckland DL14 0JA



Description:

A three bed semi detached house appealing to both the buy to let investor and the private buyer. The property has been well cared for by the present vendor and benefits include gas central heating and double glazing, fitted kitchen, gardens and garage. Property briefly comprises entrance porch, entrance hall, living room, dining kitchen. To the first floor three bedrooms and a shower room-wc. Externally there is a lawned garden to the front, paved area to the rear and a single garage located within a block of 4. The property is offered for sale with vacant possession.



EPC band: D

Call: J W Wood 01388 604273

Price Guide: £69,950+

Lot No. 124 23 Brandling Court, South Shields NE34 8PA



Description:

A spacious four bedroom detached family home situated in this highly sought after area in South Shields. Conveniently located within close proximity to amenities, shops, road links for commuting as well as just walking distance from Cleadon Hills. Boasting gardens to the front and rear as well as a driveway and garage providing off street parking. To the ground floor the property briefly comprises of: - Entrance hall, cloaks/w.c. lounge, fitted kitchen with centre island and family dining area. To the first floor lies four bedrooms and a family bathroom/w.c with Jacuzzi bath. Further benefits include gas central heating and uPVC double glazing.



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £239,950+

Lot No. 125 10 Tyne Green Mews, Hexham NE46 3HB



Description:

Situated on the fringe of Hexham Town Centre, close to all local amenities, this immaculately presented two bedroom first floor apartment must be viewed to appreciate the location, size and quality on offer. The apartment has a pleasant landscaped courtyard along with parking, gas central heating and telephone entry system.
EPC Band C



Call: Rook Matthews Sayer 01434 601 616

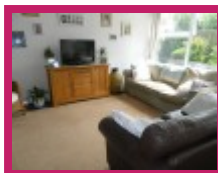
Price Guide: £84,950+

Lot No. 126 88 Rutherglen Road, Sunderland SR5 5LL



Description:

Offering an immense amount of potential to transform into a lovely family home is this two reception room, four bedroom end terraced property. With an open entrance hallway, guest wc, breakfasting kitchen, four bedrooms and a spacious bathroom, this home is sure to appeal to growing families! . As the property is positioned on a corner plot there are gardens to the front, side and rear with lawn, flower beds and shrubs, paved patio and decking areas. With benefits to include gas central heating and double glazing an early viewing comes highly recommended to avoid missing out!



EPC BAND E

Call: Andrew Craig 0191 5160239

Price Guide: £64,950+

Lot No. 127 5 Chapel House, Westoe Terrace, South Shields NE33 3EQ

Andrew Craig



Description:

Fantastic opportunity to acquire this unique two bedroom apartment located in the heart of the highly desirable Westoe Village. Property is situated close to the town centre and benefits from easy access to local amenities and shops as well as close proximity of the beach and sea front. Floor plan comprises of entrance with stairs leading to first floor, spacious lounge & dining room, kitchen/breakfast room and utility. To second floor there are two double bedrooms and separate shower room. Externally there are attractive communal gardens and a single garage providing off road parking. Early viewing is highly recommended.



EPC BAND D

Call: Andrew Craig 0191 4271722

Price Guide: £110,000+

Lot No. 128 19 Lorne Street, Easington Colliery DH5 0QS

kimmitt & roberts



Description:

A well presented 3 Bedroom terraced home. Having 2 spacious reception rooms, modern bathroom and kitchen, Play room, and 2 parking bays along with a garage. It further boasts gas central heating and upvc double glazing. Suitable for a variety of buyers, and in ready to move in to condition. Close to all local amenities and road networking. Early inspection is highly recommended.



