



Agents Property  
AUCTION

Remote Bidding



# Agents Property AUCTION

TOGETHER WE GET RESULTS



# Auction Catalogue

This Auction

## Thursday 30th April 2015

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



Andrew Craig

JW  
**WOOD**  
ESTATE AGENTS

kimmitt & roberts

Michael Poole

ROOK  
MATTHEWS  
SAYER



**Richard Francis**  
Auctioneer MNAVA

Telephone: 01661 831 360

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Email: [info@agentspropertyauction.com](mailto:info@agentspropertyauction.com)



## Buyers Guide

### IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

#### Particulars of Sale:

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

#### Price Guides:

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

#### Option 1 Terms & Conditions:

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

#### Option 2 Terms & Conditions:

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

#### Administration Fee:

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

#### Deposits:

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

#### Remote Bidding:

If you are unable to attend the auction, bidding is available remotely by telephone or proxy bid. The Remote Bidding Form is provided in the auction catalogue, online [www.agentspropertyauction.com](http://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
<b>OPTION 1</b>			
Lot 1	21 Pickard Street, Sunderland	SR4 6HE	Andrew Craig
Lot 2	49 Macdonald Road, Newcastle Upon Tyne	NE4 8XU	Rook Matthews Sayer
Lot 3	77 Fullerton Place, Low Fell, Gateshead	NE9 5LP	Andrew Craig
Lot 4	3 Campbell Terrace, Houghton Le Spring	DH5 0JL	Andrew Craig/Kimmitt & Roberts
Lot 5	18 Samuel Street, Stockton	TS19 0BU	Michael Poole
Lot 6	49 Ewehill Terrace, Fencehouses, Houghton Le Spring	DH4 6JX	Kimmitt & Roberts
Lot 7	579/581 Westgate Road, Newcastle	NE4 9PR	Andrew Craig/Rook Matthews Sayer
Lot 8	21 Woods Terrace, Murton, Seaham	SR7 9AG	Kimmitt & Roberts
Lot 9	7 Blenheim Terrace, Redcar, Cleveland	TS10 1QP	Michael Poole
Lot 10	Flat 11, Hawthorne Close, Newcastle	NE15 6AG	Rook Matthews Sayer
Lot 11	9 Ringwood Square, Redhouse Farm, Sunderland	SR5 5NG	Andrew Craig/Kimmitt & Roberts
Lot 12	102/104 Thompson Road, Sunderland	SR5 2JW	Andrew Craig
Lot 13	The Former Kensington Hotel, Willington, Co Durham	DL15 0PJ	Rook Matthews Sayer
Lot 14	12 The Gables, Columbia, Washington	NE38 7DW	Andrew Craig/Kimmitt & Roberts
Lot 15	9 South View Bungalows, High Spenn	NE39 2AT	JW Wood Estate Agents
Lot 16	6-8 Newgate Street, Morpeth, Northumberland	NE51 1BA	Rook Matthews Sayer
Lot 17	42 Elsdon Terrace, North Shields	NE29 7AT	Rook Matthews Sayer
Lot 18	57 Fifth Street, Horden, Peterlee	SR8 4LA	Kimmitt & Roberts
Lot 19	8 Kings Road, Southwick, Sunderland	SR5 2LH	Andrew Craig
Lot 20	1-5 St Lukes Cottages , Marton Road, Cleveland	TS4 3AD	Michael Poole
Lot 21	136 Elemore Lane, Easington Lane, Houghton Le Spring	DH5 0QE	Kimmitt & Roberts
Lot 22	4/4a Liddles Street, Bedlington	NE22 7JS	Rook Matthews Sayer
Lot 23	80 Farndale Road, Fenham, Newcastle	NE4 8TT	Rook Matthews Sayer
Lot 24	46 and 48 Curzon Street, Bensham, Gateshead	NE8 1YD	Andrew Craig/Kimmitt & Roberts
Lot 25	1 Breckon Court, Low Fell	NE9 6EY	Andrew Craig
Lot 26	11 Columbia Grange, Kenton, Newcastle Upon Tyne	NE3 3JP	Rook Matthews Sayer
Lot 27	7 Pembroke Gardens, North Seaton, Ashington	NE63 9SU	Rook Matthews Sayer
Lot 28	19 Watt Street, Ferryhill, Co Durham	DL17 8PJ	JW Wood Estate Agents
Lot 29	22 Byron Street, Sunderland	SR5 1HJ	Andrew Craig/Kimmitt & Roberts
Lot 30	134 George Street, Willington Quay, Wallsend	NE28 6SL	Andrew Craig/Rook Matthews Sayer
Lot 31	26 The Wynd, Amble , Northumberland	NE65 0LL	Rook Matthews Sayer
Lot 32	14 South Close, South Shields	NE34 0PZ	Andrew Craig/Kimmitt & Roberts
Lot 33	14 Verdun Terrace, West Cornforth, Durham	DL17 9LN	JW Wood Estate Agents/Andrew Craig
Lot 34	97 Briardale, Delves Lane, Consett	DH8 7BG	JW Wood Estate Agents
Lot 35	4 West Road, Ponteland	NE20 9SU	Rook Matthews Sayer
Lot 36	Plot 22, Otterburn Hall Estate, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 37	Plot 23, Otterburn Hall Estate, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 38	Plot 24, Otterburn Hall Estate, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 39	Plot 27, Otterburn Hall Estate, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 40	Plot 30, Otterburn Hall Estate, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 41	Plot 35, Otterburn Hall Estate, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 42	Plot 34, Otterburn Hall Estate, Otterburn	NE19 1HE	Rook Matthews Sayer
<b>OPTION 2</b>			
Lot 43	15 Barnard Street, Blyth	NE24 2HG	Rook Matthews Sayer
Lot 44	60 Church Avenue, West Sleekburn, Northumberland	NE62 5XE	Rook Matthews Sayer
Lot 45	4 Lawrence Avenue, South Shields	NE34 8LY	Andrew Craig



## Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 46	23 Belsay Gardens, Red House Farm, Gosforth	NE3 2AU	Rook Matthews Sayer
Lot 47	10a Victoria Square, Jesmond, Newcastle	NE2 4DE	Rook Matthews Sayer
Lot 48	10b Victoria Square, Jesmond, Newcastle	NE2 4DE	Rook Matthews Sayer
Lot 49	24 Westcott Road, South Shields	NE34 0QY	Andrew Craig
Lot 50	5 Ravensworth Terrace, Summerhill Square, Newcastle	NE4 6AU	Rook Matthews Sayer
Lot 51	25 Clifton Road, Fulwell, Sunderland	SR6 9DN	Andrew Craig
Lot 52	7 Howden Walk, Stockton	TS18 1 QH	Michael Poole
Lot 53	Kenmuir, Birtley, Co Durham	DH3 1PR	Andrew Craig
Lot 54	7 Meadowfield Park, Ponteland	NE20 9XF	Rook Matthews Sayer
Lot 55	9 Horton Park, Blyth, Northumberland	NE24 4JD	Rook Matthews Sayer
Lot 56	6 The Paddock, Witton Le Wear, Co Durham	DL14 0GA	JW Wood Estate Agents
Lot 57	3 Hadstone Place, Fenham, Newcastle	NE5 3JX	Rook Matthews Sayer
Lot 58	28 Western Avenue, Fenham	NE4 8SP	Rook Matthews Sayer
Lot 59	83 Thompson Road, Southwick, Sunderland	SR5 2JJ	Andrew Craig
Lot 60	2 Woodlands Park Villas, North Gosforth, Newcastle	NE13 6PR	Andrew Craig
Lot 61	2 Newminister Terrace, Morpeth	NE61 1DB	Rook Matthews Sayer
Lot 62	20 Abbotsford Close, Ingleby Barwick	TS17 5GF	Michael Poole
Lot 63	34 Knaresbrough Avenue, Marton, Coulby Newham	TS7 8LN	Michael Poole
Lot 64	14 Westfield, Gosforth, Newcastle	NE3 4YB	Andrew Craig
Lot 65	6 Urpeth Terrace, High Handenhold, Chester Le Street	DH2 1QD	JW Wood Estate Agents
Lot 66	10 Regency Apartments, Killingworth, Newcastle	NE12 6DL	Rook Matthews Sayer
Lot 67	3 Ringwood Road, Middlesbrough	TS3 9NN	Michael Poole
Lot 68	65 Lobley Hill Road, Gateshead	NE8 4XB	Andrew Craig
Lot 69	5 Gladewell Court, Choppington, Ashington	NE62 5YY	Rook Matthews Sayer
Lot 70	45 Rowan Drive, Durham	DH1 5YE	JW Wood Estate Agents
Lot 71	23 Donnington Court, South Gosforth, Newcastle	NE3 1TP	Rook Matthews Sayer
Lot 72	4 The Baltic, Witton Park, Bishop Auckland	DL14 0EP	JW Wood Estate Agents
Lot 73	13 Coleridge Place, Pelton	DH2 2PR	Andrew Craig
Lot 74	32 Dene Garth, Ovingham, Northumberland	NE42 6AP	Rook Matthews Sayer/Yellow Estate Agency
Lot 75	21 The Avenue, Felling, Gateshead	NE10 1JA	Andrew Craig
Lot 76	30 St Ives Road, Leadgate, Consett	DH8 7PZ	JW Wood Estate Agents
Lot 77	15 Oakdale, Nedderton Village, Bedlington	NE22 6BE	Rook Matthews Sayer
Lot 78	18 Malvern Close, Ashington	NE63 0TD	Rook Matthews Sayer
Lot 79	21 Embleton Terrace, Longframlington, Northumberland	NE65 8JJ	Rook Matthews Sayer
Lot 80	5 Beech Terrace, Ashington	NE63 0QG	Rook Matthews Sayer
Lot 81	Millstone House, Rothbury, Northumberland	NE65 7SZ	Rook Matthews Sayer
Lot 82	10 Park Place, Chester Le Street	DH3 3RZ	JW Wood Estate Agents
Lot 83	28 Highfield Drive, Ashington	NE63 9SR	Rook Matthews Sayer
Lot 84	3 Hedley Hall Farm, Sunnyside, Tyne & Wear	NE16 5EH	Andrew Craig
Lot 85	30 Burnhope Road, Barmston, Washington	NE38 8DY	Andrew Craig
Lot 86	66 John Street, Beamish, Stanley	DH9 0QW	JW Wood Estate Agents
Lot 87	47 Angus Crescent, North Shields	NE29 6UF	Rook Matthews Sayer
Lot 88	10 Milton Street, Jarrow	NE32 3PW	Andrew Craig
Lot 89	18 De Merley Gardens, Widdrington, Morpeth	NE61 5DB	Rook Matthews Sayer
Lot 90	6 Princess Road, Seaham	SR7 7SP	Kimmit & Roberts
Lot 91	18 Druridge Drive, North Fenham, Newcastle	NE5 3LD	Rook Matthews Sayer
Lot 92	35 Blackstone Court, Blydon	NE21 4HH	Andrew Craig
Lot 93	11 Warbeck Close, Kingston Park, Newcastle	NE3 2FG	Rook Matthews Sayer



## Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	11 Taylor Grove, Wingate	TS28 5PA	Kimmitt & Roberts
Lot 95	34 Dahlia Way, Hebburn	NE31 2QH	Andrew Craig
Lot 96	1 Tesla Street, Philadelphia, Houghton Le Spring	DH4 4TE	Kimmitt & Roberts
Lot 97	11 Coneygarth Place, Ashington	NE63 9FL	Rook Matthews Sayer
Lot 98	88 Woodbine Street, Gateshead	NE8 1SS	Andrew Craig
Lot 99	54 Burnhall Drive, Seaham	SR7 0HA	Kimmitt & Roberts
Lot 100	17 Westbourne Grove, Redcar	TS10 1EH	Michael Poole
Lot 101	11 Schoular Drive, Ashigton	NE63 9SE	Rook Matthews Sayer
Lot 102	3 Kilburne Close, Victoria Glade, Newcastle	NE7 7FQ	Rook Matthews Sayer
Lot 103	22 Tudor Court, Shotton, Co Durham	DH6 2RE	Kimmitt & Roberts
Lot 104	54 Marley Crescent, Marley Potts, Sunderland	SR5 5BL	Andrew Craig
Lot 105	33 Bonsall Court, South Shields	NE34 0HT	Andrew Craig
Lot 106	8 Knox Road, Bedlington	NE22 5AS	Rook Matthews Sayer
Lot 107	23 Woodlands Drive, Cleadon, Sunderland	SR6 7TR	Andrew Craig
Lot 108	50 Warner Avenue, Bishop Auckland	DL14 9GG	JW Wood Estate Agents
Lot 109	4 Fir Terrace, Burnopfield	NE16 6DP	JW Wood Estate Agents
Lot 110	15 Bothal Terrace, Ashington	NE63 8PW	Rook Matthews Sayer
Lot 111	8 Saint Johns Grove Redcar	TS10 2DS	Michael Poole
Lot 112	86 Durham Road, Leadgate, Consett	DH8 7RB	JW Wood Estate Agents
Lot 113	33 Corneygarth, Barley Rise, Ashington	NE63 9FL	Rook Matthews Sayer
Lot 114	21 Burnside, Ashington	NE63 9UB	Rook Matthews Sayer
Lot 115	77 Ravensworth Road, Sunderland	SR5 5JE	Andrew Craig
Lot 116	195 Fulbeck Road, Netherfields, Middlesbrough	TS3 0RS	Michael Poole
Lot 117	23 Chester Mews, Sunderland	SR4 7HX	Andrew Craig
Lot 118	6 Urfa Terrace, South Shields	NE33 2ES	Andrew Craig
Lot 119	78b Salters Road, Gosforth, Newcastle	NE3 1SX	Rook Matthews Sayer

## 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

21 Pickard Street, Sunderland SR4 6HE

Andrew Craig



#### Description:

Mid terraced dormer cottage situated in Millfield, close to local amenities including shops, schools and transport links to the city centre and surrounding areas. The property is in need of updating and briefly comprises entrance hallway, front bedroom, lounge, kitchen and bathroom to the ground floor whilst to the first floor there are two further bedrooms. Other benefits include gas central heating and externally there is a rear yard/garden. Ideal investment opportunity.



EPC Band C

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £25,000+

### Lot No. 2

49 Macdonald Road, Newcastle Upon Tyne NE4 8XU

ROOK  
MATTHEWS  
SAYER



#### Description:

A one bedroom ground floor flat situated on a no through road in this residential area to the west of Newcastle. The property has had some works carried out but does require completion. The property benefits include double glazed windows, gas central heating and is offered for sale with vacant possession.

Property briefly comprises of entrance hall, bedroom one, kitchen, living room, utility and a bathroom/wc .

EPC : Band D

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £20,000 - £30,000

### Lot No. 3

77 Fullerton Place, Low Fell, Gateshead NE9 5LP

Andrew Craig



#### Description:

Two bedroom ground floor flat pleasantly positioned within this popular residential area. Requiring updating throughout but is ideal for investors, builders and DIY enthusiasts looking for a project. Briefly comprising: hall, lounge, kitchen, two bedrooms and bathroom. Yard to the rear. Viewing comes recommended to appreciate the full potential.

EPC Band:- E

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £44,950+

**Lot No. 4**

3 Campbell Terrace, Houghton Le Spring DH5 0JL

**Andrew Craig**

**kimmitt & roberts**



**Description:**

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



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

**Call:** AC 0191 4921234 K&R 0191 5848080

**Price Guide:** £40,000 - £45,000

**Lot No. 5**

18 Samuel Street, Stockton TS19 0BU

**Michael Poole**



**Description:**

An investment opportunity to purchase this two bed mid terrace house which is offered for sale with vacant possession. The property benefits include double glazed windows, gas central heating and briefly comprises of entrance hall, living room, dining room, kitchen, rear lobby and a bathroom -wc to the ground floor. There are two bedrooms to the first floor and a yard to the rear.



EPC Band E

**Call:** Michael Poole 01642 355000

**Price Guide:** £32,500+

**Lot No. 6**

49 Ewehill Terrace, Fencehouses, Houghton Le Spring DH4 6JX

**kimmitt & roberts**



**Description:**

NO UPWARD CHAIN! We offer for sale this three bedroom end terraced house which will appeal to a range of buyers. Priced to allow for some updating, we are sure this property offers investment opportunities for developers and first time buyers. Conveniently situated in the Fencehouses area within easy reach of road networks, the property briefly comprises - Entrance Lobby and Entrance hall, Lounge, Dining kitchen with a range of units, Bathroom, and three bedrooms. Rear yard with garden area and brick store. An ideal development opportunity/starter home.  
EPC Band F

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £45,000+

**Lot No. 7**

579/581 Westgate Road, Newcastle NE4 9PR

**Andrew Craig**

**ROOK MATTHEWS SAYER**



**Description:**

WESTGATE ROAD - PAIR OF FLATS OFFERED WITH VACANT POSSESSION - BOTH 2 BEDROOMED. Located on Westgate Road, Newcastle, within easy reach of local amenities and access to City Centre. Available with no upper chain and in need of renovation. The Ground floor flat comprises:- Lounge, kitchen, bathroom, two bedrooms, gas central heating and double glazed windows. The upper flat comprises:- Stairs to first floor, lounge, kitchen, shower room and two bedrooms. This flat benefits from double glazed windows but has no central heating. There is a shared yard to the rear. VIEWING ESSENTIAL.



EPC : flat 57 - FFlat 58 - d

**Call:** AC 0191 2859024 RMS 0191 2744661

**Price Guide:** £135,000+

**Lot No. 8**

21 Woods Terrace, Murton, Seaham SR7 9AG

**kimmitt & roberts**



**Description:**

DEVELOPMENT OPPORTUNITY Building with planning permission for five individual apartments. Planning Ref: DM/14/01402/FPA



EPC Band:- G

**Call:** Kimmitt & Roberts 0191 5813213

**Price Guide:** £69,950+

**Lot No. 9**

7 Blenheim Terrace, Redcar, Cleveland TS10 1QP

**Michael Poole**



**Description:**

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

EPC : C

**Call:** Michael Poole 01642 285041

**Price Guide:** £149,950+

**Lot No. 10**

Flat 11, Hawthorne Close, Newcastle NE15 6AG

**ROOK MATTHEWS SAYER**



**Description:**

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

EPC Band:- B

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £54,950+

**Lot No. 11**

9 Ringwood Square, Redhouse Farm, Sunderland SR5 5NG

**Andrew Craig**

**kimmitt & roberts**



**Description:**

A two bedroom mid terrace house situated on Ringwood Square, Sunderland. The accommodation briefly comprises entrance hall, living room, kitchen, utility, first floor are two bedrooms and bathroom wc. Externally there is a townhouse garden to the front and garden to the rear. EPC BAND D



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

**Call:** Andrew Craig 0191 5160239

**Price Guide:** Guide Price £45,000 - £50,000



**Lot No. 12**

102/104 Thompson Road, Sunderland SR5 2JW

**Andrew Craig**

**Description:**

An investment opportunity to purchase a pair of flats which are offered for sale with vacant possession. Both properties benefit from double glazed window and gas central heating. 102 Thompson Road briefly comprises of hall with stairs to leading to the first floor, two bedrooms, kitchen, living room, utility room, bathroom/wc. 104 Thompson Road comprises hall leading to bedroom, bathroom, living room, kitchen and a yard to rear. Externally there is a yard to the rear.



EPC Ratings : C

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £64,950+

**Lot No. 13**

The Former Kensington Hotel, Willington, Co Durham DL15 0PJ

**ROOK MATTHEWS SAYER**

**Description:**

The site is located a short distance to the west of Willington High Street and is situated in a mixed residential and retail area. Willington is situated approx. 3 miles north of Bishop Auckland. Description Previously the Kensington Hall Hotel, the site is situated at the end of Kensington Terrace and overlooks open fields to the north. The ground is a combination of tarmac and unmade ground. Titles The site is split into three titles: DU296519 / DU154222 / DU211016 Site Area Approximately 0.37 hectares (0.93 acres). EPC Band:- N/A

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £64,950+

**Lot No. 14**

12 The Gables, Columbia, Washington NE38 7DW

**Andrew Craig**
**kimmitt & roberts**

**Description:**

A three bedroom mid terrace house situated on The Gables, Columbia. The accommodation comprises entrance hall, living room, dining area, kitchen, rear lobby, first floor are three bedrooms shower room and there is a yard to the rear. EPC BAND D



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

**Call:** Andrew Craig 0191 4921234

**Price Guide:** £60,000+

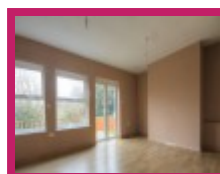
**Lot No. 15**

9 South View Bungalows, High Spen NE39 2AT

**WOOD ESTATE AGENTS**

**Description:**

Available with immediate vacant possession, a 3 bedroom mid terraced bungalow, which has the benefit of uPVC double glazing and gas central heating with combination boiler. The property requires some cosmetic improvements and the accommodation includes: kitchen, bathroom, large lounge, 3 bedrooms, garden with decked patio and a yard.



EPC Band D

**Call:** J W Wood 01207 235221

**Price Guide:** £75,000+

**Lot No. 16**

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

**ROOK  
MATTHEWS  
SAYER**

**Description:**

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

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** Was £350,000 Now £255,000+

**Lot No. 17**

42 Elsdon Terrace, North Shields NE29 7AT

**ROOK  
MATTHEWS  
SAYER**

**Description:**

A two bedroom ground floor flat with double glazing and offered for sale with vacant possession.

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

EPC : D

**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £29,950+

**Lot No. 18**

57 Fifth Street, Horden, Peterlee SR8 4LA

**kimmitt & roberts**

**Description:**

An ideal opportunity for local investor to purchase this improved two bedroom mid terraced home which comes with gas central heating system, double glazing and comprises of entrance vestibule, lounge, kitchen/diner, two bedrooms and first floor bathroom/w.c. To the exterior is an enclosed rear yard.



EPC Band C

**Call:** Kimmit & Roberts 0191 518 3334

**Price Guide:** £20,000+

**Lot No. 19**

8 Kings Road, Southwick, Sunderland SR5 2LH

**Andrew Craig**

**Description:**

A mid terrace house situated in Kings Road, Southwick, Sunderland.  
 The property is offered for sale with vacant possession and early inspection is recommended.  
 EPC BAND E

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £40,000 - £45,000



*Welcome aboard!*

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T: 0191 281 6151 E: [info@mincoffs.co.uk](mailto:info@mincoffs.co.uk)

**mincoffs**  
SOLICITORS

**Lot No. 20**

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



**Description:**

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



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

**Call:** Michael Poole 01642 288299

**Price Guide:** £375,000+

**Lot No. 21**

136 Elemore Lane, Easington Lane, Houghton Le Spring DH5 0QE



**Description:**

Of interest to both 'First Time Buyers' and 'Investor' clients, this 3 bedroom mid terrace house provides spacious accommodation. Ideal location for all amenities and road networks. Providing Upvc double glazing, gas central heating, it is priced to allow for further updating. Summary of accommodation ENTRANCE LOBBY, ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, BATHROOM, 3 BEDROOMS, REAR YARD



EPC : band G

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** Guide price £30,000 - £40,000

**Lot No. 22**

4/4a Liddles Street, Bedlington NE22 7JS



**Description:**

An opportunity to purchase this pair of flats offered for sale with vacant possession. The previous tenants have recently vacated the properties which were generating £75per week for each flat ( generated annual income of £7800 per annum) Both properties benefit from gas central heating and double glazed windows.

