



## Agents Property **AUCTION**

TOGETHER WE GET RESULTS

# Auction Catalogue



THIS AUCTION

**Friday 28th April**

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



Andrew Craig



Michael Poole



**Richard Francis**  
Auctioneer MNAVA

01661 831 360

[www.agentspropertyauction.com](http://www.agentspropertyauction.com)



## Buyers Guide

### IMPORTANT NOTES FOR ALL AUCTION BIDDERS

These notes and the auction terms and conditions are contained in the auction catalogue and online at [www.agentspropertyauction.com](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 identity and address is required for all successful buyers in order for us to comply with money laundering regulations. Original documents must be provided, photocopies are not accepted. For proof of identity we can accept – current signed passport, current full UK/EU photo card driving licence, resident permit issued by the Home Office to EU Nationals. Fire Arms Certificate. For proof of address we can accept – A utility bill issued in the last three months (not a mobile phone bill), local authority tax bill, bank or building society statement containing current address. We reserve the right to conduct a soft imprint online identification search on any successful buyer.

#### Remote Bidding:

If you are unable to attend the auction, bidding is available remotely by telephone or proxy bid. The Remote Bidding Form is provided in the auction catalogue, online [www.agentspropertyauction.com](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	Land North Of Scotswood Road And To The East Of Dene Avenue, Washington	NE1 5AQ	Rook Matthews Sayer
Lot 2	21 Straker Street, Hartlepool	TS26 8BP	Kimmitt & Roberts
Lot 3	Pigeon Coop Plot, Land at Lane Road, Hebburn	NE31 1HR	Andrew Craig
Lot 4	62 York Avenue, Jarrow	NE32 5YB	Andrew Craig
Lot 5	16 Church Street, Coundon, Bishop Auckland	DL14 8PJ	JW Wood Estate Agents
Lot 6	7 St Josephs Close, Gilesgate, Durham	DH1 2JA	JW Wood Estate Agents
Lot 7	4 South East View, Horden, Peterlee	SR8 4EA	Kimmitt & Roberts
Lot 8	5 North View Terrace, Houghton Le Spring	DH4 5NN	Kimmitt & Roberts
Lot 9	3 Villette Brooke Street, Hendon, Sunderland	SR2 8HF	Andrew Craig
Lot 10	31 Longfield Terrace, Walker	NE6 3EH	Rook Matthews Sayer
Lot 11	2 Cathedral View, Spennymoor	DL16 7QG	JW Wood Estate Agents
Lot 12	2 Tweedy Street, Blyth	NE24 5NB	Rook Matthews Sayer
Lot 13	85 Edgmond Court, Sunderland	SR2 0DY	Andrew Craig
Lot 14	127 Seventh Street, Horden, Peterlee	SR8 4JQ	Kimmitt & Roberts
Lot 15	5 Tennant Street, South Shields	NE34 9AU	Andrew Craig
Lot 16	26 Rawling Road, Bensham, Gateshead	NE8 4QR	Andrew Craig
Lot 17	12 Severn Street, Chopwell	NE17 7BY	Rook Matthews Sayer
Lot 18	1 Grange Terrace, Shotton Colliery	DH6 2JP	Kimmitt & Roberts
Lot 19	60 Lilac Grove, Redcar	TS10 3AY	Michael Poole
Lot 20	16 Bodlewell House, Sunderland	SR1 2AS	Andrew Craig
Lot 21	17 Hemlington Road, Stainton, Middlesbrough	TS8 9AG	Michael Poole
Lot 22	5 Meadow Riggs, Alnwick	NE66 1AP	Rook Matthews Sayer
Lot 23	10 Highwood View, Durham	DH1 3DT	JW Wood Estate Agents
Lot 24	4 Grange Avenue, Easington Village	SR8 3EH	Kimmitt & Roberts
Lot 25	9 Dent Street, Hartlepool	TS26 8AY	Kimmitt & Roberts
Lot 26	8 Brunton Terrace, Millfield, Sunderland	SR4 7DN	Andrew Craig
Lot 27	16 Station Road West, Trimdon Station	TS29 6BP	Kimmitt & Roberts
Lot 28	92/94 Ethel Street, Benwell	NE4 8QA	Rook Matthews Sayer
Lot 29	35 Wylam Street, Bowburn, Durham	DH6 5BD	JW Wood Estate Agents
Lot 30	122 Milburn Road, Ashington	NE63 OPQ	Rook Matthews Sayer
Lot 31	64 Gerald Street, Benwell, Newcastle	NE4 8QH	Rook Matthews Sayer
Lot 32	8 Wood View, Langley Park, Durham	DH7 9SS	JW Wood Estate Agents
Lot 33	47 Charlotte Street, Stanley	DH9 7AT	JW Wood Estate Agents
Lot 34	63/65 Lavender Gardens, Jesmond	NE2 3DD	Rook Matthews Sayer
Lot 35	25 Brady Street, Pallion, Sunderland	SR4 6QQ	Andrew Craig
Lot 36	5 Yewburn Way, Benton	NE12 8LL	Rook Matthews Sayer
Lot 37	35/37 Mayfair Road, Jesmond	NE2 3DN	Rook Matthews Sayer
Lot 38	34 Embleton Links, Newton by the Sea	NE66 3EP	Rook Matthews Sayer
Lot 39	Pickering Lodge, Care Centre, Burnopfield	NE16 6AY	Rook Matthews Sayer
Lot 40	11 Ciac Building, Middlesbrough	TS2 1AX	Michael Poole
<b>OPTION 2</b>			
Lot 41	1 Heughendon, Riverside, Rothbury	NE65 7NS	Rook Matthews Sayer
Lot 42	17 Warkworth Avenue, South Shields	NE34 7HF	Andrew Craig
Lot 43	16 Stanhope Road, South Shields	NE33 4BU	Andrew Craig
Lot 44	162 Hollywood Avenue, Gosforth	NE3 5BT	Andrew Craig
Lot 45	33 Stanhope Gardens, Annfield Plain, Stanley	DH9 8QQ	JW Wood Estate Agents



## Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 46	5 Ings Road, Redcar	TS10 2DD	Michael Poole
Lot 47	2 Heughendon, Rothbury, Riverside	NE65 7NS	Rook Matthews Sayer
Lot 48	110 Corporation Road, Hendon, Sunderland	SR2 8PF	Andrew Craig
Lot 49	123 Flatts Lane, Normanby	TS6 0NP	Michael Poole
Lot 50	10 Faraday Grove, Gateshead	NE8 4UL	Andrew Craig
Lot 51	26 Hills View Road, Eston	TS6 9JZ	Michael Poole
Lot 52	15 Rothbury Close, Trimdon Station	TS29 6PD	Kimmitt & Roberts
Lot 53	West Lodge, 109 Main Street, Shildon	DL4 1AW	JW Wood Estate Agents
Lot 54	14 Cypress Avenue, Fenham,	NE4 9ST	Rook Matthews Sayer
Lot 55	4 Castle Way, Pegswood, Morpeth	NE61 6XH	Rook Matthews Sayer
Lot 56	64 St Vincent Street, South Shields	NE33 3AR	Andrew Craig
Lot 57	2 Whitehouse, Stella Lane, Blaydon	NE21 4LS	Rook Matthews Sayer
Lot 58	79 Greens Lane, Hartburn, Stockton	TS18 5HT	Michael Poole
Lot 59	76 Hadrian Court, Killingworth	NE12 7DB	Rook Matthews Sayer
Lot 60	4 Coach Lane, Hazelrigg	NE13 7AS	Rook Matthews Sayer
Lot 61	42 Brackenlaw, Beacon Lough, Gateshead	NE9 6RU	Andrew Craig
Lot 62	21 Cedar Crescent, Murton	SR7 9JJ	Kimmitt & Roberts
Lot 63	8 Blagdon Terrace, Seaton Burn	NE13 6EY	Rook Matthews Sayer
Lot 64	13 Barehirst Street, South Shields	NE33 5LY	Andrew Craig
Lot 65	Amble Guest House, 16 Leazes Street, Amble	NE65 0AL	Rook Matthews Sayer
Lot 66	18 Meadowfield, Ponteland	NE20 9XF	Rook Matthews Sayer
Lot 67	Flat 26 Main Street, Seahouses	NE68 7RQ	Andrew Craig/Rook Matthews Sayer
Lot 68	31 Allendale Road, Blyth	NE24 3EG	Rook Matthews Sayer
Lot 69	8 Margaret Street, Ludworth	DH6 1NG	Kimmitt & Roberts
Lot 70	3 Union Court, Chester Le Street	DH3 3PA	JW Wood Estate Agents
Lot 71	Flat 5, Old Seed Mill, Coldstream	TD12 4DG	Tyne & Tweed Estate Agents
Lot 72	7 Claudius Court, South Shields	NE33 2DF	Andrew Craig
Lot 73	6 Atkin Street, Camperdown, Forest Hall	NE12 5UZ	Rook Matthews Sayer
Lot 74	64 Tees Crescent, Stanley	DH9 6JD	JW Wood Estate Agents
Lot 75	Sowerby House, 36 St Ives Road, Leadgate	DH8 7PZ	JW Wood Estate Agents
Lot 76	34 Ramalies Road, Redhouse, Sunderland	SR5 5JA	Andrew Craig
Lot 77	61 Highfield Road, South Shields	NE34 6HE	Andrew Craig
Lot 78	70 Bankfields, Middlesbrough	TS6 0TF	Michael Poole
Lot 79	15 The Crescent, Redcar	TS10 3AX	Michael Poole
Lot 80	2 Tollesby Lane, Marton in Cleveland	TS7 8JE	Michael Poole
Lot 81	19 Alexandra Street, Pelton Lane Ends, Chester Le Street	DH2 1NT	JW Wood Estate Agents
Lot 82	72 Fairfield Road, Jesmond	NE2 3BY	Rook Matthews Sayer
Lot 83	30 Springhill Walk, Morpeth	NE61 2JX	Rook Matthews Sayer
Lot 84	25 Patrick Crescent, South Hetton	DH6 2UP	Kimmitt & Roberts
Lot 85	3 Pemberton Terrace North, Craghead, Stanley	DH9 6AU	JW Wood Estate Agents
Lot 86	81 Allensgreen, Cramlington	NE23 6SG	Mike Rogerson
Lot 87	7 Mortimer Street, Pallion, Sunderland	SR4 6RA	Andrew Craig
Lot 88	27 Bonchester Close, Bedlington	NE22 6JW	Mike Rogerson
Lot 89	4 St Davids Way, Jarrow	NE32 4PA	Andrew Craig
Lot 90	6 Oxford Avenue, South Shields	NE33 4TW	Andrew Craig
Lot 91	32 Bath Road, Eston	TS6 9PH	Michael Poole
Lot 92	10 Palace Road, Bedlington	NE22 7DR	Rook Matthews Sayer
Lot 93	26 The Demense, Ashington	NE63 9TW	Rook Matthews Sayer