EPC BAND D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £64,950+

Lot No. 129 44 Somerset Street, Sunderland SR3 4EH

Andrew Craig



Description:

A three bedroom semi detached house befitting from gas central heating and double glazing. The property briefly comprises of entrance hall, living room, dining room, kitchen. To the first floor there are three bedrooms and shower/wet room. Externally there are gardens to front and rear with drive offering off street parking.
EPC BAND to follow



Call: Andrew Craig 0191 5653377

Price Guide: £74,950+

Lot No. 130 38 Millford, Leam Lane, Gateshead NE10 8DL

Andrew Craig



Description:

A three bedroom semi detached house benefiting from gas central heating and double glazing. The property briefly comprises of entrance hall, living room, kitchen. To the first floor landing there are three bedrooms and a shower room. Externally there are gardens to the rear.
EPC BAND C



Call: Andrew Craig 0191 4875330

Price Guide: £84,950+

Lot No. 131 22 Neville Road, Newcastle NE15 7LH

**ROOK
MATTHEWS
SAYER**



Description:

This is a semi detached house situated on Neville road in Lemington. The property requires work however benefits from double glazing. The accommodation briefly comprises; entrance to the lounge, kitchen and utility room, the first floor has two bedrooms and the bathroom/wc. Externally there are front and rear gardens.

Rook Matthews Sayer would recommend an internal viewing to appreciate the accommodation and location on offer.

EPC Rating: E

Call: Rook Matthews Sayer 0191 2671031

Price Guide: £64,950+

Lot No. 132 35 Melrose Avenue, Murton, Seaham SR7 9SA

kimmitt & roberts



Description:

Nestled at the head of this popular cul de sac; we have pleasure in offering for sale this well positioned two bedroom mid terraced home with gas central heating and double glazing. The property has accommodation with comprises; Entrance Porch leading to the Lounge with feature fire and surround and a Kitchen with a range of wall and base units. To the first floor there are two bedrooms and a Bathroom. Externally there is an open garden to the front and yard and garage to the rear. The property is in need of updating and is priced accordingly.

EPC Band D



Call: Kimmitt & Roberts 0191 5813213

Price Guide: £74,950+

Lot No. 133 3 Yearby Road, Redcar TS11 8HF

Michael Poole



Description:

Rural Hamlet Location- One Bedroom Charming Cottage- Internal Viewing Essential Rare Purchase Opportunity- Possible Ideal Retirement or Holiday Home. Property briefly comprises of lounge, kitchen, bathroom, to the first floor there is one bedroom. Externally EXTERNALLY PARKING & GARDENS - Parking is available to the front of the property. The stunning front garden is littered with established shrubs, evergreens, flowers and mature foliage with path to entrance. The fence enclosed rear garden again features an abundance of mature foliage, flowers and evergreens. With patio seating areas and brick built storage/shed.

EPC Band D



Call: Michael Poole 01642 285041

Price Guide: £85,000+

Lot No. 134 5 Kirkland Walk, Shiremoor NE27 ONR

**ROOK
MATTHEWS
SAYER**



Description:

This spacious modern three bedroom mid terrace house located on a popular residential estate of Shiremoor on Kirkland Walk, offering spacious accommodation over two floors. The property has been re-furnished throughout by the current owner and has the benefit of double glazing, gas central heating and briefly comprises:- Entrance hallway, cloaks w.c, lounge and dining room, fitted modern kitchen with integrated appliances. To the first floor there are three good sized bedrooms the master having fitted wardrobes and a family bathroom/w.c. Externally there are front and rear gardens.

EPC Rating: D



Call: Rook Matthews Sayer 0191 2463666

Price Guide: £89,950+

Lot No. 135 1 Spen Street, Stanley DH9 7NJ



Description:

Available with early vacant possession an extended terraced property situated on Spen Street close to Stanley town centre. The property is ideally suited to first time buyers or investment purchasers, has the benefit of UPVC double glazing, gas central heating and offers accommodation which briefly comprises on the ground floor; entrance lobby, lounge, separate dining room and kitchen. To the first floor there are two spacious bedrooms and a modern bathroom/w.c. Externally the property has a small forecourt garden to the front and a yard to the rear with a reinforced concrete sectional garage.