EPC : bands C

**Call:** Rook Matthews Sayer 01670 531 114

**Price Guide:** £49,950+

**Lot No. 23**

80 Farndale Road, Fenham, Newcastle NE4 8TT



**Description:**

A three bedroom two reception room mid terrace house is available with vacant possession. The property benefits include partially double glazed windows and gas central heating. The property briefly comprise of entrance hall, two reception rooms and a kitchen to the ground floor. there are three bedrooms, bathroom and wc to the first floor. Externally there is a yard to the rear  
EPC band: E

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £59,950+

**Lot No. 24**

46 and 48 Curzon Street, Bensham, Gateshead NE8 1YD

**Andrew Craig**

**kimmitt & roberts**



**Description:**

A pair of flats situated on Curzon Street, Gateshead. The properties are being offered for sale with vacant possession and an early inspection is recommended.  
EPC bands :C  
The auction administration fee on this lot is £1500+vat

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £120,000+

**Lot No. 25**

1 Breckon Court, Low Fell NE9 6EY

**Andrew Craig**



**Description:**

BRECKON COURT - GROUND FLOOR APARTMENTS Suited to first time buyers, professionals and investors alike and pleasantly positioned within the popular area of Low Fell. This ground floor apartment is available with no onward chain. Accommodation briefly comprises of:- Communal entrance hall. Apartment hallway, lounge/bedroom, kitchen and bathroom. Requiring some internal and updating/improvements we would recommend an early viewing to appreciate the size, location and potential of this home.

EPC Band F



**Call:** Andrew Craig 0191 4875330

**Price Guide:** £25,000-£30,000

**Lot No. 26**

11 Columbia Grange, Kenton, Newcastle Upon Tyne NE3 3JP

**ROOK MATTHEWS SAYER**



**Description:**

A refurbished two bedroom top floor apartment situated in the popular residential development. We are advised the property benefits from a refitted bathroom/wc, laid carpets and redecoration and would suit either the private residential buyer or the buy to let investor ( the likely rental income in the region of £400pcm ( £4800per year)Property briefly comprises of communal entrance hall with stairs to third floor (top floor) entrance hall to flat, two bedrooms, bathroom/wc with shower over bath, living room and kitchen. Externally there is residents parking.

EPC : Band C



**Call:** Rook Matthews Sayer 0191 284 7999

**Price Guide:** £34,950+

**Lot No. 27**

7 Pembroke Gardens, North Seaton, Ashington NE63 9SU

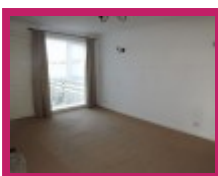
**ROOK MATTHEWS SAYER**



**Description:**

Chain free two bedroomed ground floor flat on Pembroke Gardens, North Seaton, Ashington. The property is well located with good access to A189 and would make an ideal first time purchase or investment. Briefly comprising: Entrance porch, lounge, kitchen, two good sized bedrooms and bathroom. Externally there is a detached garage and low maintenance rear yard. The property is fully double glazed and gas centrally heated and is available to view now!

EPC : Band C



**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £44,950+


**Lot No. 28**

19 Watt Street, Ferryhill, Co Durham DL17 8PJ


**Description:**

A two bedroom end terrace house which has undergone major refurbishment and modernisation in 2014. The property benefits from uPVC double glazing and gas central heating, new fitted kitchen, bathroom and separate wc and is offered for sale with vacant possession.



EPC Band C

**Call:** J W Wood 01388 604273

**Price Guide:** £24,950+

**Lot No. 29**

22 Byron Street, Sunderland SR5 1HJ

**Andrew Craig**

**Description:**

A mid terrace house situated on Byron Street, Southwick. The property is offered for sale with vacant possession and early viewing is recommended.

EPC Band E

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

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £29,950+

**Lot No. 30**

134 George Street, Willington Quay, Wallsend NE28 6SL

**Andrew Craig**

**Description:**

A three bedroom upper flat situated on George Street, Willington Quay. The accommodation comprises entrance hall, three bedrooms, living room, kitchen, bathroom. EPC BAND E



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

**Call:** AC 0191 2859024 RMS 0191 2761283

**Price Guide:** £50,000+

**Lot No. 31**

26 The Wynd, Amble, Northumberland NE65 0LL


**Description:**

A house need of a full refurbishment and presents itself as an ideal opportunity for the discerning purchaser to create a home to their own tastes and requirements. The current owner has started work on the property which includes stripping of walls, removal of kitchen units and carpets and full electrical rewiring of the house. The accommodation briefly comprises entrance lobby, lounge, dining room, kitchen, stairs to first floor landing with three bedrooms and bathroom. This property would appeal to a variety of buyers including the buy to let investor or someone looking for a property which they can improve to either live in or sell on.



EPC Band E

**Call:** Rook Matthews Sayer 01665 713358

**Price Guide:** £69,950+

**Lot No. 32**

14 South Close, South Shields NE34 0PZ

**Andrew Craig**

**kimmitt & roberts**



**Description:**

A three bedroom semi detached house on South Close, South Shields. The accommodation comprises of entrance hall, living room, kitchen, rear lobby, separate wc, bathroom, first floor are three bedrooms and there is a lawned garden to the rear. EPC BAND D



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

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £55,000+

**Lot No. 33**

14 Verdun Terrace, West Cornforth, Durham DL17 9LN

**Andrew Craig**

**WOOD**  
ESTATE AGENTS



**Description:**

A two bedroom mid terrace house situated on Verdun Terrace, West Cornforth. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession.

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



EPC : E

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

**Call:** JWW 0191 3869921 AC 0191 4921234

**Price Guide:** £19,950+

**Lot No. 34**

97 Briardale, Delves Lane, Consett DH8 7BG

**WOOD**  
ESTATE AGENTS



**Description:**

A mid link house located on Briardale in Delves Lane with open views to the rear and a driveway to the front.

The property benefits from good bus and transport links as well as access to local amenities and schools.

Available with vacant possession call now to book your viewing! EPC Band D

**Call:** J W Wood 01207 502109

**Price Guide:** £30,000+

**Lot No. 35**

4 West Road, Ponteland NE20 9SU

**ROOK**  
**MATTHEWS**  
**SAYER**



**Description:**

An unusual opportunity to purchase a charming mid terraced cottage, in need of complete refurbishment. Approached from the rear of the property, the cottage has two rooms to the ground floor and there is currently no stair case to the first floor. This is a unique opportunity is ideal for developers and builders, with early viewing recommended.

This property is centrally situated within the highly sought after village of Ponteland, close to Waitrose and other excellent shopping facilities, schools, pubs, restaurants and leisure facilities. Ponteland is within commuting distance of Newcastle upon Tyne and is well placed for access to Newcastle International Airport.

EPC: N/A

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £75,000+



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Otterburn Estate, Otterburn, NE19 1HE

**Auction Date**

Thursday 30th April 2015

From 7pm at

Marriott Hotel,

Gosforth Park, Newcastle

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Or call: 01661 831360





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www.agentspropertyauction.com



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**NOW  
Only 7  
Plots Left!**

**Guide  
Price:  
£3,000+  
per plot**

An exciting opportunity to purchase an off plan lodge site within the beautiful Otterburn Hall Estate.

Located around 25 miles from Newcastle International Airport, close to the village of Otterburn, the surrounding area includes The Northumberland National Park with good access to Kielder Water, The Cheviots, The Scottish Borders and the Northumberland Coastline.

The planning reference is 87/E/419, fourteen lodges have been constructed and a further seven plots are now being offered for sale. The plots are to be offered for sale with a 999 year lease full details included within the auction legal pack available to download at [www.agentspropertyauction.com](http://www.agentspropertyauction.com). We are advised that there are currently no services on the plots. We recommend that all potential buyers make their own enquires and satisfy their own requirements regarding services, planning and all statutory matters.

**Disclaimer**

None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this property. For sale by auction see [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

**Disclaimer 2**

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Disclaimer 3**

Site plan shown is from architects planning permission drawings. Lodge images shown are for illustration purposes only and give examples of typical lodges that may be suitable for the plot. Development on the site must comply with Northumberland County Councils planning regulations.

## Lot No. 36

Plot 22, Otterburn Hall Estate, Otterburn NE19 1HE

**ROOK  
MATTHEWS  
SAYER**



### Description:

An exciting opportunity to purchase an off plan lodge site within the beautiful Otterburn Hall Estate. Located around 25 miles from Newcastle International Airport, close to the village of Otterburn, the surrounding area includes The Northumberland National Park with good access to Kielder Water, The Cheviots, The Scottish Borders and the Northumberland Coastline.

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**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £3000+

## Lot No. 37

Plot 23, Otterburn Hall Estate, Otterburn NE19 1HE

**ROOK  
MATTHEWS  
SAYER**



### Description:

An exciting opportunity to purchase an off plan lodge site within the beautiful Otterburn Hall Estate. Located around 25 miles from Newcastle International Airport, close to the village of Otterburn, the surrounding area includes The Northumberland National Park with good access to Kielder Water, The Cheviots, The Scottish Borders and the Northumberland Coastline.

The planning reference is 87/E/419, fourteen lodges have been constructed and a further seven plots are now being offered for sale. The plots are to be offered for sale with a 999 year lease full details included within the auction legal pack available to download at [www.agentspropertyauction.com](http://www.agentspropertyauction.com). We are advised that there are currently no services on the plots. We recommend that all potential buyers make their own enquires and satisfy their own requirements regarding services, planning and all statutory matters.

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £3000+

## Lot No. 38

Plot 24, Otterburn Hall Estate, Otterburn NE19 1HE

**ROOK  
MATTHEWS  
SAYER**



### Description:

An exciting opportunity to purchase an off plan lodge site within the beautiful Otterburn Hall Estate. Located around 25 miles from Newcastle International Airport, close to the village of Otterburn, the surrounding area includes The Northumberland National Park with good access to Kielder Water, The Cheviots, The Scottish Borders and the Northumberland Coastline.

The planning reference is 87/E/419, fourteen lodges have been constructed and a further seven plots are now being offered for sale. The plots are to be offered for sale with a 999 year lease full details included within the auction legal pack available to download at [www.agentspropertyauction.com](http://www.agentspropertyauction.com). We are advised that there are currently no services on the plots. We recommend that all potential buyers make their own enquires and satisfy their own requirements regarding services, planning and all statutory matters.

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £3000+

## Lot No. 39

Plot 27, Otterburn Hall Estate, Otterburn NE19 1HE

**ROOK  
MATTHEWS  
SAYER**



### Description:

An exciting opportunity to purchase an off plan lodge site within the beautiful Otterburn Hall Estate. Located around 25 miles from Newcastle International Airport, close to the village of Otterburn, the surrounding area includes The Northumberland National Park with good access to Kielder Water, The Cheviots, The Scottish Borders and the Northumberland Coastline.

