



Auction Catalogue

This Auction

Monday 28th April 2014

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



Agents Property
AUCTION

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Buyers Guide

IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

Particulars of Sale:

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

Price Guides:

Price guides are not necessarily figures at which a property will sell but are intended solely as an indication and must not be relied upon by potential buyers as a valuation. The price guides are subject to fluctuation prior to auction and interested parties are advised to confirm the price guide for variations. The final reserve price on any property may exceed or be below the published guide. 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.





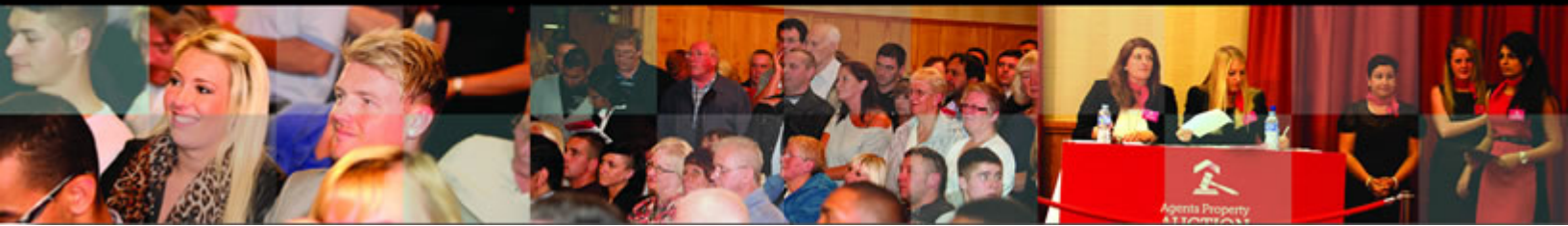
Order Of Sale

Lot No	Address	Post Code	Partner Agent
OPTION 1			
Lot 1	56 Curzon Place, Gateshead	NE8 1YD	Andrew Craig/Rook Matthews Sayer
Lot 2	27 Polmaise Street, Blaydon	NE21 4DB	Rook Matthews Sayer
Lot 3	83 North Road East, Wingate, Durham	TS28 5AY	Kimmitt & Roberts
Lot 4	34 & 36 Hampstead Road, Benwell, Newcastle	NE4 8AD	Rook Matthews Sayer
Lot 5	3-5 Brunswick Street, Stockton	TS18 1DW	Dodds Brown
Lot 6	Minden Cottage, Warden , Hexham	NE46 3RT	Rook Matthews Sayer
Lot 7	238 South Frederick Street, South Shields	NE33 5HL	Andrew Craig
Lot 8	4 Windsor Terrace, Great Lumley, Co Durham	DH3 4JR	JW Wood Estate Agents/Rook Matthews Sayer
Lot 9	23 Stothart Street, Jarrow	NE32 3AN	Andrew Craig
Lot 10	The Old Randals Building, Sunderland	SR4 1AR	Andrew Craig
Lot 11	54 Carisbrooke Avenue, Middlesbrough	TS3 9LL	Michael Poole
Lot 12	Oakwood Care Home, South Crescent, Fencehouses	DH4 6AE	Rook Matthews Sayer
Lot 13	89a & 89b Sherburn Terrace, Consett, Co Durham	DH8 6NE	JW Wood Estate Agents
Lot 14	11 Simpson Street, Stanley	DH9 0PF	JW Wood Estate Agents
Lot 15	Unit, Cedric Works, Sunderland	SR4 7QW	Andrew Craig
Lot 16	101 Walker Drive, Bishop Auckland	DL14 6QL	JW Wood Estate Agents
Lot 17	334 Old Durham Road, Gateshead	NE8 4BQ	Andrew Craig
Lot 18	79 Chestnut Street, Ashington	NE630BP	Rook Matthews Sayer
Lot 19	41-43 Marlow Street & 2 Chancery Lane, Blyth	NE24 2RQ	Rook Matthews Sayer
Lot 20	Two Units, Cedric Works, Sunderland	SR4 7QW	Andrew Craig
Lot 21	9 St Aidans Street, Gateshead	NE8 1YA	Andrew Craig
Lot 22	Office and Unit/Garage, Cedric Works, Sunderland	SR4 7QW	Andrew Craig
Lot 23	9 Longwood Close, Sunnyside	NE16 5QB	Andrew Craig
Lot 24	18a Heathfield Crescent, Fenham	NE5 3EX	Rook Matthews Sayer
Lot 25	High Hirst Farm, Reiverdale Road, Ashington	NE63 9AQ	Rook Matthews Sayer
Lot 26	21 Allendale Road , Stockton On Tees	TS18 4PW	Michael Poole
Lot 27	38 Victoria Terrace, Stanley	DH9 9JZ	JW Wood Estate Agents
Lot 28	Greenhill Chapel, Penryn Avenue, Murton	SR7 9LW	Kimmitt & Roberts
Lot 29	83/85 Broughton Street, South Shields	NE33 2RT	Rook Matthews Sayer/North East Commercial
Lot 30	28 Eighth Street, Blackhall	TS27 4EU	Kimmitt & Roberts
Lot 31	8,10,10a Front Street, Anfield Plain, Durham	DH9 8JE	JW Wood Estate Agents
Lot 32	57 Derwent Street Hartlepool	TS26 8BN	Kimmitt & Roberts
Lot 33	117,119,119a Woodbine Street, Gateshead	NE81ST	Andrew Craig
Lot 34	6 Tunstall Street, Middlesbrough	TS3 6PE	Michael Poole
Lot 35	12 Woodbine Terrace, Stanley	DH9 7JG	JW Wood Estate Agents
Lot 36	7 Burn Terrace, Hebburn	NE31 1UF	Andrew Craig
Lot 37	Arcadia Store, 1 Arcadia, Ouston, Chester Le Street	DH2 1RF	Rook Matthews Sayer
Lot 38	18 Denmark Street, Gateshead	NE8 1NQ	Andrew Craig
OPTION 2			
Lot 39	3 Barehirst Street, South Shields	NE33 5LY	Andrew Craig
Lot 40	4 Chard Walk, Middlesbrough	TS3 7LY	Michael Poole
Lot 41	23 Saltwell Road, Gateshead	NE8 4TH	Andrew Craig
Lot 42	12 Brand Avenue, Fenham, Newcastle	NE4 9NX	Rook Matthews Sayer
Lot 43	11 Ploverfield, Ashington, Northumberland	NE63 8LX	Rook Matthews Sayer
Lot 44	45 Ilchester Street, Seaham	SR7 7LW	Kimmitt & Roberts
Lot 45	10 Ruskin Avenue, Pelton, Chester Le Street	DH2 2PT	JW Wood Estate Agents



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 46	5 Arlington Street, Pallion, Sunderland	SR4 6LY	Andrew Craig
Lot 47	94 Lanehouse Road, Stockton	TS17 8EA	Michael Poole
Lot 48	29 Lorrain Road, South Shields	NE34 8HU	Andrew Craig
Lot 49	19 Lyncroft, Ashington	NE63 8EN	Rook Matthews Sayer
Lot 50	9 Waterbeach Place, Slatyford, Newcastle	NE5 2NE	Rook Matthews Sayer
Lot 51	Dinmont, The Spinney, Darlington Road, Hartburn	TS18 5HY	Michael Poole
Lot 52	107 Ocean Road, South Shields	NE33 2JL	Andrew Craig
Lot 53	12 Beacon Road, Hampeth, Northumberland	NE65 9LH	Rook Matthews Sayer
Lot 54	South House, 1 Eppleton House, Hetton Le Hole	DH5 0QZ	JW Wood Estate Agents/Kimmitt & Roberts
Lot 55	37 Morgan Street, Southwick, Sunderland	SR5 2HN	Andrew Craig
Lot 56	22 West Drive, Lanchester, Co Durham	DH7 0HQ	JW Wood Estate Agents
Lot 57	2 Tunstall Village Road, Silksworth, Sunderland	SR3 2BY	Andrew Craig
Lot 58	5 Stanton Avenue, Blyth	NE24 4PL	Rook Matthews Sayer
Lot 59	294 Whitehall Road, Gateshead	NE8 4PX	Andrew Craig
Lot 60	12 Seaburn Gardens, Wrekenton	NE9 7AU	Andrew Craig
Lot 61	28 Wendover Way, Sunderland	SR5 5RX	Andrew Craig
Lot 62	19a Hawthorne Terrace, Walbottle	NE15 8JQ	Rook Matthews Sayer
Lot 63	4 Westgate Avenue, Silksworth, Sunderland	SR3 1BD	Andrew Craig
Lot 64	49 Tosson Terrace, Heaton, Newcastle Upon Tyne	NE6 5LY	Rook Matthews Sayer
Lot 65	5 Piercebridge Close, Stockton	TS19 0XP	Michael Poole
Lot 66	10 Ivy Way, Pelton, Chester Le Street	DH2 1DR	JW Wood Estate Agents
Lot 67	16 Chipchase Mews, Great Park, Gosforth	NE3 5RH	Rook Matthews Sayer
Lot 68	19 Moorcroft, Newbiggin	NE646AW	Rook Matthews Sayer
Lot 69	11 Wingrove Terrace, Springwell, Gateshead	NE9 7RS	Andrew Craig
Lot 70	11 Northfield View, Consett, Co Durham	DH8 6AW	JW Wood Estate Agents
Lot 71	26 Elm Grove, Fawdon, Newcastle Upon Tyne	NE3 2RX	Andrew Craig
Lot 72	79 Sowerby Gardens, Middlesbrough	TS9 5EE	Michael Poole
Lot 73	100 Chase Meadows, Blyth	NE24 4LB	Rook Matthews Sayer
Lot 74	54 St Aidans Road, South Shields	NE33 2EY	Andrew Craig
Lot 75	17 The Moorlands, Gilesgate, Durham	DH1 2LB	JW Wood Estate Agents
Lot 76	22 Woodlands Road, Ashington, Northumberland	NE63 9TT	Andrew Craig/Rook Matthews Sayer
Lot 77	56 Shrewsbury Crescent, Humbledon, Sunderland	SR3 4AP	Andrew Craig
Lot 78	8 Warrenmill Close, West Denton Park, Newcastle	NE15 8XH	Rook Matthews Sayer
Lot 79	5 Dalton Place, Millfield, Sunderland	SR4 7EP	Andrew Craig
Lot 80	31 Cheviot View, Prudhoe, Northumberland	NE42 5AX	Rook Matthews Sayer/Yellow Estate Agency
Lot 81	36 Stoddart Street, South Shields	NE34 0JS	Andrew Craig
Lot 82	97 Ashfield Close, Newcastle	NE4 6RL	Rook Matthews Sayer
Lot 83	98 Monatgue Avenue Gosforth	NE3 4SB	Rook Matthews Sayer
Lot 84	29 Dorset Avenue, South Shields	NE34 7JA	Andrew Craig
Lot 85	134 Bishopton Road, Stockton	TS18 4PB	Michael Poole
Lot 86	85 Celandine Way, Windy Nook, Gateshead	NE10 8QW	Andrew Craig
Lot 87	1 Gladstone Villas, Ferryhill	DL17 0AB	JW Wood Estate Agents/Rook Matthews Sayer
Lot 88	Bridge House, Chillingham Castle, Northumberland	NE66 5NN	Rook Matthews Sayer
Lot 89	7 Malvern Road, Oxbridge, Stockton	TS18 4AU	Michael Poole
Lot 90	56 Faldonside, North Heaton, Newcastle	NE6 5HU	Rook Matthews Sayer
Lot 91	38 Staindrop Crescent, Darlington	DL3 9AQ	JW Wood Estate Agents
Lot 92	19 Morris Gardens, Wardley	NE10 8TH	Andrew Craig
Lot 93	6 South Street, Durham	DH6 1HP	JW Wood Estate Agents