EPC BAND D

Call: J W Wood 01207 235221

Price Guide: £39,950+

Lot No. 136 16 Viewforth Terrace, Sunderland SR5 1PZ



Description:

This two bedroom ground floor apartment is situated within a popular residential area of Fulwell, just off Newcastle Road near Fulwell Mill. With Seaburn Metro, Sea Road Shops and the amenities of Roker Retail Park close by makes this property sure to appeal to first time buyers, couples, growing families and professionals alike. There are easy transport routes to the City Centre and surrounding areas. Internally the property briefly comprises of an entrance hallway, lounge with bay window, fitted kitchen, two bedrooms and a bathroom with three piece white suite. Other benefits include double glazing and gas central heating. Externally to the front is a private paved garden and to the rear a communal courtyard. Call now to view!
EPC : Band to follow

Call: Andrew Craig 0191 5160239

Price Guide: £69,950+

Lot No. 137 59 Portland Road Plains Farm, Sunderland SR3 1SS



Description:

A three bedroom mid terraced home sure to appeal to first time buyers and investors alike. Ideally located for access to the City Centre, Bede College and local schools and amenities. The property has gas central heating and double glazing and briefly comprises lounge, fitted kitchen and ground floor wc, three bedrooms and shower room. Externally there are front and rear gardens with lawn and patio areas.



EPC Rating: C

Call: Andrew Craig 0191 5653377

Price Guide: £59,950+

Lot No. 138 83 Clayport Gardens, Alnwick NE66 1EG



Description:

Semi-detached house in Alnwick providing good family accommodation now ready for refurbishment and updating. Ground floor includes sitting room with gas fire, kitchen and bathroom, with three bedrooms on the first floor. Gas central heating, timber double glazing included. There is a block paved driveway to the front timber garage and lawned garden. This is an ideal property for permanent living or investment purposes, it is available for vacant possession and no upper chain.



EPC Band D

Call: Rook Matthews Sayer 01670 510044

Price Guide: £79,950+

Lot No. 139

Townfoot Bungalow, Elsdon, Ponteland NE19 1BH

**ROOK
MATTHEWS
SAYER**



Description:

A superbly appointed four/five bedroomed, detached bungalow offering spacious and well proportioned accommodation within this delightful village location. With oil fired central heating and sealed unit double glazing, the accommodation comprises briefly: spacious reception hall, 25ft lounge with multi fuel stove, 17ft conservatory enjoying magnificent views over surrounding countryside, 25ft kitchen/family room, utility room, shower room/wc, fifth bedroom/study. There is an inner hall, four good sized bedrooms and refurbished bathroom/wc. This property has a 25ft garage along with well tended gardens and a driveway providing ample parking for a number of vehicles. We would urge early internal inspection to appreciate fully the superb, spacious accommodation offered by this property. EPC Band E

Call: Rook Matthews Sayer 01661 860228

Price Guide: £199,950+

Lot No. 140

8 Dykefield Avenue, Fawdon, Newcastle NE3 2QB

Andrew Craig



Description:

Three bedroom family home situated on Dykefield Avenue, Fawdon. Accommodation briefly comprises:- hallway, lounge/diner, kitchen, three bedrooms and bathroom. The property is situated on a corner plot with gardens to three sides. Ideally located within easy reach of a range of local amenities including:- shops, schools, bus routes and local Metro station. An ideal first time or investment buy. Vacant possession. Viewing essential.

EPC Band E



Call: Andrew Craig 0191 2859024

Price Guide: £75,000+

Lot No. 141

4 Scott Street, Redcar TS10 2AN

Michael Poole



Description:

Of Particular Interest to the Investment or First Time Purchaser. This Deceptively Spacious Three Bedroom Terrace is Available with Vacant Possession.

EPC BAND E

Call: Michael Poole 01642 285041

Price Guide: £61,000+



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:

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

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

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

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

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

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

G23 Rent reviews

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

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

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

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

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

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

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

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

G24 Tenancy renewals

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

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

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

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

G24.4 Following completion the buyer must:

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

G25 Warranties

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

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

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

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

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

G26 No assignment

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

G27 Registration at the Land Registry

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

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

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

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

G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

G29 Contracts (Rights of Third Parties) Act 1999

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

G30 Extra General Conditions



Agents Property AUCTION

TOGETHER WE GET RESULTS

Upcoming Auctions

Monday 29th February 2016

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Thursday 28th April 2016

Tuesday 31st May 2016

Monday 27th June 2016

Thursday 28th July 2016

Wednesday 31st August 2016

Monday 3rd October 2016

Thursday 3rd November 2016

Monday 12th December 2016

Andrew Craig

WOOD
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Michael Poole

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