The planning reference is 87/E/419, fourteen lodges have been constructed and a further seven plots are now being offered for sale. The plots are to be offered for sale with a 999 year lease full details included within the auction legal pack available to download at [www.agentspropertyauction.com](http://www.agentspropertyauction.com). We are advised that there are currently no services on the plots. We recommend that all potential buyers make their own enquires and satisfy their own requirements regarding services, planning and all statutory matters.

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £3000+

**Lot No. 40**

Plot 30, Otterburn Hall Estate, Otterburn NE19 1HE

**ROOK  
MATTHEWS  
SAYER**

**Description:**

An exciting opportunity to purchase an off plan lodge site within the beautiful Otterburn Hall Estate. Located around 25 miles from Newcastle International Airport, close to the village of Otterburn, the surrounding area includes The Northumberland National Park with good access to Kielder Water, The Cheviots, The Scottish Borders and the Northumberland Coastline.

The planning reference is 87/E/419, fourteen lodges have been constructed and a further seven plots are now being offered for sale. The plots are to be offered for sale with a 999 year lease full details included within the auction legal pack available to download at [www.agentspropertyauction.com](http://www.agentspropertyauction.com). We are advised that there are currently no services on the plots. We recommend that all potential buyers make their own enquires and satisfy their own requirements regarding services, planning and all statutory matters.

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £3000+

**Lot No. 41**

Plot 35, Otterburn Hall Estate, Otterburn NE19 1HE

**ROOK  
MATTHEWS  
SAYER**

**Description:**

An exciting opportunity to purchase an off plan lodge site within the beautiful Otterburn Hall Estate. Located around 25 miles from Newcastle International Airport, close to the village of Otterburn, the surrounding area includes The Northumberland National Park with good access to Kielder Water, The Cheviots, The Scottish Borders and the Northumberland Coastline.

The planning reference is 87/E/419, fourteen lodges have been constructed and a further seven plots are now being offered for sale. The plots are to be offered for sale with a 999 year lease full details included within the auction legal pack available to download at [www.agentspropertyauction.com](http://www.agentspropertyauction.com). We are advised that there are currently no services on the plots. We recommend that all potential buyers make their own enquires and satisfy their own requirements regarding services, planning and all statutory matters.

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £3000+

**Lot No. 42**

Plot 34, Otterburn Hall Estate, Otterburn NE19 1HE

**ROOK  
MATTHEWS  
SAYER**

**Description:**

An exciting opportunity to purchase an off plan lodge site within the beautiful Otterburn Hall Estate. Located around 25 miles from Newcastle International Airport, close to the village of Otterburn, the surrounding area includes The Northumberland National Park with good access to Kielder Water, The Cheviots, The Scottish Borders and the Northumberland Coastline.

The planning reference is 87/E/419, fourteen lodges have been constructed and a further seven plots are now being offered for sale. The plots are to be offered for sale with a 999 year lease full details included within the auction legal pack available to download at [www.agentspropertyauction.com](http://www.agentspropertyauction.com). We are advised that there are currently no services on the plots. We recommend that all potential buyers make their own enquires and satisfy their own requirements regarding services, planning and all statutory matters.

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £3000+

## Option 2

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

### Lot No. 43

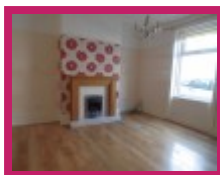
15 Barnard Street, Blyth NE24 2HG

ROOK  
MATTHEWS  
SAYER



#### Description:

**\*\*SUBSTANTIAL MID TERRACE - NO UPPER CHAIN - CONVENIENT POSITION - THREE BEDROOMS - EPC: E\*\*** on Barnard Street in Blyth. Briefly comprising: Vestibule, hall, lounge, dining kitchen and separate utility. Three bedrooms to the first floor and spacious family bathroom. Benefitting from gas central heating, double glazing and yard to rear. Ideally placed for local schools and amenities - an ideal first time buy/family home attractively priced and with no upper chain.



EPC band E

**Call:** Rook Matthews Sayer 01670 352900

**Price Guide:** £39,950+

### Lot No. 44

60 Church Avenue, West Sleekburn, Northumberland NE62 5XE

ROOK  
MATTHEWS  
SAYER



#### Description:

**\*\*\*SEMI-DETACHED HOME - IDEAL FIRST TIME BUY - NO UPPER CHAIN - THREE BEDROOMS - GARAGE & GARDENS\*\*\*** Situated on Church Avenue in West Sleekburn, this semi-detached home comprises; entrance hallway, lounge, breakfasting kitchen, bathroom and separate WC, first floor landing and three bedrooms. Externally the property has an enclosed garden to the front with fencing to boundaries, shared access down the side leading to the rear garden with fenced off concrete area, lawn with bushes and shrubs and detached timber garage.



EPC : Band D

**Call:** Rook Matthews Sayer 01670 531 114

**Price Guide:** was £75,000 now £44,950+

### Lot No. 45

4 Lawrence Avenue, South Shields NE34 8LY

Andrew Craig



#### Description:

A two bedroom house situated on Lawrence Avenue in this popular residential area of South Shields. The accommodation briefly comprises entrance porch, entrance hall, living room, dining area, kitchen, first floor are two bedrooms, bathroom and separate wc. Externally there is a lawned garden to the rear of the property and a garden and off street parking to the front.



EPC band to follow

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £55,000+

**Lot No. 46**

23 Belsay Gardens, Red House Farm, Gosforth NE3 2AU

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Appealing to the buy to let investor or the private residential buyer is this one bedroom top floor apartment offered for sale with vacant possession. The property has been upgraded by the current vendor over the last few years to include double glazed windows and a refitted shower room. Property briefly comprises of communal hall with stairs to the 3rd floor (top floor) with access door to the flat, entrance lobby, shower room, open plan living room/kitchen and a bedroom. Externally there is a garage in the nearby block.



EPC Rating E

**Call:** Rook Matthews Sayer 0191 284 7999

**Price Guide:** £44,950+

**Lot No. 47**

10a Victoria Square, Jesmond, Newcastle NE2 4DE

**ROOK  
MATTHEWS  
SAYER**



**Description:**

A top floor one bedroom apartment, situated on Victoria Square close to Northumbria University, Newcastle City Centre and the Royal Victoria Infirmary. The property offers a light and airy accommodation to both the dining kitchen and the living room. The accommodation briefly comprises of communal entrance hall with stairs leading to the top floor, entrance hall to flat with doors off to dining kitchen, shower room-wc, living room and kitchen. Externally there is Permit parking available to the front of the property. EPC Band D

**Call:** Rook Matthews Sayer 0191 2816700

**Price Guide:** £95,000+

**Lot No. 48**

10b Victoria Square, Jesmond, Newcastle NE2 4DE

**ROOK  
MATTHEWS  
SAYER**



**Description:**

A rare opportunity to purchase this two bedroom third floor apartment situated on Victoria Square close to Northumbria University, Newcastle City Centre and the Royal Victoria Infirmary. The property can be bought as an up and running buy to let which is currently producing an income of £700pcm or can be offered with vacant possession on completion. The accommodation benefits from gas central heating and briefly comprises of communal entrance hall with stairs to the 2nd floor, entrance lobby to the flat, entrance hall, living room, bathroom, kitchen and two bedrooms. Externally there is Permit parking available to the front of the property. EPC : E

**Call:** Rook Matthews Sayer 0191 2816700

**Price Guide:** £135,000+

**Lot No. 49**

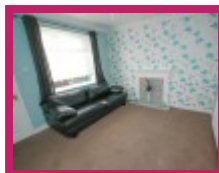
24 Westcott Road, South Shields NE34 0QY

**Andrew Craig**



**Description:**

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



EPC : D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £59,950+

**Lot No. 50**

5 Ravensworth Terrace, Summerhill Square, Newcastle NE4 6AU

**ROOK  
MATTHEWS  
SAYER**



**Description:**

**\*\*Rare Georgian Town House, Five bedrooms, Conservation area, No onward chain, Parking, Garden & Basement\*\***A rare opportunity has arisen to acquire a fabulous Georgian terrace town house. The property oozes with charm and character and retains a wealth of period features to include fireplaces, cast iron radiators, fine joinery and door architraves. Beautiful sash windows situated within wall. Located within Summerhill Square conservation area and within walking distance of the central station and city centre amenities, Universities, hospitals and restaurants. Arranged over five floors the property features versatile living accommodation to include; entrance lobby, hallway, open plan kitchen/dining area, shower room/w.c, beautiful dining room and first bedroom. To the next floor is a further two bedrooms, one with separate w.c and family bathroom and finally on the top floor there are a further two bedrooms. The basement also has two rooms and a utility. The property enjoys a Southerly aspect from the front and has its own garden and parking with a yard. EPC Band:- E

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** WAS £450,000 NOW £339,950+

**Lot No. 51**

25 Clifton Road, Fulwell, Sunderland SR6 9DN

**Andrew Craig**



**Description:**

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

EPC Band D



**Call:** Andrew Craig 0191 5160239

**Price Guide:** £199,950

**Lot No. 52**

7 Howden Walk, Stockton TS18 1 QH

**Michael Poole**



**Description:**

Great Rental Opportunity for a Potential Landlord- Vacant Possession -No Onward Chain- Two Bedrooms -Gas Central Heating & Double Glazing Fitted Kitchen- Off Road Parking

EPC Band D



**Call:** Michael Poole 01642 355000

**Price Guide:** £52,000+

**Lot No. 53**

Kenmuir, Birtley, Co Durham DH3 1PR

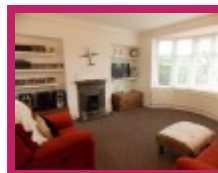
**Andrew Craig**



**Description:**

An opportunity to purchase a unique 3 storey 3 bed double fronted detached residence with a first floor balcony flanking the front elevation which poses a most striking facade. Briefly comprises of:- Entrance hall with stairs up. Front lounge, second reception room and kitchen. There is also the additional feature of a useful Cellar providing utility and workshop space. The first floor has three bedrooms, re-fitted bathroom/w.c. with modern suite. Externally there is an enclosed gated garden to front with multiple driveway parking leading to a detached garage plus paved garden area to the rear. Further benefits include gas central heating, double glazing.

EPC Rating : D



**Call:** Andrew Craig 0191 4921234

**Price Guide:** Was £264,950 Now £175,000+

**Lot No. 54**

7 Meadowfield Park, Ponteland NE20 9XF



**Description:**

A two bedroomed, first floor, retirement apartment within a purpose built block overlooking the central communal gardens and conveniently situated within the sought after village of Ponteland. With electric heating and sealed unit double glazing, the property is designed for those aged 55 years and over with benefits including: security entry phone, security cord system providing peace of mind, as well as a communal lounge. The apartment itself comprises: reception hall, pleasant lounge with archway to the breakfasting kitchen, two bedrooms and bathroom/wc. Ideal for an older person looking for peace of mind as well as a pleasant and well situated property.



EPC : E

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** Was £120,000 Now £65,000+

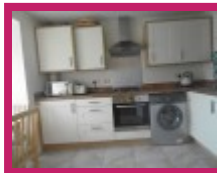
**Lot No. 55**

9 Horton Park, Blyth, Northumberland NE24 4JD



**Description:**

This four bed end townhouse is located on the popular Horton Park with excellent transport links to major routes and facilities. The property is in a cul-de-sac location not overlooked to the side or rear. Briefly comprising; hall, ground floor w.c., spacious lounge/diner with French doors to the rear and kitchen. To the first floor there are three bedrooms and a family bathroom, the second floor has a generous master suite with dressing area and en-suite shower room. The rear garden is West facing and there is a driveway to the front together with two allocated parking bays.