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	21 Bothal Terrace, Ashington	NE63 8PW	Rook Matthews Sayer
Lot 95	Flat D, 170 Laygate, South Shields	NE33 4JD	Andrew Craig
Lot 96	18 Royal Crescent, Fenham	NE4 9TP	Rook Matthews Sayer
Lot 97	60 Hampton Road, Oxbridge, Stockton	TS18 4DX	Michael Poole
Lot 98	5 Gowan Court, Jarrow	NE323PE	Andrew Craig
Lot 99	21 Reaburn Gardens, Gateshead	NE9 5NT	Andrew Craig
Lot 100	91 Millbank Road, Stockton	TS17 9BS	Michael Poole
Lot 101	6 Maxwell Place Redcar	TS10 5LE	Michael Poole
Lot 102	7 Glebe Avenue, Forest Hall	NE12 9NS	Rook Matthews Sayer
Lot 103	3 Lichfield Close, Kingston Park, Newcastle	NE3 2YN	Andrew Craig
Lot 104	10 Belsay Grove, Bedlington	NE22 5YU	Rook Matthews Sayer
Lot 105	Laverick Hall Farm Cottage, Laverick Lane, Boldon	NE36 0BY	Andrew Craig
Lot 106	62a High Street, Lingdale, Saltburn	TS12 3EY	Michael Poole
Lot 107	12 Erith Terrace, Sunderland	SR4 7TJ	Andrew Craig
Lot 108	20 Close Street, Sunderland	SR4 6EN	Andrew Craig

Option 1

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

Lot No. 1

56 Curzon Place, Gateshead NE8 1YD

Andrew Craig

ROOK
MATTHEWS
SAYER



Description:

A great opportunity to purchase a one bedroom ground floor flat appealing to a wide range of potential buyers to include first time buyers and buy to let investors. The property does require some modernisation and refurbishment but benefits include double glazed windows, separate yard and is offered for sale with vacant possession. Property briefly comprises entrance hall, bedroom, bathroom, living room and a kitchen. Externally there is an enclosed yard to the rear of the property.



EPC Band:- TBC

Call: Andrew Craig 0191 4875330/RMS 0191 4131313

Price Guide: £25,000+

Lot No. 2

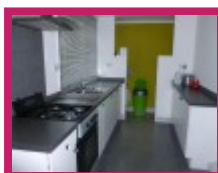
27 Polmaise Street, Blaydon NE21 4DB

ROOK
MATTHEWS
SAYER



Description:

Nicely presented two bedroom mid terrace house backing onto allotments in Blaydon. The property has gas central heating and double glazing. Briefly comprising: Entrance porch, lounge with open staircase, dining room, re-fitted kitchen to the first floor there are two good sized bedrooms and a family bathroom with walk-in shower. Externally there is small garden to the front onto pedestrian walkway and a small rear to the rear. We are advised the property is rented at £425pcm on at AST which has now expired. Completion is available with vacant possession or the tenant has indicated they would like to sign a new tenancy agreement.



EPC Band:- F

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £59,950+

Lot No. 3

83 North Road East, Wingate, Durham TS28 5AY

kimmitt & roberts



Description:

Priced to sell is this three bedroomed mid terraced home which has gas central heating system, double glazing, two reception rooms and ground floor bathroom/W.C. Pleasantly positioned on this terrace it also comes with paved garden to front and rear. Requiring updating hence price.

EPC Band E

Call: Kimmitt & Roberts 0191 5183334

Price Guide: £29,950+

Lot No. 4

34 & 36 Hampstead Road, Benwell, Newcastle NE4 8AD

**ROOK
MATTHEWS
SAYER**

Description:

Previously a pair of flats this property has been converted into a six bedroomed house and is ideal Buy To Let Investment. Situated in a popular location with local amenities, busroutes and Newcastle city centre nearby. Internal viewing advised. Accommodation comprises of entrance hall, bedroom 1,2,3 and Kitchen on the ground floor. Stair to landing - lounge, a further 3 bedrooms, bathroom on the first floor. Rear hallway leading to yard.

EPC Band D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £69,950+

Lot No. 5

3-5 Brunswick Street, Stockton TS18 1DW

**Dodds
Brown**

Description:

The property comprises a two-storey building of traditional construction under a flat roof with a single storey extension to the rear. Internally the premises have a frontreception which leads through to the office, workshops, storeroom and kitchen. The first floor comprises 2 training rooms, kitchen and WC facilities. The property is centrally heated by way of radiators. Externally there is an integrated two-vehicle garage with electric vertical roller shutter.

EPC Band:- E

Call: Dodds Brown 01642 244 130

Price Guide: £84,950+

Lot No. 6

Minden Cottage, Warden , Hexham NE46 3RT

**ROOK
MATTHEWS
SAYER**

Description:

Situated in Warden close to the town of Hexham, Minden Cottage is a detached cottage with gardens and garage. The property briefly comprises Entrance Hall, Dining Room, Lounge, Kitchen, Utility Room, Conservatory, WC/Cloaks, Bathroom and Two Bedrooms. Externally there are gardens, garage and driveway parking

EPC Band G


Call: Rook Matthews Sayer 01434 601616

Price Guide: WAS £189,950 NOW £94,950+

Lot No. 7

238 South Frederick Street, South Shields NE33 5HL

Andrew Craig

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 which is subject to a lease with 70 years left.

EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £29,950+

Lot No. 8

4 Windsor Terrace, Great Lumley, Co Durham DH3 4JR

WOOD
ESTATE AGENTS

ROOK
MATTHEWS
SAYER



Description:

Shop and maisonette over two floors. A brick built property situated mid terrace in a mixture of residential and commercial properties. The property is double glazed at first and second floor level and benefits from gas central heating. Internally the retail area measures 512 sq ft (47 sq m) with two storage areas, utility & w/c all on the ground floor. There is huge scope to increase the current trade as the store has space to the rear to increase retail space. There is a 3 bedroom maisonnette to first floor and a garage to the rear.



EPC Band - D commercial unit and E for maisonette

Call: J W Wood 0191 3839930 RMS 0191 2120000

Price Guide: £99,950+

Lot No. 9

23 Stothart Street, Jarrow NE32 3AN

Andrew Craig



Description:

STOTHARD STREET - 3 BED UPPER FLAT - Conveniently situated with Jarrow Viking Shopping Centre, Bus and Metro Stations readily available together with good road links via the A19 and Tyne Tunnel to all areas. The property comprises of:- Entrance lobby with stairs up. Lounge, Kitchen, three bedrooms and bathroom/w.c. Externally there is a private yard to the rear. Benefit from upvc double glazing and gas central heating. Early viewing urged to secure!



EPC Band:- D

Call: Andrew Craig 0191 4280025

Price Guide: £29,950+

Lot No. 10

The Old Randals Building, Sunderland SR4 1AR

Andrew Craig



Description:

A great investment opportunity offering a mix of residential and commercial usage. The ground floor to the dwelling would suit traders looking for storage unit or lock up being situated just behind a busy through road with access roads to major trunk roads. The property offers flexible usage and will appeal to a wide range of buyers. The first floor currently has planning permission (02/01938/FUL) to convert the unit from office space into a residential flat where the beginning of works has commenced. To fully appreciate the property of offer a viewing is recommended.
EPC -exempt



Call: Andrew Craig 0191 5653377

Price Guide: £35,000+

Lot No. 11

54 Carisbrooke Avenue, Middlesbrough TS3 9LL

Michael Poole



Description:

Three Bedroom End Terrace House- In Need Of Updating- Occupies A Generous Corner Plot- Detached Garage and Driveway -Gardens To The Front & Side



EPC Band:- D

Call: Michael Poole 01642 254222

Price Guide: £40,000+

Lot No. 12

Oakwood Care Home, South Crescent, Fencehouses DH4 6AE



Description:

Currently a 19 Bedroom closed Care home with, 3 bathrooms, 3 W/C, kitchen, dining room, lounge, staff room, 2 offices and washroom. Externally there is a small garden to the rear. The property also benefits from having planning permission to turn the care home into 11 residential apartments. The plans outline five two bedroom flats and six one bedroom studios. Further information can be found at Durham County Council Planning Portal, Planning No. 2/12/00197/FUL.



EPC Band - D

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £250,000+

Lot No. 13

89a & 89b Sherburn Terrace, Consett, Co Durham DH8 6NE



Description:

An investment opportunity to purchase this pair of flats located in this residential area offering easy access to all local amenities. The properties offer spacious accommodation which have been updated to offer light and airy accommodation. The property benefits include double glazed windows, gas central heating, fitted kitchen, en-suite facilities to a bedroom in each flat and we are verbally advised by the vendor that they have previously been let generating an income of approx £10,500 per annum. Each flat briefly comprises entrance hall, living room, kitchen, two bedrooms (one with en-suite) and bathroom/W.C. Externally there is a shared yard to the rear.



EPC Band:- D

Call: J W Wood 01207 235221

Price Guide: £99,950+

Lot No. 14

11 Simpson Street, Stanley DH9 0PF



Description:

A stone fronted terraced property situated within walking distance of the town centre. Ideal for first time buyers or investment purchasers and requires some improvement.

Benefits vacant possession, double glazing and electrical heating. Includes: Lobby, lounge, kitchen and rear porch. 2 bedrooms and a bathroom. Small garden to the front and a yard to rear.

EPC Band G

Call: J W Wood 01207 235221

Price Guide: £29,950+

Lot No. 15

Unit, Cedric Works, Sunderland SR4 7QW



Description:

Unit - The premises are situated just off Ranson Street and Durham Road on Back Dunelm in an area well served by local amenities, shops and offers a superb location for easy access to both Sunderland City Centre and the A19.

Call: Andrew Craig 0191 5653377

Price Guide: £14,950+

Lot No. 16

101 Walker Drive, Bishop Auckland DL14 6QL


Description:

We are delighted to offer for sale this fine family home, occupying one of the largest plots on the estate, with large gardens to three sides and excellent potential for extension. This three bedroom semi detached home has a welcoming hallway, spacious dual aspect lounge with feature fire surround, fitted dining kitchen, utility/lobby and shower/wc to the ground floor, whilst to the first floor there are three good sized bedrooms, bathroom with white suite and separate wc. The property is warmed by gas central heating and is offered with immediate vacant possession.



EPC Band - D

Call: J W Wood 01388 604273

Price Guide: £49,950+

Lot No. 17

334 Old Durham Road, Gateshead NE8 4BQ

Andrew Craig

Description:

An investment opportunity to purchase a two bed first floor flat offered for sale with vacant possession. Benefits include double glazed windows, gas central heating, Property briefly comprises entrance hall with stairs to first floor landing, two bedrooms, bathroom, living room and kitchen. Externally there is a yard to the rear.

EPC Band:- E

Call: Andrew Craig 0191 4875330

Price Guide: £34,950+

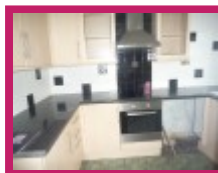
Lot No. 18

79 Chestnut Street, Ashington NE630BP



Description:

We are welcoming to the market this two bedroomed mid terraced property situated on Chestnut Street, Ashington. The accommodation on offer comprises briefly: Entrance lobby, lounge with feature fireplace, rear lobby and family bathroom to the ground floor with two bedrooms to the first floor. Externally there is a garden to the front with path, gate and fenced boundaries.



EPC Band:- E

Call: Rook Matthews Sayer 01670 850850

Price Guide: £39,950+

Lot No. 19

41-43 Marlow Street & 2 Chancery Lane, Blyth NE24 2RQ



Description:

Currently two 1 bed flats & one 3 bedroom flat. Planning permission in to convert ground floor into a 80 sq. m. retail zone Potential Income Circa £14,000 pa and a Yield of 12.7% at Guide. The unit is situated prominently at the junction of Marlow Street and Chancery Lane. The immediate surrounding area is largely residential however there are several other commercial properties close by including retail outlets, light industrial offices and public houses. Whilst there is no dedicated parking there is free parking available to the side.



EPC Band:- TBC

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £110,000+

Lot No. 20

Two Units, Cedric Works, Sunderland SR4 7QW

Andrew Craig

Description:

Two units - The premises are situated just off Ranson Street and Durham Road on Back Dunelm in an area well served by local amenities, shops and offers a superb location for easy access to both Sunderland City Centre and the A19.

Call: Andrew Craig 0191 5653377

Price Guide: £9,950+

Lot No. 21

9 St Aidans Street, Gateshead NE8 1YA

Andrew Craig

Description:

An opportunity to purchase this three bedroom upper maisonette located in a popular residential area. The property benefits include double glazed windows, gas central heating, fitted kitchen and is offered for sale with vacant possession.

Property briefly comprises entrance hall with stairs to first floor landing, bedroom one, bathroom, kitchen, living room, to the second floor there are two further rooms, and box room. (Refer to Gateshead Council Reference Number BC/05/03015/LOFFP for alterations to loft space) Externally there is a yard to the rear of the property.



EPC Band D

Call: Andrew Craig 0191 4875330

Price Guide: £54,950+

Lot No. 22

Office and Unit/Garage, Cedric Works, Sunderland SR4 7QW

Andrew Craig

Description:

Office and Unit/Garage - The premises are situated just off Ranson Street and Durham Road on Back Dunelm in an area well served by local amenities, shops and offers a superb location for easy access to both Sunderland City Centre and the A19. The property could be used for a variety of uses including redevelopment or let as an income producing investment, subject to planning
EPC Band:- TBC

Call: Andrew Craig 0191 5653377

Price Guide: £19,950+

Lot No. 23

9 Longwood Close, Sunnyside NE16 5QB

Andrew Craig

Description:

A two bedroom ground floor flat enjoying an end of terrace position in Sunnyside offering an ideal investment opportunity or of interest to first time buyers. Having the scope to improve to present day standards this property has an internal layout comprising of:- Entrance hall, lounge with door opening to the rear. Kitchen, Two bedrooms and bathroom/w.c. Offered with no upward chain! Early viewing urged.

EPC Band To Follow

Call: Andrew Craig 0191 4889090

Price Guide: £45,000+

Lot No. 24

18a Heathfield Crescent, Fenham NE5 3EX



Description:

An ideal Investment opportunity to purchase this two bedroom upper flat with vacant possession. Situated in the popular Buy To Let area of Cowgate. Well-presented throughout and benefits from gas central heating, driveway and garden. All local amenities, bus routes, Newcastle city centre and road links nearby. The accommodation comprises; entrance, stairs to first floor, lounge, breakfasting kitchen, two bedrooms. Externally there is a garden and off street parking.



EPC Band To Follow

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £25,000+

Lot No. 25

High Hirst Farm, Reiverdale Road, Ashington NE63 9AQ



Description:

Garage / Land at The End of Reiverdale Road, Ashington,

Freehold Garage and Strip of Land

0.088 Hectares 0.217 Acres

Situated Opposite Lidl Supermarket

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £4,000+

Lot No. 26

21 Allendale Road , Stockton On Tees TS18 4PW



Description:

Attention Investors! Substantial Detached Residence- Large Plot of Land Aprox 0.25 acres- Development Opportunity subject to Planning. 21 Allendale Road sits between no.s 17 & 23, the current owners believe originally there was meant to be a pair of semi-detached houses built on this plot but instead this substantial detached family home was built and now occupies this impressive plot. The property itself comprises of large entrance hall, 3 reception rooms, cloaks, large breakfast kitchen, 4 double bedrooms one with an ensuite, family bathroom and landing. Garage with loft, two good-sized out-houses are on site and the gardens are made up of a gravelled drive with turning point, patio, rased lawn, water feature & vegetable plots.

EPC Band- E


Call: Michael Poole 01642 355000

Price Guide: £219,950+

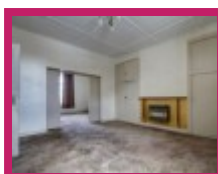
Lot No. 27

38 Victoria Terrace, Stanley DH9 9JZ



Description:

Available with immediate vacant possession, a large, stone built mid terraced property, situated on this popular main road position. Requires updating, ideally suited to families, first time buyers or investment purchasers and comprises: Entrance lobby, hallway, lounge open plan to dining room, kitchen, bathroom, 3 bedrooms. Yard to rear.



EPC Band To Follow

Call: J W Wood 01207 235221

Price Guide: £40,000+

Lot No. 28

Greenhill Chapel, Penryn Avenue, Murton SR7 9LW

kimmitt & roberts



Description:

Development Opportunity - Offered for sale is Greenhill Chapel on Penryn Avenue at Greenhill Road/Gray Road Murton. Outline Planning Permission was granted 11.2.05 Reference 05/107 for proposed residential development. (copy available)

Call: Kimmitt & Roberts 0191 5813213

Price Guide: £35,000+

Lot No. 29

83/85 Broughton Street, South Shields NE33 2RT

NORTH EAST COMMERCIAL
CHARTERED SURVEYORS & VALUERS

ROOK MATTHEWS SAYER



Description:

Off Licence/Convenience Store/ Self Contained Flat aboveComprises a corner positioned three storey property, ground floor sales shop 400 sq.ft (37.17 sq.m) Rear Shop 97 sq.ft (9 sq.m), Lounge, Basement Stockroom 361 sq.ft (59.1 sq.m), W.C. First Floor: Three bedrooms, Kitchen galley style with fitted units, Bathroom Garage 233 sq.ft. (21.65 sq.m) W.C. Advised takings exceed £4,000 per week. Pleasant residential location. In the same ownership for over 20 years. Genuine retirement sale.

EPC Band:- D



Call: North East Commercial 0191 4875866

Price Guide: £124,950+

Lot No. 30

28 Eighth Street, Blackhall TS27 4EU

kimmitt & roberts



Description:

We are privileged to offer for sale this two bedroomed end terraced home boasting gas central heating system, double glazing and briefly comprises of lounge, Dining Room, kitchen, Rear Lobby, Bathroom/W.C, Two Bedrooms, Yard and Brick Store
Property Features:- 2 Bed End Terrace- Two Reception Rooms- GCHS & D.Glazing- Viewing Recommended

EPC Band:- TBC



Call: Kimmitt & Roberts 0191 5183334

Price Guide: £19,950+

Lot No. 31

8,10,10a Front Street, Anfield Plain, Durham DH9 8JE

WOOD
ESTATE AGENTS



Description:

Two Ground Floor Commercial Units- Unit 8: Approximate NIA 19.63 sqm (211.00)- Unit 10: Approximate NIA 30.51 sqm (328.00)- Two bedroom residential flat
EPC Band:- TBC

Call: J W Wood 0191 3839930

Price Guide: £39,950+

Lot No. 32

57 Derwent Street Hartlepool TS26 8BN



Description:

An investment opportunity to purchase this 2 bed mid-terrace house offered for sale with vacant possession. The property benefits include double glazed windows, gas central heating and briefly comprises entrance lobby and a bathroom to the ground floor. There are 2 bedrooms to the first floor. Externally there is a yard to the rear. Likely rental income in the region of £350 PCM (£4,200 per annum)



EPC Band:- F

Call: Kimmitt & Roberts 0191 5183334

Price Guide: £24,950+

Lot No. 33

117,119,119a Woodbine Street, Gateshead NE81ST



Description:

WOODBINE STREET - Appealing to investors and offering excellent opportunity to add this property to an existing Portfolio, this end terraced building comprises of three separate flats - 117 being a two bedroomed upper. Number 119 being a one bedroom ground floor and number 119a, being another two bedroom ground floor flat. The properties have undergone some re-furbishment work which requires completing including the installation of gas central heating boiler. Sure to be popular with local investors and early viewing to inspect is highly recommended.



EPC Band:- TBC

Call: Andrew Craig 0191 4875330

Price Guide: £84,950+

Lot No. 34

6 Tunstall Street, Middlesbrough TS3 6PE



Description:

Three bedroom mid terrace house, ideal investment opportunity ! GCH, UPVC Double Glazing. Accommodation includes through lounge dining room, fitted kitchen and bathroom wc, to the first floor there are three bedrooms and a separate wc.

EPC Band To Follow

Call: Michael Poole 01642 254222

Price Guide: £29,950+

Lot No. 35

12 Woodbine Terrace, Stanley DH9 7JG



Description:

Available with immediate vacant possession, a spacious 2 bedroomed terraced house, which was converted from 2 flats approximately 50 years ago. The property has the benefit of gas fired central heating, double glazing and requires some improvements. The accommodation is ideally suited to families, first time buyers or investors and briefly comprises, on the ground floor: Entrance hall, lounge, separate dining room, kitchen and a shower room. To the first floor there are 2 large bedrooms (one with w.c.). Externally the property has a gravelled garden to the front and a block paved yard to the rear.