EPC Band C

**Call:** Rook Matthews Sayer 01670 352900

**Price Guide:** £129,950+

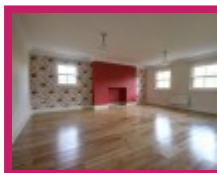
**Lot No. 56**

6 The Paddock, Witton Le Wear, Co Durham DL14 0GA



**Description:**

Stone built link detached family home, enjoying arguably one of the best plots on this exclusive development of executive homes. Constructed in 2009 by the respected local builder Dere Street Homes and with the balance of its 10 year NHBC warranty to run, the property benefit from LPG central heating to radiators and double glazing. Comprises of entrance hallway, lounge, dining kitchen, utility room. Four bedrooms, with en suite shower room to the master and a family bathroom. Externally the property boasts a good sized corner plot with a driveway accessing the single garage. The rear garden is fence enclosed, laid to lawn and is quite secluded.



EPC : band C

**Call:** J W Wood 01388 604273

**Price Guide:** £250,000+

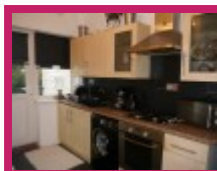
**Lot No. 57**

3 Hadstone Place, Fenham, Newcastle NE5 3JX



**Description:**

**\*\*Cul-de-sac location, three bedroom semi, well presented, popular location\*\***  
 Located with close proximity of all amenities, shops, bus routes and transport links into and around Newcastle city centre. This three bedroom semi-detached family home is well presented throughout and benefits from, gas central heating, double glazing and driveway. The accommodation comprises; entrance porch, hallway, lounge, kitchen, bathroom, stairs to first floor and three bedrooms. Externally there are gardens to the front and rear and a driveway.



EPC Band D

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £89,950+

**Lot No. 58**

28 Western Avenue, Fenham NE4 8SP

**ROOK  
MATTHEWS  
SAYER**



**Description:**

We offer for sale this three bedroom semi detached house which is located in this popular residential area to the West of Newcastle. The property benefits include double glazed windows, gas central heating, a garden to the front and rear and is offered for sale with vacant possession. There is a redevelopment within the nearby vicinity to include a newly build mosque. The property briefly comprises of entrance hall, kitchen, utility, living room, to the first floor there are 3 bedrooms and a bathroom/wc. Externally there are gardens to both front and rear with a drive to the front offering off street parking.



EPC Band D

**Call:** Rook Matthews Sayer 0191 274 4661

**Price Guide:** £129,950+

**Lot No. 59**

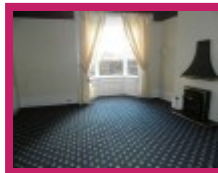
83 Thompson Road, Southwick, Sunderland SR5 2JJ

**Andrew Craig**



**Description:**

A spacious mid terraced property offered with no chain involved. This property was previously a bed and breakfast but can be re-converted with relevant planning permission etc. Close to the amenities at The Green which includes shops, pubs and local schools together with bus routes to Sunderland City Centre. The internal living accommodation comprises of an entrance hallway, lounge, dining room, breakfast room, kitchen, ground floor WC. Five well proportioned bedrooms and an additional bathroom. Warmed by gas central heating and double glazing. Externally there is a rear yard with garage. Must be viewed to appreciate the size and layout.



EPC Band:- D

**Call:** Andrew Craig 0191 5160239

**Price Guide:** Was £119,950 Now £79,950+

**Lot No. 60**

2 Woodlands Park Villas, North Gosforth, Newcastle NE13 6PR

**Andrew Craig**



**Description:**

**MUST BE SEEN.** This spacious character semi detached house is well presented throughout and should suit those looking to be well placed for access to local amenities. Woodlands Park Villas has much to offer and the size and standard of accommodation on offer can only be realised by an internal viewing. Briefly comprises: - Entrance porch/sun lounge, large lobby, ground floor cloaks/w.c. Generously proportioned lounge and dining/kitchen. First floor has three double bedrooms and bathroom/w.c. Externally there are low maintenance gardens and single garage. Families will love the extra living space that this property provides.



EPC : band D

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £175,000+

**Lot No. 61**

2 Newminister Terrace, Morpeth NE61 1DB

**ROOK  
MATTHEWS  
SAYER**



**Description:**

**\*\*UNIQUE THREE STOREY HOME FIVE BEDROOMS GOOD SIZE GARDENS CENTRAL LOCATION MUST BE VIEWED\*\***

An opportunity to purchase this unique five bedroom property situated just behind Newgate Street, Morpeth. The property offers an excellent location tucked away from the main street with lovely views but yet a short distance from Morpeth Town Centre. The accommodation has double glazing, gas central heating and briefly comprises of Entrance hall, master bedroom with en-suite, middle floor with good size lounge, kitchen diner and family bathroom/W.C. To the ground floor there are four well proportioned bedrooms and additional W.C Externally the property has a very good size, split level garden and enjoys a lovely elevated outlook. This property must be viewed to appreciate.

EPC Band C

**Call:** Rook Matthews Sayer 01670 511711

**Price Guide:** £230,000+



**Lot No. 62**

20 Abbotsford Close, Ingleby Barwick TS17 5GF

Michael Poole



**Description:**

Michael Poole are pleased to welcome to the market this three storey four bedroom detached property with garage, gardens, gas central heating system, double glazing and accommodation briefly comprising hall, cloakroom/wc, lounge, kitchen/diner, utility room, double glazed, three first floor bedrooms with master having en-suite shower room together with family bathroom with white suite and a further bedroom on the second floor. Early viewing recommended.



EPC Band C

**Call:** Michael Poole 01642 288299

**Price Guide:** £164,950+

**Lot No. 63**

34 Knaresbrough Avenue, Marton, Coulby Newham TS7 8LN

Michael Poole



**Description:**

A great opportunity to purchase this two bedroom McInnes built detached bungalow. The property will appeal to a large range of potential buyers looking for a property with potential (neighbouring properties have dormer rooms upstairs giving this property the scope to extend subject to the necessary building regulation and consents). The property itself benefits from double glazed windows, gas central heating. Briefly comprises of entrance hall, two double bedrooms, bathroom/wc, living room, kitchen and boarded loft room for storage. Externally there are gardens to both front and rear of the property with a drive to the front leading to an integrated garage. The property is close to main commuter and bus routes and local amenities.



EPC Band D

**Call:** Michael Poole 01642 288299

**Price Guide:** £225,000+

**Lot No. 64**

14 Westfield, Gosforth, Newcastle NE3 4YB

Andrew Craig



**Description:**

UNIQUE CHARACTER PROPERTY, POPULAR LOCATION. A rare find..... This superb property should suit a wide range of buyers due to its location and versatile layout. Comprises to ground floor:- Reception sun lounge, study/utility room, guest cloaks/w.c. Short flight of stairs then lead up into a spacious lounge that in turn leads through to kitchen. Stairs to first floor lead up from the kitchen to two bedrooms (both doubles) and family bathroom. Externally there is a courtyard garden to the front with parking space and double gated access. Further benefits include gas fired central heating together with cellar.



EPC : D

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £299,950+

**Lot No. 65**

6 Urpeth Terrace, High Handenhold, Chester Le Street DH2 1QD

WOOD ESTATE AGENTS



**Description:**

A charming stone built terraced cottage with attractive mature garden situated in a popular village location close to Beamish, with attractive surrounding countryside, walks and cycle tracks. The accommodation includes entrance lobby, large lounge with living flame fire and fireplace, kitchen with integral cooking appliances, two bedrooms, en suite facility and bathroom/wc with white suite.



EPC Band:- D

**Call:** J W Wood 0191 3887245

**Price Guide:** Was £90,000 Now £59,950+

**Lot No. 66**

10 Regency Apartments, Killingworth, Newcastle NE12 6DL

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Offered with no upper chain is this well presented one bedroom ground floor flat situated in this modern apartment block. The accommodation on offer comprises of communal entrance via door entry intercom system, entrance hall, lounge, kitchen, bathroom and double bedroom. The property benefits from electric heating and UPVC double glazing. There is an allocated parking bay along with visitor parking.



EPC Band:- C

**Call:** Rook Matthews Sayer 0191 266 7788

**Price Guide:** £55,000+

**Lot No. 67**

3 Ringwood Road, Middlesbrough TS3 9NN

**Michael Poole**



**Description:**

A two bedroom semi detached house situated in this popular residential area. The property benefits from double glazing and gas central heating and the accommodation briefly comprises entrance hall, living room, dining room, breakfast area, kitchen, rear lobby, conservatory first floor are two bedrooms and a bathroom/wc. Externally there are gardens to the front and rear.



EPC Band D

**Call:** Michael Poole 01642 254222

**Price Guide:** £40,000+

**Lot No. 68**

65 Lobley Hill Road, Gateshead NE8 4XB

**Andrew Craig**



**Description:**

Refurbished two bedroom ground floor flat prominently situated for ease of access to Gateshead Metro Centre, Newcastle and all major road links via the Western Bypass together with local public transport services and amenities via the Team Valley Trading Estate. The property has undergone general updating and upgrading to provide entrance hallway leading to spacious lounge and fully fitted kitchen together with two bedrooms and newly fitted shower room. The property also benefits uPVC double glazing and gas central heating via a Worcester combination boiler. Externally there is a front town garden and rear yard.



EPC Band:- D

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £49,950+

**Lot No. 69**

5 Gladewell Court, Choppington, Ashington NE62 5YY

**ROOK  
MATTHEWS  
SAYER**



**Description:**

An extended three bedroomed link detached bungalow situated on Gladewell Court on the sought after Pastures Estate, Guidepost. The property has been subject to much improvement and is available with the advantage of no upper chain. The accommodation briefly comprises: entrance lobby, hallway, lounge, updated kitchen with French doors to rear garden, modern shower room/w.c and three bedrooms one of which is currently being used as a dining room. Externally the property has gardens to the front and rear, a large double drive and garage. Early viewing is strongly recommended to avoid disappointment.



EPC Rating: D

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £125,000+



Laura Morgan  
National Development Manager

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**visit [www.auctionfinance.co.uk](http://www.auctionfinance.co.uk)**

**Lot No. 70**

45 Rowan Drive, Durham DH1 5YE


**Description:**

A well presented and ready to move into four bedroom double fronted semi detached house located in this popular residential area. The family home benefits include double glazed windows, gas central heating, lawned rear gardens and is offered for sale with vacant possession. The property briefly comprises entrance hall with a ground floor wc, lounge, dining room, kitchen and a garden room. To the first floor there are four bedrooms and a bathroom/wc. Externally there is an enclosed rear garden and a single garage.



EPC band C

**Call:** J W Wood 0191 3869921

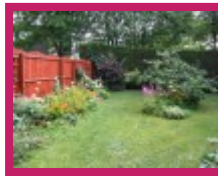
**Price Guide:** £105,000+

**Lot No. 71**

23 Donnington Court, South Gosforth, Newcastle NE3 1TP


**Description:**

We are pleased to welcome onto the market this three bedroom detached property ideally located giving convenient access to The Freeman Hospital, David Lloyd sport Leisure centre. Internally the property briefly comprises; ground floor w.c, open plan lounge/dining room, conservatory, three bedrooms and a bathroom/w.c. Additional benefits to the property include gas central heating, double glazing, off road parking, single garage, and gardens to front and rear. Internal viewing comes highly recommended.