EPC Band:- D

Call: J W Wood 01207 235221

Price Guide: £29,950+

Lot No. 36

7 Burn Terrace, Hebburn NE31 1UF

Andrew Craig



Description:

ONE BED FLAT - Located just off Mill Crescent on the border with Bill Quay briefly comprising of: Entrance, lounge, kitchen equipped with a oven/cooker, fridge/freezer and washing machine. One bedroom and bathroom/w.c. Communal garden grounds mostly laid to lawn surround the property with parking available to the rear together with a single garage located nearby in a separate block. Electric heating.

EPC Band to follow

Call: Andrew Craig 0191 4281428

Price Guide: £34,950+

Lot No. 37

Arcadia Store, 1 Arcadia, Ouston, Chester Le Street DH2 1RF

ROOK MATTHEWS SAYER



Description:

Off licence with two bedroom flat
Arcadia Convenience Store, Arcadia, Ouston, Chester le Street, DH2 1RF. Freehold Off Licence and 2 Bedroom Flat. We have been Informed the Turnover is £4,000 per week. High Gross Profit Margin. Densely Populated Area. Ideal First Business. Short Trading Hours.

EPC Band E



Call: Rook Matthews Sayer 0191 2120000

Price Guide: £85,000+

Lot No. 38

18 Denmark Street, Gateshead NE8 1NQ

Andrew Craig



Description:

DENMARK STREET - Offering an excellent opportunity for both investors and private purchasers this four bed mid terraced house located on Denmark Street briefly comprises of:- Entrance lobby, Entrance hallway, lounge, dining room and fitted kitchen and cellar. To the first floor there are two bedrooms and bathroom/w.c., with two further bedrooms and shower room/w.c., to the second floor. The property benefits from gas fired central heating system and upvc double glazing and externally there is a yard to the rear.

EPC Band:- TBC



Call: Andrew Craig 0191 4875330

Price Guide: £129,950+



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Fax: 0191 212 7765**

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Option 2

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Lot No. 39

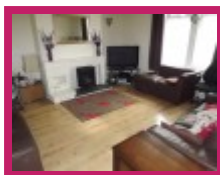
3 Barehirst Street, South Shields NE33 5LY

Andrew Craig



Description:

TWO BEDROOM GROUND FLOOR FLAT - Situated within this residential area of South Shields close to local shops and main road links making this an ideal location for commuting. The accommodation benefits from gas central heating and double glazing. Double fronted and comprising of entrance hallway, lounge, kitchen, two bedrooms and bathroom/w.c. Externally lies a yard to the rear. Offered with no upward chain, ideal first time buy. Viewing recommended.



EPC Band:- D

Call: Andrew Craig 0191 4271722

Price Guide: Was £52,500 Now £34,950+

Lot No. 40

4 Chard Walk, Middlesbrough TS3 7LY

Michael Poole



Description:

Three Bedroom End Terrace House- Ideally Situated for Local Schooling- Suitable for First Time Buyer or Family - Combination Gas Central Heating System -Double Glazing Throughout Parking to the Rear of the Property- Gardens to the Front, Side & Rear -Timber Framed Conservatory



EPC Band:- C

Call: Michael Poole 01642 254222

Price Guide: WAS £75,000 Now £54,950+

Lot No. 41

23 Saltwell Road, Gateshead NE8 4TH

Andrew Craig



Description:

Appealing to both the buy to let investor and the private residential buyer is this two bed ground floor flat situated within close proximity to local amenities. The property benefits include double glazed windows, gas central heating via a central heating boiler, fitted kitchen and is offered for sale with vacant possession.

Property briefly comprises of entrance hall, two bedrooms, living room, kitchen, rear lobby and a bathroom-wc. Externally there is a yard to the rear of the property.

EPC Band:- To Follow

Call: Andrew Craig 0191 4875330

Price Guide: £44,950+

Lot No. 42

12 Brand Avenue, Fenham, Newcastle NE4 9NX

**ROOK
MATTHEWS
SAYER**



Description:

Three bedroom semi-detached house with additional study room, two reception rooms, garage and gardens. Situated in the popular Fenham area is this fantastic family home offering spacious living accommodation. To the ground floor there is a porch, hallway, two reception rooms and a re-fitted kitchen. On the first floor there are three bedrooms, an additional study room and a four piece bathroom suite. Benefits include gas central heating and double glazing. No onward chain.



EPC Band - E

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £125,000+

Lot No. 43

11 Ploverfield, Ashington, Northumberland NE63 8LX

**ROOK
MATTHEWS
SAYER**



Description:

A three bedroomed semi detached property situated on the popular Fallowfield Estate, Ashington. The accommodation briefly comprises: Lounge, dining room leading to kitchen on the ground floor and to the first floor there are three bedrooms and family bathroom/w.c. The property is double glazed throughout and has gas central heating. Externally there is a lawned garden to the rear and paved garden to the front. The property has an integral garage. An ideal family starter home.



EPC Band - D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £109,950+

Lot No. 44

45 Ilchester Street, Seaham SR7 7LW

kimmitt & roberts



Description:

A great investment opportunity!! We are pleased to offer for sale this two bedroom mid terraced property which has just undergone a major refurbishment programme by the current vendors. The property offers well presented and completely renewed accommodation suited to first time buyers or investor clients. Viewing is a must!!



EPC Band:- D

Call: Kimmitt & Roberts 0191 5813213

Price Guide: £39,950+

Lot No. 45

10 Ruskin Avenue, Pelton, Chester Le Street DH2 2PT

**WOOD
ESTATE AGENTS**



Description:

Suited to a variety of buyers we offer for sale this three bed semi detached house situated on a no through road. The property benefits include double glazed windows, gas central heating, gardens to front and rear. Property briefly comprises of entrance hall, living room, kitchen, rear lobby, bathroom, to the first floor there are three bedrooms and a garden to front and yard to rear
EPC Band - D

Call: J W Wood 0191 3887245

Price Guide: £44,950+

Lot No. 46

5 Arlington Street, Pallion, Sunderland SR4 6LY

Andrew Craig



Description:

A well presented and ready to move into two bed cottage situated in this popular residential area. The property has been upgraded and modernised by the current vendor to include refitted kitchen and bathroom/wc, additional benefits include double glazed windows, gas central heating. The property is offered for sale with vacant possession.

Property briefly comprises of entrance hall, two bedrooms, living room, kitchen, rear lobby and a bathroom/wc. Externally there is a yard to the rear



EPC Band:-C

Call: Andrew Craig 0191 5653377

Price Guide: £54,950+

Lot No. 47

94 Lanehouse Road, Stockton TS17 8EA

Michael Poole



Description:

Traditional style 3 bed semi-detached house- Through lounge/dining room - Front and rear gardens - Off Road parking - Easy access to the A19 and A66 - A 10min walk to Queens Campus Durham University

EPC Band to follow

Call: Michael Poole 01642 355000

Price Guide: £84,950+

Lot No. 48

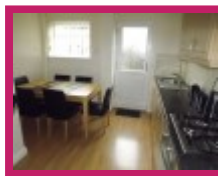
29 Lorrain Road, South Shields NE34 8HU

Andrew Craig



Description:

LORRAIN ROAD, SOUTH SHIELDS...Offered for auction is this 2 bedroom end of terrace family home. Currently one bedroom has been split into two creating additional space, this property is located in the popular Whiteleas area. The property briefly comprises of door to hallway, lounge, kitchen, two bedrooms and bathroom w.c. Externally there is lawned gardens to the front & rear.



EPC Band: D

Call: Andrew Craig 0191 4271722

Price Guide: £64,950+

Lot No. 49

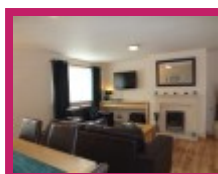
19 Lyncroft, Ashington NE63 8EN

ROOK MATTHEWS SAYER



Description:

**** THREE BEDROOMED MODERN ACCOMMODATION NO UPPER CHAIN**** A recently modernised three bedroomed mid link home situated on Lyncroft, Ashington. The property has been subject to recent improvements and offers well proportioned modern accommodation ideally suited to a first time buyer. The accommodation is also available with the advantage of no upper chain and briefly comprises: entrance hall, cloaks/w.c, modern fitted kitchen, spacious lounge, first floor landing, three good sized bedrooms and bathroom/w.c. Externally there is an enclosed garden to the rear. Double glazing and gas central heating.



EPC Band C

Call: Rook Matthews Sayer 01670 850850

Price Guide: £64,950+

Lot No. 50

9 Waterbeach Place, Slatyford, Newcastle NE5 2NE

**ROOK
MATTHEWS
SAYER**

Description:

An ideal first time buy or by to let investment offered with vacant possession. This two bedroom mid link home is well presented throughout and benefits from gas central heating and double glazing. Situated in the popular Slatyford area, with all local amenities near by which include local shops and bus routes to Newcastle city centre. Also road links to A1 & A69.



EPC Band C

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £59,950+

Lot No. 51

Dinmont, The Spinney, Darlington Road, Hartburn TS18 5HY

Michael Poole

Description:

A Substantial Individually Designed Four Bedroom Detached- Executive Residence set in a Small Exclusive Development of Only Three Properties off -Darlington Road in Hartburn Enjoying a Generous Plot with Mature Gardens & Double Garage - Extensive Lounge with Feature Fireplace & Separate Dining Room - Impressive Kitchen/Family Room with Range of Integrated Appliances -& Separate Utility Room - Study/Snug - Four Spacious First Floor Bedrooms with Master having an En-Suite Bathroom - Family Bathroom/wc with White Suite & Separate Shower - Gas Central Heating System, Double Glazing & Security Alarm System - A Very Impressive Property Enjoying a Delightful Settling No Onward Chain



EPC Band:-D

Call: Michael Poole 01642 355000

Price Guide: £390,000+

Lot No. 52

107 Ocean Road, South Shields NE33 2JL

Andrew Craig

Description:

An opportunity to purchase this bed and breakfast located on a popular strip in South Shields within close proximity of local amenities. The accommodation is split over three floors, and benefits from double glazed window and gas central heating. There are seven letting bedrooms and the property can be sold with the current bookings in place if required. Property briefly comprises of entrance hall, dining room, access door to landlords flat comprising of one bedroom, living room and a kitchen. To the first floor there are four bedrooms and shower room/wc and a separate wc. To the 2nd floor there are a further 3 bedrooms each with their own shower and wc



EPC Band - D

Call: Andrew Craig 0191 4271722

Price Guide: £135,000+

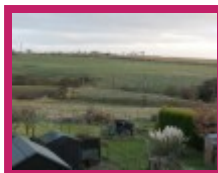
Lot No. 53

12 Beacon Road, Hampeth, Northumberland NE65 9LH

**ROOK
MATTHEWS
SAYER**

Description:

A mid terrace of family homes overlooking open countryside to front and rear. There is excellent access to the A1 road for commuting either north to Alnwick or south to Morpeth and Newcastle. The ground floor accommodation includes entrance lobby, sitting room with open fire, dining room with open fire and fitted kitchen. There are three bedrooms and bathroom with separate w.c. on the first floor. PVC double glazing and solid fuel central heating is included. There are lawned gardens to front and rear with further large lawned garden across the access road to the rear with space for garage and parking. The property is ready for some minor modernisation and updating



EPC Band E

Call: Rook Matthews Sayer 01665 510044

Price Guide: £99,950+

Lot No. 54

South House, 1 Eppleton House, Hetton Le Hole DH5 0QZ

WOOD
ESTATE AGENTS

kimmitt & roberts



Description:

Imposing period residence, the main hall has been divided into three separate dwellings arranged around a pleasant courtyard. Sympathetically improved to provide a spacious family home with oil fired central heating. Briefly comprises: reception hall, drawing room, dining room, kitchen/breakfast room with utility room and wc off. First floor two double bedrooms, 1 with en suite, family bathroom, attic room, Second floor two bedrooms, 1 with an en suite. Double garage with workshop/storage facilities. Lawned gardens extending to approx 1 acre and additional woodland area also extending to approx 1 acre. Access to Eppleton Hall is through an impressive shared tree lined drive through an archway and into the shared courtyard area.

EPC Band E



Call: JWW 0191 3869921 K&R 0191 5848080

Price Guide: WAS £500,000 NOW £399,950+

Lot No. 55

37 Morgan Street, Southwick, Sunderland SR5 2HN

Andrew Craig



Description:

This one bedroom mid terraced cottage would be ideal for the young/growing families alike and is close to local amenities and has easy access to Sunderland City Centre and Stadium of Light and offers deceptively spacious living accommodation which is decorated in a neutral modern theme throughout. The property benefits from gas central heating and double glazing. Accommodation comprises entrance lobby with glazed door leading to hallway, lounge with stairs to the first floor and feature fire surround with gas fire insert, study/nursery, fitted breakfasting kitchen and bathroom with three piece suite to the ground floor whilst to the first floor there is two loft room. Externally there is a rear yard providing secure parking via an electric roller shutter door.

EPC Band - F



Call: Andrew Craig 0191 5160239

Price Guide: £34,950+

Lot No. 56

22 West Drive, Lanchester, Co Durham DH7 0HQ

WOOD
ESTATE AGENTS



Description:

A two-bedroom semi-detached bungalow. The bungalow has UPVC double glazing and gas central heating (back boiler) with accommodation comprising: entrance lobby, hall, living room, fitted kitchen, two bedroom and a shower room with a walk-in shower. There are lawned gardens to the front and rear, a garage and a driveway. West Drive is situated on a 1960s-built estate close to Lanchester village, which has a good range of everyday facilities, schools and amenities.

EPC Band E



Call: J W Wood 01207 502109

Price Guide: £99,950+

Lot No. 57

2 Tunstall Village Road, Silksworth, Sunderland SR3 2BY

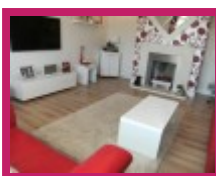
Andrew Craig



Description:

A deceptively spacious split level detached bungalow. Lower floor comprises laundry room and access to the integral garage/gym (the garage has been converted into a gym but could be easily converted back). Ground floor accommodation comprises lounge/reception room one, kitchen, bathroom suite, two bedrooms, dining room and sun room. First floor accommodation comprises master bedroom with en-suite facilities and a further double bedroom. Other benefits include gas central heating, and double glazing. Externally there is a front garden with drive leading to attached garage/gym and separate detached garage and rear garden with patio area and shed

EPC Band - E



Call: Andrew Craig 0191 5653377

Price Guide: £225,000+

Lot No. 58

5 Stanton Avenue, Blyth NE24 4PL


Description:

WELL CARED FOR EXTENDED & REDESIGNED FAMILY HOME - NO UPPER CHAIN - FOUR WELL PROPORTIONED BEDROOMS - POPULAR DEVELOPMENT - GARAGE - LANDSCAPED GARDENS - Situated in an excellent cul de sac on the sought after Newsham Farm Estate briefly comprising: Entrance porch, entrance hall, lounge, dining room, additional dining/family room and breakfasting kitchen. Four good sized bedrooms to the first floor master en suite bathroom and additional family shower room and separate w.c. Externally the gardens to both front and rear. Block paved driveway to garage.



EPC Band D

Call: Rook Matthews Sayer 01670 352900

Price Guide: WAS £129,950 NOW £99,950+

Lot No. 59

294 Whitehall Road, Gateshead NE8 4PX

Andrew Craig

Description:

WHITEHALL ROAD... A well presented two bedroom first floor flat located in Bensham within close vicinity of Saltwell Park and other local amenities. The property benefits from UPVC double glazing and gas fired central heating. The accommodation briefly comprises of:- Entrance lobby, two bedrooms, bathroom, lounge, fitted kitchen and yard to rear. Suitable for a wide range of potential purchasers. Viewing is urged to fully appreciate!



EPC Band C

Call: Andrew Craig 0191 4875330

Price Guide: £59,950+

Lot No. 60

12 Seaburn Gardens, Wrekenton NE9 7AU

Andrew Craig

Description:

SEABURN GARDENS - A well presented semi detached house which is located on a good size corner plot. The property is warmed by gas central heating and has the benefit of upvc double glazing. The internal layout comprises of:- Entrance hallway, living room with living flame effect fire. Kitchen with integrated oven and fridge/freezer. Attached outhouses used for storage. First floor has master bedroom, one further bedroom and bathroom/w.c. Externally there are gardens to front, side and rear. Viewing is highly recommended.



EPC Band:- D

Call: Andrew Craig 0191 4875330

Price Guide: £64,950+

Lot No. 61

28 Wendover Way, Sunderland SR5 5RX

Andrew Craig

Description:

Rarely do these five bedroom properties come on to the open market so early viewing is highly recommended, offering deceptively spacious family size accommodation, perfect for the growing family needs and well presented throughout. The internal floor plan comprises: Five well proportioned bedrooms and family bathroom to first floor, to the ground floor there is an entrance porch, entrance hall, 11ft 7 X 15ft 6 lounge with feature fire surround, 12ft 1 X 11ft 8 dining room, fitted kitchen, downstairs cloaks. Other benefits include gas central heating, uPVC double glazing and the property has been newly decorated throughout. Externally there are lawned gardens to front and rear.

EPC Band E

Call: Andrew Craig 0191 5160239

Price Guide: £69,950+

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Laura Morgan
07714 316 568

working in
association
with



Lot No. 62

19a Hawthorne Terrace, Walbottle NE15 8JQ

ROOK MATTHEWS SAYER



Description:

*FIRST FLOOR FLAT TWO BEDROOMS LOUNGE AND KITCHEN UTILITY AREA - STORE ROOM POPULAR LOCATION PRICED TO SELL*This is a well presented first floor flat located on Hawthorn Terrace in Walbottle offering substantial living accommodation. The property benefits from modern features including gas radiator heating and double glazing and the internal accommodation briefly comprises; an entrance hall leading up to the landing, a lounge open to the kitchen and utility area. There are two bedrooms to this floor and a staircase leads up to the store room.



EPC Band:- D

Call: Rook Matthews Sayer 0191 2671031

Price Guide: £49,950+

Lot No. 63

4 Westgate Avenue, Silksworth, Sunderland SR3 1BD

Andrew Craig



Description:

An opportunity to purchase this three bedroom, two reception, semi detached house offered for sale with vacant possession. The property benefits include double glazed windows, gas central heating, gardens front and rear and will apply to a wide range of potential buyers. Property briefly comprises: entrance hall, lounge, dining room, kitchen to the ground floor. There are 3 bedrooms and a family bathroom/W.C to the first floor. Externally there are garden to the front and rear of the property with a drive to the front of the property offering off street parking.



EPC Band:- C

Call: Andrew Craig 0191 5160239

Price Guide: £64,950+

Lot No. 64

49 Tosson Terrace, Heaton, Newcastle Upon Tyne NE6 5LY

ROOK MATTHEWS SAYER



Description:

A WELL APPOINTED 2 BEDROOM GROUND FLOOR TYNESIDE FLAT SITUATED WITHIN CLOSE PROXIMITY OF ALL OF THE AMENITIES THAT CHILLINGHAM ROAD HAS TO OFFER. The accommodation comprises: entrance hall, lounge, kitchen, 2 bedrooms and a bathroom/WC. Additional benefits include gas central heating and double glazing. Externally there is a front garden and a private yard to the rear.



EPC Band:- C

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £89,950+

Lot No. 65

5 Piercebridge Close, Stockton TS19 0XP

Michael Poole



Description:

Fantastic Property Project * Very Good-Sized Accommodation * Split Level Dwelling * En-Suite Shower Room* Double Detached Garage * Impressive Outlook & space to extend (subject to planning permission)* No Onward Chain * View Early to Avoid Disappointment!



EPC Band:- D

Call: Michael Poole 01642 355000

Price Guide: WAS £225,000 NOW £174,950+

Lot No. 66

10 Ivy Way, Pelton, Chester Le Street DH2 1DR


Description:

A modern well proportioned two Bedroom end link house situated at the head of a cul de sac within this recently built development. The property lies within walking distance of village amenities, schools and public transport. It has been greatly enhanced with a Conservatory extension to rear. The accommodation comprises Lobby, Lounge, Inner Lobby, Cloakroom/wc, Kitchen with beech effect units and stainless steel cooking appliances, Conservatory, two Double Bedrooms, Bathroom/wc with white suite and shower, Gardens and Parking. The modern specification includes gas central heating via radiators and uPVC double glazing



EPC Band:- TBC

Call: J W Woods 0191 3887245

Price Guide: £94,950+

Lot No. 67

16 Chipchase Mews, Great Park, Gosforth NE3 5RH


Description:

Modern four bedroom detached property situated in this popular residential area within close proximity to local shops, amenities and transport links. Briefly comprising; entrance hall, w.c, lounge, study, dining room, kitchen, utility, four bedrooms, en suite to master and a bathroom/w.c. Externally there is a landscaped garden to the rear and a garage situated in a separate block.

EPC Band - C

Call: Rook Matthews Sayer 0191 2847999

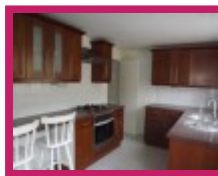
Price Guide: £240,000+

Lot No. 68

19 Moorcroft, Newbiggin NE646AW


Description:

THREE BEDROOMED END TERRACED SPACIOUS ACCOMMODATION ENCLOSED YARD**This three bedroomed end terraced has come to the market for sale as a chain free purchase. Close to the newly renovated sea front this is an ideal investment opportunity. With double glazing and gas central heating the property comprises of lounge, kitchen diner, stairs to first floor, family bathroom and three bedrooms. Externally there is an enclosed yard to rear. Must View!



EPC Band D

Call: 01670 850 850

Price Guide: £44,950+

Lot No. 69

11 Wingrove Terrace, Springwell, Gateshead NE9 7RS


Description:

Appealing to a wide range of potential buyers is this two bedroom stone built mid terrace, situated within this popular village. The property benefits include double glazed windows, gas central heating and offers good size accommodation. Property comprises entrance hall, living room, kitchen, rear porch and bathroom/W.C to the ground floor. Whilst there are two good sized bedrooms to the first floor. Externally there is a yard to the rear.