EPC Band D

**Call:** Rook Matthews Sayer 0191 284 7999

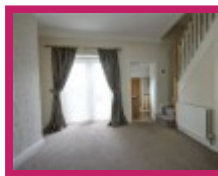
**Price Guide:** Was £275,000 Now £229,950+

**Lot No. 72**

4 The Baltic, Witton Park, Bishop Auckland DL14 0EP


**Description:**

Living space includes an entrance lobby, generous lounge with feature fire surround and arch through to the spacious dining room with French doors to the rear courtyard. Modern fitted kitchen and refitted shower room/wc with white suite. To the first floor there are two bedrooms, one with en suite wc.



EPC band E

**Call:** J W Wood 01388 604273

**Price Guide:** £59,950+

**Lot No. 73**

13 Coleridge Place, Pelton DH2 2PR


**Description:**

This mid terraced house would be ideal for investment and also as a starter home for the first time buyers out there looking to get on the property ladder. The property benefits from gas central heating and double glazing. Accommodation comprises entrance hallway, lounge, kitchen, rear lobby and bathroom to the ground floor whilst to the first floor there are two good sized bedrooms. Externally there is a garden to the front and a yard to the rear. The property is situated close to local shops and transport links to the surrounding areas including Chester le Street and Durham and should be viewed to appreciate the potential within  
EPC Band E

**Call:** Andrew Craig 0191 4921234

**Price Guide:** £39,950+

**Lot No. 74**

32 Dene Garth, Ovingham, Northumberland NE42 6AP



**Description:**

A rare opportunity to purchase this well presented semi detached family home situated in this much sought after cul de sac in Ovingham. The property features gas central heating, upvc double glazing, a fabulous dining kitchen with family room off, and a fourth bedroom suite with mezzanine level. The property comprises:- entrance porch, living room, dining kitchen, family room, utility room, separate wc, integral single garage, stairs to first floor landing, family bathroom/wc, three bedrooms, shower room/wc, and the fourth bedroom/study with mezzanine level. Externally there is a driveway providing off street parking for a number of cars and a rear paved yard area.



EPC Band D

**Call:** Yellow 01661 831234 RMS 0191 4131313

**Price Guide:** £174,950+

**Lot No. 75**

21 The Avenue, Felling, Gateshead NE10 1JA

**Andrew Craig**



**Description:**

2 BED MID TERRACED HOUSE - This deceptively spacious two bed mid terraced home is an ideal purchase for young couples, professionals, families and investors. Available with no onward chain pleasantly positioned on this pedestrian only street within Felling. Conveniently situated for local Metro links along with recreational activities and local communities. With front garden and rear yard providing secure off street parking along with a patio area. Internal accommodation briefly comprises of:- Hallway, spacious lounge with bay window to front. Dining/kitchen. Two first floor bedrooms and bathroom. Requiring some updating and improvement however, priced realistically to reflect the work required. Viewing comes highly recommended to appreciate the size, location and potential of this home.

EPC Band E

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £64,950+

**Lot No. 76**

30 St Ives Road, Leadgate, Consett DH8 7PZ



**Description:**

A spacious double-fronted house with potential for use as two large flats or as one substantial home, with versatile accommodation including four large rooms to the ground floor and four rooms to the first floor, a kitchen and a bathroom on each floor and a cellar. Formerly a public house, the property has two gas central heating boilers (one to each floor). There is a double garage to the rear and an additional adjoining garage, with space for parking 2-3 cars. N.B. - It should be noted that there is a sump pump in the cellar that is triggered by a sensor.



EPC : band E

**Call:** J W Wood 01207 502109

**Price Guide:** £115,000+

**Lot No. 77**

15 Oakdale, Nedderton Village, Bedlington NE22 6BE



**Description:**

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

EPC Band D

**Call:** Rook Matthews Sayer 01670 531 114

**Price Guide:** £265,000+

**Lot No. 78**

18 Malvern Close, Ashington NE63 0TD

**ROOK  
MATTHEWS  
SAYER**



**Description:**

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

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £155,000+

**Lot No. 79**

21 Embleton Terrace, Longframlington, Northumberland NE65 8JJ

**ROOK  
MATTHEWS  
SAYER**



**Description:**

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

EPC Band B



**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £129,950+

**Lot No. 80**

5 Beech Terrace, Ashington NE63 0QQ

**ROOK  
MATTHEWS  
SAYER**



**Description:**

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

EPC : E



**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £59,950+

**Lot No. 81**

Millstone House, Rothbury, Northumberland NE65 7SZ

**ROOK  
MATTHEWS  
SAYER**



**Description:**

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

EPC Band D



**Call:** Rook Matthews Sayer 01670 511711

**Price Guide:** £139,950+

**Lot No. 82**

10 Park Place, Chester Le Street DH3 3RZ



**Description:**

Situated in one of the town's most sought after residential areas this traditional style semi detached property has been extended and substantially refurbished to create a wonderful family home. It has Garage, Gardens and ample parking. Accommodation comprises of Hall, Lounge with bay and fireplace, separate Sitting Room, Dining Room opening to refitted Kitchen with central island, ground floor double Bedroom and Bathroom/wc. The first Floor includes two further bedrooms, the master having a refitted En Suite Bathroom/wc and an additional bedroom/study. The house has gas central heating via radiators and uPVC double glazing.



**Call:** J W Wood 0191 3887245

**Price Guide:** £209,950+

**Lot No. 83**

28 Highfield Drive, Ashington NE63 9SR



**Description:**

A three bedroom mid link house situated on Highfield Drive, Ashington. This well presented property benefits from gas central heating and double glazing and an early viewing is highly recommended. This is a builders part exchange property and the related new builds completion is anticipated June 2015. EPC : D

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £75,000+

**Lot No. 84**

3 Hedley Hall Farm, Sunnyside, Tyne & Wear NE16 5EH



**Description:**

A unique opportunity to purchase this four bedroom barn conversion, situated in this tranquil semi rural location with a paddock which we are verbally advised is approx 2.5 acres. The property offers the idyllic rural living yet with close proximity of local amenities. (The Metro Centre is just over 4 miles away-)The property itself provides light, airy, spacious living accommodation with a gin gan, downstairs bedroom/bathroom facilities offering adaptable living accommodation and internal viewing is highly recommended to appreciate the accommodation on offer. Property briefly comprise of a spacious entrance hall / dining hall, breakfasting kitchen, living room/gin gan with feature beams to the ceiling, utility room, study/snug and a bedroom with open plan with shower room/wc. To the first floor landing there are three bedrooms ( one with en suite and bedroom two and three with jack and jill access to the family bathroom) and a study. Externally access is gained via a gravelled drive leading to a double garage and parking for numerous cars. There are lawned gardens to the front and rear of the property with a paddock. EPC Band D

**Call:** Andrew Craig 0191 4889090

**Price Guide:** WAS £825,000 NOW £499,950+

**Lot No. 85**

30 Burnhope Road, Barmston, Washington NE38 8DY



**Description:**

An extended spacious detached family home situated within a cul de sac offered with gas central heating and double glazing. The very well presented accommodation comprises entrance porch leading to the hallway with stairs having feature lighting and leading to the first floor, L shaped lounge/diner, extensively fitted modern breakfasting kitchen with a range style cooker, utility room, dining room/family room and shower room with sauna. To the first floor there is a modern white family bathroom with three piece suite together with three bedrooms (one with fitted wardrobes and overhead storage). The loft area also provides storage and is accessed by a pull down ladder. Externally there is a garden to front with a driveway block paved leading to garage, an enclosed rear garden with a hot tub. EPC Rating D



**Call:** Andrew Craig 0191 4921234

**Price Guide:** £155,000+

**Lot No. 86**

66 John Street, Beamish, Stanley DH9 0QW


**Description:**

Available with the benefit of immediate vacant possession, the property has gas central heating with combination boiler and single glazed windows. The property is ideal for investment purchasers and the accommodation includes: Hallway, lounge, separate dining room and a small kitchen. to the first floor there are two bedrooms and a bathroom. There is a self-contained yard to the rear.  
 Agents note: The property was flooded in 2012 twice, due to unusually high storm water.



EPC : band D

**Call:** J W Wood 01207 235221

**Price Guide:** £25,000+

**Lot No. 87**

47 Angus Crescent, North Shields NE29 6UF


**Description:**

\*\*\*SEMI DETACHED HOUSE\*\* POPULAR SMALL DEVELOPMENT\*\* SECURE PARKING TO REAR\*\*NO UPPER CHAIN\*\*A small popular development situated in North Shields in Angus Crescent, two bedroom semi detached starter home. The property has the benefit of double glazing and gas central heating and briefly comprises:- Entrance lobby, lounge, fitted dining kitchen with patio doors to the rear garden. To the first floor there are two double bedrooms and a bathroom/w.c. Externally there is a small open front garden and a good size rear garden with access to the rear secure car park for off street parking.



EPC Band To Follow

**Call:** Rook Matthews Sayer 0191 2847999

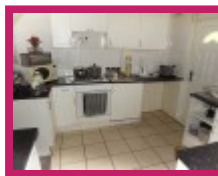
**Price Guide:** £75,000+

**Lot No. 88**

10 Milton Street, Jarrow NE32 3PW


**Description:**

MILTON STREET - 3 BED MID LINK - Conveniently situated for access into Jarrow Town Centre just a short distance away together with excellent roads links to the A19 and Tyne Tunnel. The property briefly comprises of: Entrance hall with stairs up. Front lounge, dining room, kitchen, three bedrooms and bathroom/w.c. Externally there are gardens to front and rear. Further benefits include part double glazing and gas central heating. Ideal as a starter home for first time buyers or equally of interest to investors.



EPC : band D

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £54,950+

**Lot No. 89**

18 De Merley Gardens, Widdrington, Morpeth NE61 5DB


**Description:**

\*\* NO FORWARD CHAIN - DETACHED HOUSE - LOUNGE - DINING ROOM - THREE BEDROOMS - EN SUITE TO MASTER\*\*Offered to the market with no forward chain, this detached house, located on De Merley Gardens, Widdrington, is recommended for internal inspection. Comprising, to the ground floor, lounge, dining room, modern kitchen, utility and separate w.c. To the first floor are the three bedrooms, with the master having en suite and the family bathroom. Benefiting from double glazing, gas central heating, garage with driveway and distant sea views from the first floor.



EPC : Band E

**Call:** Rook Matthews Sayer 01670 511711

**Price Guide:** £115,000+



**Lot No. 90**

6 Princess Road, Seaham SR7 7SP



**Description:**

This exceptional Edwardian mid terraced home offers an excellent mix of original features and modern fittings. Providing outstanding family accommodation, it is beautifully presented throughout and a credit to its present owners. It has an imposing external appearance and stands in a prime residential position, well situated for access to the town centre and seafront. Features include gas central heating, UPVC double-glazing, stylish kitchen, and attractive bathroom. It is well worth internal inspection.

EPC : Band D

**Call:** Kimmitt & Roberts 0191 5813213

**Price Guide:** £120,000+

**Lot No. 91**

18 Druridge Drive, North Fenham, Newcastle NE5 3LD



**Description:**

**\*\*Impressive three bedroom semi detached home in new development, exceptional standard, garden & parking\*\*** In a prime position on this modern development in North Fenham is this unique and individual three bedroom detached family home. Previously the showhouse on this estate. The property is presented to an exceptional standard throughout with elegant interior styling and contemporary fittings. The property has a fantastic individual reception space, boasts a 20ft kitchen/dining area, private parking, double glazing and gas central heating. The accommodation comprises; entrance hallway, reception area, kitchen/dining room, lounge, downstairs cloaks w.c, to the first floor there are three bedrooms master bedroom with an en suite shower room and a family bathroom. Externally there is a garden to the rear and off street parking.