EPC Band:- D

Call: Andrew Craig 0191 4875330

Price Guide: £79,950+

Lot No. 70

11 Northfield View, Consett, Co Durham DH8 6AW


Description:

A two bedroom semi detached house situated in a pleasant position and easy access to local amenities. The property benefits include double glazed windows, gas central heating, gardens to both the front and rear of the property and is offered for sale with vacant possession. Briefly comprises entrance door to living room, dining/kitchen, rear porch, to the first floor 2 beds family bathroom/W.C. Externally there is a gravelled garden to the rear with a drive offering off street parking and a single garage whilst to the front there is a lawned garden.



EPC Band:- D

Call: J W Wood 01207 235221

Price Guide: £79,950+

Lot No. 71

26 Elm Grove, Fawdon, Newcastle Upon Tyne NE3 2RX

Andrew Craig

Description:

This two double bed semi detached house is well placed for access to most local shops, Schools, Metro and road links. Briefly comprises:- Entrance hallway, lounge, dining room, kitchen, utility room, two double bedrooms, bathroom/w.c., and gardens. Benefits from double glazing to windows and gas central heating. VIEWING URGED TO SECURE!



EPC Band:- D

Call: Andrew Craig 0191 2859024

Price Guide: £79,950+

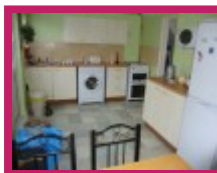
Lot No. 72

79 Sowerby Gardens, Middlesbrough TS9 5EE

Michael Poole

Description:

A three bedroom mid terrace home situated within this popular area of Stokesley. The property offers good size accommodation and benefits include double glazed windows, gas central heating, garden to rear and off street parking to the front. The property briefly comprises entrance hall, living room and a dining kitchen to the ground floor. There are three bedrooms, bathroom and a separate wc to the first floor.



EPC Band:- D

Call: Michael Poole 01642 254222

Price Guide: £59,950+

Lot No. 73

100 Chase Meadows, Blyth NE24 4LB

ROOK MATTHEWS SAYER

Description:

****BEAUTIFUL LARGER STYLE DETACHED-FOUR BEDROOMS-SUPERB CONSERVATORY-CUL-DE-SAC POSITION ON CHASE MEADOWS IN BLYTH - EPC: D **** Within easy access to A189 road links, schools & amenities, Briefly Comprising entrance hall, lounge, dining room, superb conservatory, refurbished kitchen, utility & ground floor cloaks/wc. To the first floor large master bedroom with ensuite, three further bedrooms & refitted family bathroom. Situated in a cul-de-sac on this most popular development with garden to front, driveway to garage & enclosed well kept garden to rear with open aspect. Only an internal inspection will reveal size & standard of accommodation on offer.
EPC Band D

Call: Rook Matthews Sayer 01670 352900

Price Guide: £200,000+

Lot No. 74

54 St Aidans Road, South Shields NE33 2EY

Andrew Craig



Description:

ST AIDANS ROAD - SOUTH SHIELDS - PERIOD FIVE BEDROOM END TERRACE - Situated on the ever popular Lawe Top area of South Shields. Within minutes walk of the local beach, parks and town centre of South Shields where all amenities and transport links can be found. The accommodation is spread over three floors and benefits from gas central heating, double glazing, turret windows and NO CHAIN. Comprising of entrance porch, hallway, lounge opening to dining room and a kitchen. To the first floor lies three bedrooms, one benefiting from an en suite w.c. and to the second floor lies a further two bedrooms and a family bathroom. Externally lies a forecourt garden to the front and side and a private patio garden with storage space to the rear. This spacious home is ideal for the growing family. Viewing highly recommended.
EPC Band - D

Call: Andrew Craig 0191 4271722

Price Guide: Was £225,950. Now £149,950+

Lot No. 75

17 The Moorlands, Gilesgate, Durham DH1 2LB

WOOD
ESTATE AGENTS



Description:

A 3 bedroom semi detached house situated in this popular residential area and appealing to a wide range of potential buyers. The property benefits include double glazed windows, gas central heating, fitted kitchen, gardens and is offered for sale with vacant possession. Property briefly comprises entrance hall, living room, dining room which is open plan to kitchen, 3 beds and a bathroom/W.C. Externally there are lawned gardens to both the front and rear of the property with a drive to the front offering off-street parking.

EPC Band:- TBC



Call: J W Wood 0191 3869921

Price Guide: £109,950+

Lot No. 76

22 Woodlands Road, Ashington, Northumberland NE63 9TT

ROOK
MATTHEWS
SAYER

Andrew Craig



Description:

A three bedroom two reception room semi detached house offering to a wide range of potential purchasers. The property is located in a popular residential area, on a cul-de-sac and benefits include double glazed windows, gas central heating, fitted kitchen, garage and gardens. Property comprises entrance porch, entrance hall, living/dining room, kitchen and utility to the ground floor. There are three bedrooms and a bathroom with separate wc to the first floor. Externally there are gardens to both front and rear to the property with a drive to the front leading to the garage. We have been verbally advised by the vendor the property is freehold.

EPC Band:- to follow



Call: Rook Matthews Sayer 01670 850850

Price Guide: £109,950+

Lot No. 77

56 Shrewsbury Crescent, Humbledon, Sunderland SR3 4AP

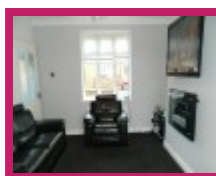
Andrew Craig



Description:

This two bedroom end link house is situated close to local amenities and transport links to the city centre and surrounding areas making this ideal for first time buyers, families and investors alike. Accommodation comprises entrance hallway, lounge with double glazed bow window and fully fitted kitchen/diner to the ground floor whilst to the first floor there are two bedrooms (one with fitted wardrobes and shower room with jet shower with in shower cubicle. Other benefits include gas central heating, double glazing and a security alarm system. Externally there are gardens to the front and rear. VIEWING RECOMMENDED !!!!!

EPC Band:- D



Call: Andrew Craig 0191 5653377

Price Guide: £64,950+

Lot No. 78

8 Warrenmill Close, West Denton Park, Newcastle NE15 8XH

**ROOK
MATTHEWS
SAYER**



Description:

EXTENDED FAMILY HOME - THREE BEDROOMS - ENSUITE FACILITIES - MODERN THROUGHOUT* Offering no onward chain and spacious accommodation throughout the property briefly comprises an entrance to lounge/dining room, breakfasting kitchen, utility room, landing, three bedrooms with ensuite to master bedroom and family bathroom/w.c. Modern features include gas central heating and double glazing. Externally there are front and rear gardens, and a detached single garage.



EPC Band - D

Call: Rook Matthews Sayer 0191 2671031

Price Guide: £119,950+

Lot No. 79

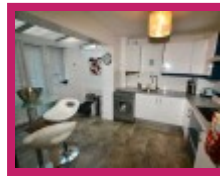
5 Dalton Place, Millfield, Sunderland SR4 7EP

Andrew Craig



Description:

This end link house is situated close to local amenities and transport links to the city centre, surrounding areas and easy access to A19 with both Northern and Southern destinations making this ideal for first time buyers, families and investors alike. Accommodation comprises entrance lobby, lounge with stairs to the first floor and fitted extended breakfasting kitchen to the ground floor whilst to the first floor there are two double bedrooms and a bathroom with three piece suite. Other benefits include gas central heating and double glazing. Externally there are gardens to the front and rear with parking to the rear.



EPC Band:- C

Call: Andrew Craig 0191 5653377

Price Guide: £64,950+

Lot No. 80

31 Cheviot View, Prudhoe, Northumberland NE42 5AX

**ROOK
MATTHEWS
SAYER**

yellow estate agency



Description:

Fantastic southerly facing garden Auction to be held on Monday 28th April 2014 at the Newcastle Marriott Hotel Gosforth Park Newcastle NE3 5HN. A well presented three bedroom semi detached family home situated in this much sought after spot in Prudhoe. The property features gas central heating, upvc double glazing, southerly facing gardens and off street parking. The property comprises:- entrance hallway, living room, dining room, fitted kitchen, stairs to first floor landing, three bedrooms, and a family bathroom/wc. Externally there are generous gardens to the front and rear (rear southerly facing) and a driveway offering off street.



EPC Band:C

Call: RMS 0191 4131313 Yellow 01661 831234

Price Guide: £74,950+

Lot No. 81

36 Stoddart Street, South Shields NE34 0JS

Andrew Craig



Description:

A three bedroom, two reception room, mid-terrace house which was originally a pair of flats and subject to the necessary planing and consents could be reverted back to flats. The property benefits include double glazed windows, gas central heating and externally there is a yard to the rear. EPC Band:- E

Call: Andrew Craig 0191 4271722

Price Guide: £44,950+

Lot No. 82

97 Ashfield Close, Newcastle NE4 6RL

**ROOK
MATTHEWS
SAYER**



Description:

Property appealing to both the but to let (especially these looking to let to students from Newcastle college) or the private residential buyer looking for a larger home in this 5 bed 2 reception end terrace house.

The accommodation is split over 3 floors and some internal works have begun but need to be finished off which is reflected in the price. property briefly comprises entrance hall, living room, dining room, kitchen, utility, to the first floor 3 bedrooms, bath/W.C, to separate W.C, to the 2nd floor 2 further bedrooms. Externally there is a yard to the rear and a garden to the front.

EPC Band:- To Follow

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £110,000+

Lot No. 83

98 Monatgue Avenue Gosforth NE3 4SB

**ROOK
MATTHEWS
SAYER**



Description:

An extended four bedroom semi-detached house situated within this popular residential area The property benefits include double glazed windows, gas central heating, fitted kitchen, integral garage and is offered for sale with vacant possession. Property briefly comprises extension porch, entrance hall, living room, dining room and kitchen to the ground floor. There are 4 bedrooms, bathroom and a separate W.C to the first floor. Externally there are gardens to both front and rear of the property with a drive to the front offering off-street parking leading to the garage.



EPC Band:- E

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £219,950+

Lot No. 84

29 Dorset Avenue, South Shields NE34 7JA

Andrew Craig



Description:

A three bedroom two reception semi detached house offered for sale with no onward chain. The property benefits include double glazed windows, gas central heating to the ground floor and a good sized lawned garden to the rear. Property comprises Entrance hall, living room, dining room, kitchen and a utility to the ground floor. There are three bedrooms and a bathroom to the first floor. External there is, lawned garden to the rear and a lawned garden to the front with a drive offering off street parking.



EPC Band:- F

Call: Andrew Craig 0191 4271722

Price Guide: £54,950+

Lot No. 85

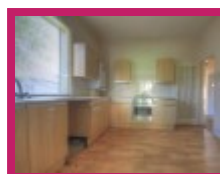
134 Bishopton Road, Stockton TS18 4PB

Michael Poole



Description:

Large 3/4 Bed Semi-Detached Dormer Bungalow- Internally Comprises Of Entrance Hallway, Lounge, Kitchen, Dining Room, Rear Lobby & W/C, Three Bedrooms & Bathroom/WC- Benefits From A Boarded Loft Area With Fixed Stairs- Gardens To Front, Side & Rear



EPC Band F

Call: Michael Poole 01642 355000

Price Guide: £110,000+

Lot No. 86

85 Celandine Way, Windy Nook, Gateshead NE10 8QW

Andrew Craig



Description:

CELANDINE WAY - Extended double fronted two bed semi detached bungalow offered with the benefit of a conservatory to rear. Enjoying a cul-de-sac location in this popular area having front garden with driveway parking and an enclosed garden to rear. Comprising of front entrance hall to lounge with bow window, extended and spacious fitted kitchen, conservatory, two bedrooms and bathroom/w.c. Further benefits include gas central heating and double glazing. Ideal for couples or anyone wishing to downsize. Early viewing urged!



EPC Band:- D

Call: Andrew Craig 0191 4875330

Price Guide: £129,950+

Lot No. 87

1 Gladstone Villas, Ferryhill DL17 0AB

WOOD
ESTATE AGENTS

ROOK MATTHEWS SAYER



Description:

Ideally located for commuting and conveniently placed for local amenities and schools, this property is offered to the market with vacant possession and no onward chain. Accommodation includes a kitchen, large dining room, lounge with French doors to a pleasant conservatory. To the first floor there are two bedrooms and refitted bathroom with rolltop bath. Externally there is off road parking behind wrought iron double gates and a secluded lawned garden. The property has the benefit of multi fuel stoves to both reception rooms, gas central heating and full uPVC double glazing.



EPC: E

Call: J W Wood 01388 604273/0191 4131313

Price Guide: £34,950+

Lot No. 88

Bridge House, Chillingham Castle, Northumberland NE66 5NN

ROOK MATTHEWS SAYER



Description:

Tucked away in a secluded and special location, accessed in the walls of Chillingham Estate, this two storey family house offers an historic opportunity which must be viewed to be appreciated. The property is Grade II listed and constructed of squared stone under slate roof. Internally the high ceilings and original features including an ornate fireplace with open fire are complemented by modern kitchen and bathroom fittings, plus oil fired central heating. It provides an excellent family home or holiday letting opportunity in rural Northumberland, close to the famous wild cattle. The ground floor accommodation includes a generous kitchen/dining room with stone fireplace and modern fitted units plus a large and gracious sitting room with open fire and door out to the garden. On the first floor there are 3 double bedrooms, one with en-suite shower room, and a modern family bathroom. The property is accessed by a shared courtyard with easy parking facilities and also has a garage and workshop. The south facing rear garden has lawned areas leading down to the burn plus a woodland garden with mature trees.

Call: Rook Matthews Sayer 01665 510044

Price Guide: Was £395,000 Now £275,000+

Lot No. 89

7 Malvern Road, Oxbridge, Stockton TS18 4AU

Michael Poole



Description:

A Deceptively Spacious & Attractively- Presented Three Bedroom Mid Terrace Property- Set within this Popular Established- Residential Location- Gardens to the Front & Rear with Large Outhouse/Store- Lounge with Separate Dining Room - Re-Fitted Kitchen with Built-In Stainless Style - Oven & Ceramic Hob - Three First Floor Bedrooms Nicely Presented Bathroom with White Suite - Gas Central Heating System- UPVC Double Glazing to Most Windows An Nicely Presented Property offering -Accommodation which we feel would Interest - a Variety of Potential Buyers



EPC Band:- E

Call: Michael Poole 01642 355000

Price Guide: £74,950+

Lot No. 90

56 Faldonside, North Heaton, Newcastle NE6 5HU

**ROOK
MATTHEWS
SAYER**



Description:

**AVAILABLE WITH NO ONWARD CHAIN THIS WELL PRESENTED 3 BEDROOM UPPER FLAT OCCUPYING A CORNER PLOT SITUATED ON THE SOUGHT AFTER NORTH HEATON STREET. Briefly comprising entrance hall, lounge, kitchen, 3 bedrooms and a bathroom/WC. Additionally, the property benefits gas central heating and double glazing. Externally there are gardens and a driveway. EPC Band:-D

Call: Rook Matthew Sayer 0191 2761283

Price Guide: £99,950+

Lot No. 91

38 Staindrop Crescent, Darlington DL3 9AQ

**WOOD
ESTATE AGENTS**



Description:

Traditional style semi detached property with gas central heating and double glazing, pleasantly situated in this highly sought after Crescent. The property offers well proportioned accommodation which briefly comprises on the ground floor; entrance hallway, lounge with bay window and gas fire, dining room with gas fire, a lovely refitted kitchen with modern units and there is a rear porch with door to the rear garden. To the first floor there are three bedrooms, a wet room and a separate WC. Externally there are gravelled gardens to the front and side and there is a small garden to the rear. There is also a shared driveway leading to the garage.

EPC Band:- E



Call: J W Wood 01325 485151

Price Guide: £99,950+

Lot No. 92

19 Morris Gardens, Wardley NE10 8TH

Andrew Craig



Description:

A three bed semi detached located in Wardley offering ideal family size accommodation which benefits from gas central heating and double glazing. The internal layout comprises: Entrance porch to hallway. Lounge with living flame effect gas fire. Dining room and kitchen with a range of modern wall and base units. The first floor has two double bedrooms and one single and bathroom/w.c. Externally there are gardens to front and rear. Viewing urged! EPC Band:- D

Call: Andrew Craig 0191 4875330

Price Guide: £74,950+

Lot No. 93

6 South Street, Durham DH6 1HP

**WOOD
ESTATE AGENTS**



Description:

We have pleasure in offering for sale, this good sized three bedroomed mid terraced property in need of some cosmetic internal updating but it has the benefit of gas fired central heating and double glazing. Occupying a pleasant position with open views to the front over farmland, the property has accommodation which briefly comprises: good sized lounge with double doors opening through to dining room, kitchen and bathroom. To the first floor there are three bedrooms. There is a static staircases with access to an unconverted loft. Externally there is an attractive lawned area to the front and a yard to the rear. EPC Band:- D

Call: J W Wood 0191 3869921

Price Guide: £64,950+

Lot No. 94

21 Bothal Terrace, Ashington NE63 8PW

**ROOK
MATTHEWS
SAYER**



Description:

****THREE BEDROOMED TOWNHOUSE CONSERVATORY TWO ALLOCATED PARKING SPACES****Rook Matthews Sayer are delighted to offer to the market this three bedroomed townhouse on the popular Bothal Terrace, Ashington. With a new kitchen and modern feel throughout this property is ideal for first time buyers and growing families. Benefitting from double glazing and gas central heating the property briefly comprises: Entrance hall, modern kitchen, ground floor w.c, lounge and conservatory. To the first floor there are two double bedrooms and familybathroom. To the second floor there is a large double bedroom with walk in wardrobe and ensuite. Externally there is an enclosed rear decked garden, front garden and two allocated parking bays. Must View!

EPC Band - C

Call: Rook Matthews Sayer 01670 850850

Price Guide: £125,000+

Lot No. 95

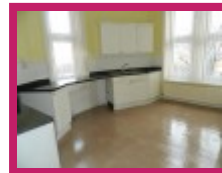
Flat D, 170 Laygate, South Shields NE33 4JD

Andrew Craig



Description:

LAYGATE - ONE BEDROOM GROUND FLOOR FLAT - Located within close proximity of local shops and metro links to the town centre. This spacious accommodation is offered with no upward chain, gas central heating and double glazing. Briefly comprising of communal entrance hallway with door to flat. Entrance hallway, lounge, kitchen, bedroom and bathroom. Externally lies communal areas to the front and rear. Ideal for first time buyers or those looking to downsize, viewing recommended.



EPC Band:- F

Call: Andrew Craig 0191 4271722

Price Guide: Was £79,950+ Now £39,950+

Lot No. 96

18 Royal Crescent, Fenham NE4 9TP

**ROOK
MATTHEWS
SAYER**



Description:

Offered with vacant possession this mid terraced house has been extended creating a lovely spacious ground floor. This includes a lounge, dining room, kitchen and both a wet room, bathroom and separate w.c. Upstairs there are three good size bedrooms. Externally there is a low maintenance paved garden to the front and an enclosed garden to the rear which is mainly lawned. Benefits also include gas central heating and double glazing and within close proximity of Fenham Hall Drive which has good transport links, library, swimming pool and local shops.



EPC Band:- D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: Was £95,000 now £69,950+

Lot No. 97

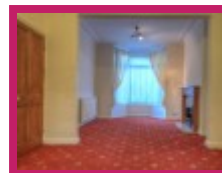
60 Hampton Road, Oxbridge, Stockton TS18 4DX

Michael Poole



Description:

*** An Impressive Two Bedroom Mid Terrace House * Set on this Popular Road in Oxbridge, Close to Ropner Park * Lounge/Dining Room with Living Flame Effect Gas Fire in Feature Surround * Kitchen with a Good Range of Fitted Units & Built-In Oven & Hob * Two Spacious First Floor Bedrooms * Bathroom with White Three Piece Suite * Enclosed Yard to the Rear * Gas Central Heating System * Double Glazed Windows * Of Interest to a Variety of Potential Buyers * Early Viewing Comes Highly Recommended**



EPC Band E

Call: Michael Poole 01642 355000

Price Guide: £64,950+

Lot No. 98

5 Gowan Court, Jarrow NE323PE

Andrew Craig



Description:

2 BED TOP FLOOR APARTMENT - Offering ideal first time buyer accommodation which enjoys a Town Centre location in Jarrow having good transport and road links provided by the A19/Tyne Tunnel and Bus and Metro Stations readily to hand. The accommodation offers a light and spacious feel having a good size lounge/dining room with three window bay, kitchen, two bedrooms and a Jack and Jill bathroom/w.c. The property also comes with the benefit of a integral garage and parking space, gas central heating and double glazing. Viewing recommended to secure!



EPC Band:- To Follow

Call: Andrew Craig 0191 4280025

Price Guide: £59,950+

Lot No. 99

21 Reaburn Gardens, Gateshead NE9 5NT

Andrew Craig



Description:

A two bedroom semi-detached house offered for sale with vacant possession and located within this residential area. The property has been upgraded and modernised by the current owners and benefits include, double glazed windows, gas central heating, refitted kitchen and bathroom. Enclosed gardens to both front and rear of the property. The property briefly comprises entrance hall, living room, kitchen, to the first floor there are two bedrooms, bathroom /W.C. . Externally There are lawned gardens to both the front and rear of the property.