EPC Band C

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £160,000

**Lot No. 92**

35 Blackstone Court, Blaydon NE21 4HH



**Description:**

A spacious detached family home is situated within this popular estate. The internal floor plan comprises entrance hallway, two reception rooms plus conservatory and kitchen to the ground floor whilst to the first floor there are four bedrooms (two with fitted wardrobes and master bedroom having ensuite) family bathroom with three piece suite. Other benefits include gas central heating, uPVC double glazing and security alarm system. Externally there are gardens to the front and rear together with driveway to the front providing off street parking and leading to the single garage. VIEWING HIGHLY RECOMMENDED !!!!!!!!!

EPC : To Follow


**Call:** Andrew Craig 0191 4889090

**Price Guide:** £180,000+

**Lot No. 93**

11 Warbeck Close, Kingston Park, Newcastle NE3 2FG



**Description:**

Traditional three bedroom semi-detached property situated in this popular residential area. The accommodation briefly comprises; entrance hall, lounge, kitchen, three bedrooms and a bathroom/w.c. Externally there are gardens to the front and rear and a garage.

EPC Band to Follow


**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £145,000+

**Lot No. 94** 11 Taylor Grove, Wingate TS28 5PA



**Description:**

Situated on this popular development and in a pleasant cul-de-sac is this nicely presented 2/3 bedroomed detached family home. Bedroom three is currently used as a dressing room but can easily be put back to a useable bedroom. Offering ample living accommodation comprising of two reception rooms, kitchen, separate utility room and conservatory. To the exterior are gardens to both front and rear, double driveway and single garage. Priced to sell. An affordable house worth viewing



EPC : Band D

**Call:** Kimmitt & Roberts 0191 5813213

**Price Guide:** £109,950+

**Lot No. 95** 34 Dahlia Way, Hebburn NE31 2QH



**Description:**

DAHLIA WAY - 2 Bed semi detached bungalow with garage situated in this pleasant pedestrian only street having vehicular access to the rear. The property is ideally placed for amenities including Schools, local shops and bus links with Town Centre and Metro Station a short distance away. The accommodation offers Entrance porch, Hall, Lounge, modern dining/kitchen and conservatory to rear. Two bedrooms (both with robes) and bathroom/w.c. Externally there is a lawned gardens to both front and rear together with a detached single garage. As bungalows are somewhat of a rarity, we would urge an early viewing to avoid disappointment!



EPC : Band D

**Call:** Andrew Craig 0191 4281428

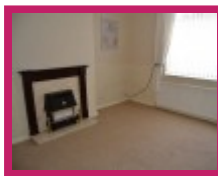
**Price Guide:** £99,950+

**Lot No. 96** 1 Tesla Street, Philidelphia, Houghton Le Spring DH4 4TE



**Description:**

Occupying a quiet convenient position in a street where the houses rarely come onto the market, this deceptively spacious end terraced home is priced to allow for some improvement works, but is priced accordingly. It already boasts Combi gas central heating, double-glazing, a refitted bathroom, but a cosmetic overhaul is required. A home of immense potential, it provides superb family accommodation with two spacious reception rooms and three well-proportioned bedrooms. One of its most noteworthy features is the generous enclosed yard to the rear.



EPC : Band D

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** WAS £89,950 NOW £59,950+

**Lot No. 97** 11 Coneygarth Place, Ashington NE63 9FL



**Description:**

Three bedroomed semi detached property situated on Coneygarth Place in Barley Rise, most convenient for Ashington main centre and all its amenities. The accommodation on offer has gas central heating, double glazing and briefly comprises; entrance hallway, w/c, lounge, dining room and kitchen to the ground floor with three bedrooms the master with en-suite facilities and a family bathroom to the first floor. Externally there is a south facing garden to the rear. Viewing recommended. EPC Band C

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £99,950+



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**Lot No. 98**

88 Woodbine Street, Gateshead NE8 1SS

**Andrew Craig**



**Description:**

An investment opportunity to purchase this maisonette which has been upgraded by the current owner, to fully appreciate what the property has to offer an internal viewing is highly recommended. The property benefits include double glazing, gas central heating both a bathroom-wc and a separate shower room/wc, fitted kitchen. The well presented accommodation comprises of entrance hall with stairs to first floor landing, living room, kitchen, bathroom, bedroom one and a shower room/wc. To the second floor there are two further bedrooms. Externally there is a yard to the rear.



EPC Band:- D

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £89,950+

**Lot No. 99**

54 Burnhall Drive, Seaham SR7 0HA

**kimmitt & roberts**



**Description:**

Presented to a nice standard throughout is this pleasant 1st floor flat situated in a popular area of Seaham and boasts gas central heating, double glazed window, modern kitchen and bath/w.c. fittings and shared garden to rear and front elevation. Ideal for retired couple, single person or first time buyer, Summary of accommodation ENTRANCE VESTIBULE, LOUNGE, KITCHEN, BEDROOM, BATHROOM



EPC BAND C

**Call:** Kimmitt & Roberts 0191 5813213

**Price Guide:** Was £74,950 Now £49,950+

**Lot No. 100**

17 Westbourne Grove, Redcar TS10 1EH

**Michael Poole**



**Description:**

Large Period Property \* Central Redcar Location \* Ideal First Purchase or Buy to Let \* Three Generous First Floor Bedrooms \* Separate Lounge & Dining Room \* 15ft plus Kitchen  
EPC Band E

**Call:** Michael Poole 01642 285041

**Price Guide:** £44,950+

**Lot No. 101**

11 Schoular Drive, Ashington NE63 9SE

**ROOK MATTHEWS SAYER**



**Description:**

Three bedroomed detached family home on Scoular Drive, North Seaton, Ashington. The property has double glazing and gas central heating and is close to local amenities and has excellent road links. Briefly comprising: entrance hall, fitted kitchen, lounge diner, stairs to first floor, three good sized bedrooms and a family bathroom. Externally there is an enclosed rear garden and open aspect lawn to the front with driveway to garage. Must view early!

EPC Band to follow

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £125,000+

**Lot No. 102** 3 Kilburne Close, Victoria Glade, Newcastle NE7 7FQ

**ROOK  
MATTHEWS  
SAYER**



**Description:**

AN EARLY INSPECTION COMES RECOMMENDED ON THIS WELL APPOINTED 4 BEDROOM DETACHED FAMILY HOME SITUATED IN THIS HIGHLY DESIRABLE CUL DE SAC. The property is situated within easy reach of amenities including schools, shops and transport links. The accommodation comprises entrance porch, entrance hall, ground floor WC, lounge/dining room, conservatory and breakfasting kitchen. To the 1st floor there are 4 bedrooms, one with en suite, and a family bathroom/WC. Additional benefits include gas central heating and double glazing. Externally there are gardens to the front and rear, a driveway to the front and an integral garage.

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £240,000+

**Lot No. 103** 22 Tudor Court, Shotton, Co Durham DH6 2RE

**kimmitt & roberts**



**Description:**

An excellent opportunity for the first time buyer to purchase this recently refurbished three bedroomed end link home which has been the subject to capital expenditure and provides a ready to move into home. Boasting gas central heating system, double glazing, refitted stylish kitchen/breakfast room, ground floor cloaks/wc, refitted family bathroom/wc and spacious lounge/diner. This delightful home comes with newly refitted carpets throughout and viewing is highly recommended.

EPC : band D



**Call:** Kimmit & Roberts 0191 518 3334

**Price Guide:** £59,950+

**Lot No. 104** 54 Marley Crescent, Marley Potts, Sunderland SR5 5BL

**Andrew Craig**



**Description:**

A modern two bedroom semi detached ready to move into property located in this popular new development within easy access of many local amenities including shops, schools and transport links to Sunderland City Centre. Decorated in a modern neutral theme throughout and the accommodation briefly comprises entrance hallway, lounge, breakfasting kitchen and cloaks/w.c. to the ground floor whilst to the first floor there are two double bedrooms and a family bathroom. Benefiting from uPVC double glazing, gas central heating and is still in the NHBC guarantee. Externally there is a front garden with driveway and rear garden.

EPC BAND C



**Call:** Andrew Craig 0191 5160239

**Price Guide:** £74,950+

**Lot No. 105** 33 Bonsall Court, South Shields NE34 0HT

**Andrew Craig**



**Description:**

An immaculately presented, spacious town house. This versatile accommodation can be utilised as three bedroom, two reception rooms or four bedrooms, one reception room. Briefly comprises to the ground floor of: - Entrance, hallway, kitchen/diner, reception room, ground floor cloaks/w.c. To the first floor lies the lounge with feature gas fire and master bedroom. To the second floor lies a further two double bedrooms and a family bathroom. Externally lies a garden to the rear and front garden with driveway. Benefiting from UPVC double glazing throughout and combi gas central heating this ready to move into family home is sure to appeal to all that view.

EPC Band:- C



**Call:** Andrew Craig 0191 4271722

**Price Guide:** £79,950+

**Lot No. 106** 8 Knox Road, Bedlington NE22 5AS



**Description:**

**\*\*SEMI-DETACHED FAMILY HOME - TWO RECEPTION ROOMS - THREE BEDROOMS - GARAGE & GARDENS - NO UPPER CHAIN\*\***Situated on Knox Road in Bedlington, this semi-detached home comprises; entrance hallway, lounge, dining room, fitted kitchen, first floor landing, three bedrooms and family bathroom. Externally the property has a low maintenance garden to the front with driveway leading to single attached garage and a low maintenance rear garden mainly paved with bushes and shrubs and walled surrounds.



EPC : Band C

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £69,950+

**Lot No. 107** 23 Woodlands Drive, Cleadon, Sunderland SR6 7TR

**Andrew Craig**



**Description:**

Situated within a private cul-de-sac of residential properties which rarely come to the market, we offer for sale this well presented semi detached home, which offers good sized family accommodation. Having an attached garage and ample car standage with low maintenance gardens to the rear, this property is well worthy of an internal inspection. Comprises of:- Entrance hall, lounge through dining room, breakfasting area, kitchen, conservatory, three good size bedrooms (two doubles) and a spacious family bathroom. The property further benefits from having gas central heating and double glazing.



EPC Band D

**Call:** Andrew Craig 0191 5190011

**Price Guide:** Was £249,950 now £195,000+

**Lot No. 108** 50 Warner Avenue, Bishop Auckland DL14 9GG

**WOOD**  
ESTATE AGENTS



**Description:**

A three bedroom detached house situated in this popular residential area. The property benefits from gas central heating and double glazing and the accommodation briefly comprises : living room, kitchen, dining room, downstairs cloaks, first floor are three bedrooms the master with en suite facilities and a family bathroom.



EPC : Band C

**Call:** J W Wood 01388 604273

**Price Guide:** £114,950+

**Lot No. 109** 4 Fir Terrace, Burnopfield NE16 6DP

**WOOD**  
ESTATE AGENTS



**Description:**

Situated on the rural edge of Burnopfield on the A692, a much extended terraced house, with a large garden. Ideally suited to families or first time buyers, the property has the benefit of double glazing, gas central heating, a modern kitchen and bathroom. Situated on the rural edge of Burnopfield on the A692, . Ideally suited to families or first time buyers, the property has the benefit of double glazing, gas central heating, a modern kitchen and bathroom. The accommodation comprises: Hallway, lounge, conservatory, dining area, w.c., study, kitchen and garage. To the first floor there are three bedrooms and a bathroom.