EPC Band - C

Call: Andrew Craig 0191 4875330

Price Guide: £64,950+

Lot No. 100

91 Millbank Road, Stockton TS17 9BS

Michael Poole



Description:

Beautiful Three/Four Bed Semi-Detached House Two Reception Rooms- Large Breakfast Kitchen- Front & Rear Gardens- Gas Central Heating & Double Glazing
EPC Band:- D



Call: Michael Poole 01642 355000

Price Guide: £89,950+

Lot No. 101

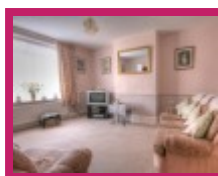
6 Maxwell Place Redcar TS10 5LE

Michael Poole



Description:

A Particularly Large Three Bedroom Semi Detached Property- Boasting Front & Rear Gardens- n Garage & 37ft plus Adjoining Workshop -Offers Scope for a Variety of Potential Uses- Separate Lounge & Dining Room- Breakfast Room & Fitted Kitchen - Three First Floor Bedrooms - Family Bathroom Warmed by Gas Central Heating- Double Glazing Throughout
EPC Band D



Call: Michael Poole 01642 285041

Price Guide: £64,950+



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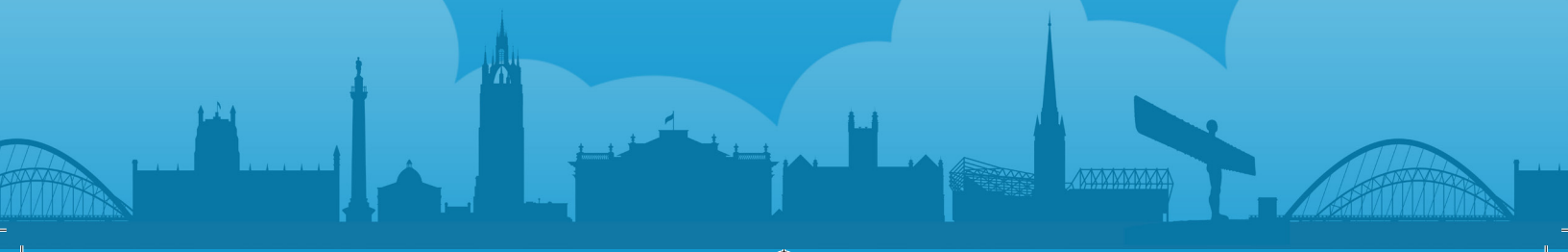


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www.agentspropertyauction.com



Lot No. 102 7 Glebe Avenue, Forest Hall NE12 9NS

ROOK MATTHEWS SAYER



Description:

A three bedroom house comprising hall leads to the front lounge and rear kitchen, as well as the staircase to the first floor. With a bay window, the lounge appears spacious and bright. The kitchen has a good range of white high gloss units and has been opened up to provide a dining area with French doors out to the rear garden, and access to the garage. To the first floor there three bedrooms (two of which are doubles with fitted wardrobes), and a family bathroom/W.C. Buyers are sure to appreciate the rear aspect of the house, as it isn't over looked and is mainly laid to lawn with mature planted borders. To the front, is paved to provide off street parking and a small garden mainly laid to lawn with planted borders. Heating is via a gas boiler, and the windows are partially UPVC double glazed. This truly could be a fantastic family home on a quiet street within a very desirable area.
EPC Band:- TBC

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £164,950+

Lot No. 103 3 Lichfield Close, Kingston Park, Newcastle NE3 2YN

Andrew Craig



Description:

POPULAR LOCATION. This three bedroomed semi detached house is situated on Lichfield Close, Kingston Park and is well presented throughout. Within easy striking distance of local amenities and comprises:- Entrance hall, lounge through dining area, well fitted kitchen, utility room, three first floor bedrooms, bathroom/w.c., gardens and garage. Warmed by gas central heating and double glazed windows. Due to the high demand for houses in this convenient location viewing is essential.

EPC Band To Be Confirmed



Call: Andrew Craig 0191 2859024

Price Guide: £135,000+

Lot No. 104 10 Belsay Grove, Bedlington NE22 5YU

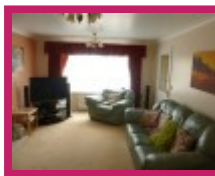
ROOK MATTHEWS SAYER



Description:

*** DETACHED FAMILY HOME - TWO RECEPTION ROOMS - ENSUITE TO MASTER AND JACK AND JILL ENSUITE *** Situated On Belsay Grove In Bedlington This Detached Family Home Briefly Comprises, Entrance Hall, Cloaks/Wc, Lounge With Bay Window And Double Doors Into Dining Room, Conservatory, Breakfasting Kitchen, Stairs To First Floor, Master Bedroom With Ensuite, Jack And Jill Ensuite To Bedrooms Two And Three And A Further Bedroom, Bathroom/wc And Externally There Is A Driveway To The Front Leading To Single Attached Garage And Garden To The Rear With Patio Area

EPC Band C



Call: Rook Matthews Sayer 01670 531114

Price Guide: £149,950+

Lot No. 105 Laverick Hall Farm Cottage, Laverick Lane, Boldon NE36 0BY

Andrew Craig



Description:

Spacious four bed detached house located midway between West Boldon and Wardley having excellent road links via the A19 and A1M giving access to all areas. The property briefly comprises of Entrance porch. Lounge, Dining Room, Breakfasting room and Conservatory. Fitted kitchen and rear porch accessing the attached garage which is double length. The first floor has four bedrooms and bathroom/w.c. Externally there are gardens to both front and rear, both mostly laid to lawn, the rear having an open aspect over fields and farmland.

EPC Band:- E



Call: Andrew Craig 0191 5190011

Price Guide: £185,000+

Lot No. 106 62a High Street, Lingdale, Saltburn TS12 3EY



Description:

A well presented two bedroom, two reception room terrace house offered for sale with vacant possession. The property benefits include double glazed windows, central heating, fitted kitchen and a garden. Property briefly comprises of entrance hall, living room, dining room, kitchen and a bathroom/wc. To the first floor there are two bedrooms. Externally the is a yard to the rear with a garden located across the lane.



EPC Band - D

Call: Michael Poole 01642 285041

Price Guide: £54,950+

Lot No. 107 12 Erith Terrace, Sunderland SR4 7TJ



Description:

ERITH TERRACE, ST GABRIELS This double fronted mid terraced cottage has gas ch and d/glazing. The internal floor plan comprises entrance lobby, hallway, three bedrooms, lounge with electric fire and feature surround, fitted kitchen, rear lobby and bathroom. Externally there is a rear yard with up and over door leading to off street parking.



EPC Band D

Call: Andrew Craig 0191 5653377

Price Guide: £69,950+

Lot No. 108 20 Close Street, Sunderland SR4 6EN



Description:

This terraced house would be ideal for the first time buyer, families and investors alike being close to local amenities including shops, schools and transport/road links to the City Centre and surrounding areas and should be viewed to appreciate the potential on offer. Accommodation comprises entrance hallway, lounge, dining room and kitchen to the ground floor whilst to the first floor there are two double bedrooms and bathroom with white three piece suite. Other benefits include gas central heating and double glazing. Externally there is a yard to the rear.



EPC Band D

Call: Andrew Craig 0191 5653377

Price Guide: £44,950+



Terms & Conditions

About us and Important Auction Information

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

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

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

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

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

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

4.2 Option Two If the lot is in an Option Two type auction, the lot will be subject to the Option Two Conditions (as stipulated in our General Auction Terms of Business in this Catalogue). On the fall of the gavel or acceptance of an offer by the Seller, the Buyer shall pay a £3,000 non-refundable deposit to us and sign the applicable Sale Memorandum requiring exchange of contracts to take place within 28 days (or if that day is not a Business Day on the next Business Day) of the date of the 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 is only intended to be an estimate of the anticipated sale price but may not be necessarily what the lot sells for. Such guide prices are not intended to be a valuation of the lot and must not be relied upon by Buyers as such (Buyer must satisfy themselves by an appropriate independent valuation). Some lots may be subject to a reserve price which has been requested by the Seller and, accordingly, such reserve prices may actually exceed a quoted guide price. 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 treated with caution and verified by the Buyer's 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 the provisions of this Catalogue (or any document incorporating

them) or part of any provision is found illegal, invalid or unenforceable, the provision shall apply with the minimum modification necessary to make it legal, valid and enforceable.

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

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

3.5 Notices

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

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

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

3.6 Governing law and jurisdiction

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

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

Common Auction Conditions

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Important Notice

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

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

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

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

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

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

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

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

Glossary

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

Wherever it makes sense:

singular words can be read as plurals, and plurals as singular words;



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

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

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

Agreed completion date

Subject to condition G9.3:

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

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

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

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

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

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

Auction The auction advertised in the catalogue.

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

Auctioneers The auctioneers at the auction.

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

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

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

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

Condition One of the auction conduct conditions or sales conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sale memorandum The form so headed (whether or not set out in the catalogue) in which

the terms of the contract for the sale of the lot are recorded.

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The auctioneers.

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

Auction Conduct Conditions

A1 Introduction

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

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

A2 Our role

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

(a) prepare the catalogue from information supplied by or on behalf of each seller;

(b) offer each lot for sale;

(c) sell each lot;

(d) receive and hold deposits;

(e) sign each sale memorandum; and

(f) treat a contract as repudiated if the buyer fails to sign a sale memorandum or pay a deposit as required by these auction conduct conditions.

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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



A5 The contract

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

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

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

A5.4 If you do not we may either:

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

(b) sign the sale memorandum on your behalf.

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

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

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

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

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

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

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

A6 Extra Auction Conduct Conditions

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

General conditions of sale

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

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

G1 The lot

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

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

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

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

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

G1.5 Where anything subject to which the lot is sold would expose the seller to liability the buyer is to comply with it and indemnify the 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 of or forfeit any tenancy under which arrears are due; and

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

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

G12 Management

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

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

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

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

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

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

G13 Rent deposits

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

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

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

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

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

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

G14 VAT

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

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

G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

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

(a) of the buyer's VAT registration;

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

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

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

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

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

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

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

G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

G17 Maintenance agreements

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

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

G18 Landlord and Tenant Act 1987

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

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

G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

(a) in its condition at completion;

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

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

G19.5 Where relevant:

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

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

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

G20 TUPE

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

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

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

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

(c) in respect of the Transferring Employees.

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



on completion.

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

G21 Environmental

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

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

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

G22 Service Charge

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

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

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

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

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

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

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

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

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

G23 Rent reviews

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

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

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

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

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

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

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

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

G24 Tenancy renewals

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

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

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

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

G24.4 Following completion the buyer must:

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

G25 Warranties

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

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

- on completion assign it to the buyer and give notice of assignment to the person who gave the warranty; and
 - apply for (and the seller and the buyer must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by completion the warranty must be assigned within five business days after the consent has been obtained.
- G25.3 If a warranty is not assignable the seller must after completion:
- hold the warranty on trust for the buyer; and
 - at the buyer's cost comply with such of the lawful instructions of the buyer in relation to the warranty as do not place the seller in breach of its terms or expose the seller to any liability or penalty.

G26 No assignment

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

G27 Registration at the Land Registry

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

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

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

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

G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

G29 Contracts (Rights of Third Parties) Act 1999

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

G30 Extra General Conditions



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