EPC band D

**Call:** J W Wood 01207 235221

**Price Guide:** WAS £130,000 NOW £105,000+

**Lot No. 110**

15 Bothal Terrace, Ashington NE63 8PW

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Well presented three bedroomed townhouse on the sought after Bothal Terrace, Ashington. The property is modern throughout and would make an ideal purchase for all. Close to the town centre and local schools the accommodation is available to view now. With double glazing and gas central heating the property comprises of: entrance, open plan kitchen, ground floor w.c, lounge, stairs to first floor, family bathroom and two bedrooms, stairs to second floor, master bedroom with en-suite. Externally there is a garden to the rear with a decked and gravelled area. Early viewing highly recommended.



EPC : D

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £110,000+

**Lot No. 111**

8 Saint Johns Grove Redcar TS10 2DS

**Michael Poole**



**Description:**

Sought After East Redcar Location \* Popular Quiet Cul-De-Sac \* Three Bedroom Semi Detached Property \* Undergone Much Refurbishment \* Replaced Main Roof \* Spacious Loft Room \* UPVC Double Glazing \* Gas Central Heating \* Attractive Re-Fitted Kitchen \* Re-Fitted Family Bathroom \* Drive & Garage



EPC band D

**Call:** Michael Poole 01642 285041

**Price Guide:** £129,950+

**Lot No. 112**

86 Durham Road, Leadgate, Consett DH8 7RB

**WOOD  
ESTATE AGENTS**



**Description:**

A three-bedroomed semi-detached house requiring modernisation. Built in the 1950s, this ex-Local Authority house has UPVC double glazing, though some of the sealed units have failed, and the gas central heating back boiler is not in working order. The accommodation comprises: hall, living room, dining room open into rear kitchen, three bedrooms, bathroom and separate W.C. There is an attached outhouse and lawned gardens to three sides.



EPC Band to follow

**Call:** J W Wood 01207 502109

**Price Guide:** £37,500+

**Lot No. 113**

33 Corneygarth, Barley Rise, Ashington NE63 9FL

**ROOK  
MATTHEWS  
SAYER**



**Description:**

We are pleased to welcome to the market this well presented three bedroom semi detached house situated on Congeygrath Place, Ashington, close to local amenities, hospital and road links. The property benefits from gas central heating and double glazing. Accommodation briefly comprises entrance hallway, cloaks, lounge, kitchen diner, conservatory, lean too. To first floor three bedrooms with en-suite to master and family bathroom. Externally to front open plan garden with driveway, to rear enclosed garden mainly laid to lawn.



EPC : C

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £110,000+

**Lot No. 114** 21 Burnside, Ashington NE63 9UB



**Description:**

This two bedroom semi detached house is located on Burnside, North Seaton, good bus and road links with access to the A189 linking to both the A1 and A19. The property has gas central heating and benefits from double glazing. Briefly comprising; Entrance, porch, lounge, kitchen/diner, landing, two bedrooms and bathroom. Externally enclosed garden to rear with patio area, lawned garden to front with driveway leading to garage with up and over door.



EPC : C

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £75,000+

**Lot No. 115** 77 Ravensworth Road, Sunderland SR5 5JE

**Andrew Craig**



**Description:**

A two bedroom semi detached house ideally situated within close proximity to local amenities to include shops, schools, road and transport links providing access to Sunderland City Centre. The property benefits from gas central heating and double glazing. The accommodation briefly comprises of lounge, kitchen, two double bedrooms and family bathroom. Externally there are gardens to the front and rear. Ideal for first time buyers, young families and investors alike. Must be viewed to truly appreciate!!!



EPC Band D

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £54,950+

**Lot No. 116** 195 Fulbeck Road, Netherfields, Middlesbrough TS3 0RS

**Michael Poole**



**Description:**

\*\* A three bedroom terrace house which is ideally suited for a first time buyer, available with immediate vacant possession and benefitting from gas central heating and double glazing with a garage to the rear.



EPC : D

**Call:** Michael Poole 01642 254222

**Price Guide:** £59,950+

**Lot No. 117** 23 Chester Mews, Sunderland SR4 7HX

**Andrew Craig**



**Description:**

This two bedroom mid terraced house located within easy access to many amenities which include Sunderland City centre, local metro station, shops, schools and Sunderland Royal Hospital. Decorated in a modern neutral theme throughout. This well presented family home briefly comprises front garden, lounge, kitchen, two bedroom, family bathroom, garden to rear and a garage in a separate block with additional parking to the front. Benefiting from gas central heating and full uPVC double glazing. This ready to move into home is sure to appeal to a range of buyers including those looking to get on the housing ladder and those looking to downsize



EPC Band D

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £79,950+



**Lot No. 118**

6 Urfa Terrace, South Shields NE33 2ES

**Andrew Craig**



**Description:**

Situated in this beautiful coastal location of Lawe Top area being just a short distance away from the Sea Front . This character mid terraced home enjoys accommodation set over three floors . Briefly comprises:- Entrance hallway, Lounge , Dining room, kitchen, pantry and utility room. Bedroom accommodation is on the first and second floors, with the front top floor bedroom enjoying a sea views. Family bathroom with separate w.c. Externally there is a yard to the rear providing off street parking. The property retains many original features of a bygone era and has the benefit of partial double glazing.



EPC band F

**Call:** Andrew Craig 0191 4271722

**Price Guide:** WAS £225,000 NOW £145,000+

**Lot No. 119**

78b Salters Road, Gosforth, Newcastle NE3 1SX

**ROOK MATTHEWS SAYER**



**Description:**

Immaculate two double bedroom ground floor flat situated in this popular residential area within close proximity to Gosforth High Street with its range of local shops, amenities and transport links. The accommodation briefly comprises; communal entrance, entrance hall, lounge, kitchen, two bedrooms and a bathroom/w.c. Externally there is a garden to the front and shared yard to the rear providing off street parking



EPC Band D

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £125,000+



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Andrew Craig



\*As ranked by EIG 2012 results based on capital value raised, number of lots sold and average sale price achieved.

see website for  
auction terms  
and conditions



## Remote Bidding **Application Form**

Please select method of bidding:

TELEPHONE

PROXY

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

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

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

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

Date of Auction: ..... Lot Number: .....

Address of Lot: .....

..... Post Code: .....

The Lot is offered for sale under:

Option One

Option Two

Maximum Bid (in words) £: .....

Buyers Information – Full Name/Company Name: .....

Address: .....

..... Post Code: .....

Tel No: Home: ..... Business: ..... Mobile: .....

E-mail address: .....

Solicitors Name & Address: .....

Post Code: ..... Tel No: .....

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

Signature ..... Print Name: ..... Date: .....

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



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## Terms & Conditions

### About us and Important Auction Information

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

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

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

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

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

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

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

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

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

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

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

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

### Our General Auction Terms of Business

#### 1. Interpretation

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

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

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

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

#### 2. Conditions applicable to the auction types

##### 2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

##### 2.2 Option Two Conditions

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

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

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



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

### 3. General provisions applicable to Sellers and Buyers

#### 3.1 General Auction Conditions

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

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

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

#### 3.2 Charges and payment

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

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

#### 3.3 Proof of Identity and Proceeds of Crime Act

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

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

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

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

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

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

#### 3.4 Miscellaneous

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

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

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

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

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

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

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

#### 3.5 Notices

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

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

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

#### 3.6 Governing law and jurisdiction

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

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

#### Common Auction Conditions

##### Introduction

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

##### Glossary

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

##### Auction Conduct Conditions

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

##### Sale Conditions

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

##### Important Notice

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

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

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

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

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

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

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

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

##### Glossary

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



Wherever it makes sense:

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

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

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

**Agreed completion date**

Subject to condition G9.3:

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

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

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

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

**Auction** The auction advertised in the catalogue.

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

**Auctioneers** The auctioneers at the auction.

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

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

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

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

**Condition** One of the auction conduct conditions or sales conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**VAT option** An option to tax.

**We (and us and our)** The auctioneers.

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

**Auction Conduct Conditions**

**A1 Introduction**

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

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

**A2 Our role**

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

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

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

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

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

**A3 Bidding and reserve prices**

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

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

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

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

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

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

**A4 The particulars and other information**

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

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

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

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



## A5 The contract

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

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

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

A5.4 If you do not we may either:

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

(b) sign the sale memorandum on your behalf.

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

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

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

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

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

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

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

## A6 Extra Auction Conduct Conditions

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

### General conditions of sale

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

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

### G1 The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

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

### G2 Deposit

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

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

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

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

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

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

G2.2 The deposit

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

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

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

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

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

### G3 Between contract and completion

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

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

(b) pay the premiums when due;

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

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

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

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

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

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

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

### Title and identity

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

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

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

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

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

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

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

(ii) the documents accompanying that application;

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





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

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

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

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

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

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

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

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

#### G5 Transfer

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

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

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

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

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

#### G6 Completion

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

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

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

- (a) direct transfer to the seller's conveyancer's client account; and
- (b) the release of any deposit held by a stakeholder.

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

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

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

#### G7 Notice to complete

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

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

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

- (a) terminate the contract;
- (b) claim the deposit and any interest on it if held by a stakeholder;
- (c) forfeit the deposit and any interest on it;
- (d) resell the lot; and
- (e) claim damages from the buyer.

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

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

#### G8 If the contract is brought to an end

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

- (a) the buyer must return all papers to the seller and appoints the seller its agent to cancel any registration of the contract; and
- (b) the seller must return the deposit and any interest on it to the buyer (and the buyer

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

#### G9 Landlord's licence

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

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

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

G9.4 The seller must:

- (a) use all reasonable endeavours to obtain the licence at the seller's expense; and
- (b) enter into any authorised guarantee agreement properly required.

G9.5 The buyer must:

- (a) promptly provide references and other relevant information; and
- (b) comply with the landlord's lawful requirements.

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

#### G10 Interest and apportionments

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

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

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

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

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

- (a) the seller receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
- (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
- (c) where the amount to be apportioned is not known at completion apportionment is to be made by reference to a reasonable estimate and further payment is to be made by seller or buyer as appropriate within five business days of the date when the amount is known.

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

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

#### G11 Arrears

##### Part 1 Current rent

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

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

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

##### Part 2 Buyer to pay for arrears

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

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

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

##### Part 3 Buyer not to pay for arrears

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

- (a) so state; or
- (b) give no details of any arrears.

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

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



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

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

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

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

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

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

#### G12 Management

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

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

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

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

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

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

#### G13 Rent deposits

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

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

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

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

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

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

#### G14 VAT

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

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

#### G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

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

(a) of the buyer's VAT registration;

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

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

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

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

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

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

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

#### G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

#### G17 Maintenance agreements

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

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

#### G18 Landlord and Tenant Act 1987

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

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

#### G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

(a) in its condition at completion;

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

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

G19.5 Where relevant:

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

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

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

#### G20 TUPE

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

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

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

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

(c) in respect of the Transferring Employees.

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



on completion.

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

#### G21 Environmental

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

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

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

#### G22 Service Charge

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

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

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

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

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

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

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

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

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

#### G23 Rent reviews

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

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

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

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

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

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

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

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

#### G24 Tenancy renewals

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

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

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

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

G24.4 Following completion the buyer must:

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

#### G25 Warranties

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

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

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

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

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

#### G26 No assignment

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

#### G27 Registration at the Land Registry

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

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

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

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

#### G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

#### G29 Contracts (Rights of Third Parties) Act 1999

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

#### G30 Extra General Conditions



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