## Order Of Sale

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Lot No	Address	Post Code	Partner Agent
Lot 94	2 Hardale Grove, Redcar	TS10 5JG	Michael Poole
Lot 95	77 Moorsfield, Chilton Moor	DH4 5PG	Kimmitt & Roberts
Lot 96	5 Barnes Park Road, Sunderland	SR4 7PY	Andrew Craig
Lot 97	55 Lichfield Avenue, Eston, Middlesbrough	TS6 9NQ	Michael Poole
Lot 98	50 Sunniside Mews, Tweedmouth, Berwick	TD15 2QJ	Rook Matthews Sayer/Tyne & Tweed Estate Agents
Lot 99	17 Charles Street, Redcar	TS10 3HP	Michael Poole
Lot 100	2 The Mill Building, Edlington Mill, Berwickshire	TD11 3LE	Tyne & Tweed Estate Agents
Lot 101	57 Longstone Close, Beadnell	NE67 5BS	Rook Matthews Sayer
Lot 102	1 Howick Avenue, Grange Estate, Newcastle	NE3 2NA	Andrew Craig
Lot 103	46 Mill Hill Road, East Denton, Newcastle	NE5 2AR	Rook Matthews Sayer
Lot 104	Denethorpe, Stockton Road, Sunderland	SR2 0NE	Andrew Craig
Lot 105	Flat 4, 14 Church Street, Wooler	NE71 6DA	Rook Matthews Sayer
Lot 106	3 Plantation Walk, South Hetton	DH6 2XQ	Kimmitt & Roberts
Lot 107	18 Bader Avenue, Thornaby, Stockton	TS17 0HQ	Michael Poole



Agents Property  
**AUCTION**

## Option 1

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

**Lot No. 1**

Land North Of Scotswood Road And To The East Of Dene Avenue, Lemington NE15 8JL

**ROOK  
MATTHEWS  
SAYER**



**Description:**

NO RESERVE PRICE !!!!

The land is located in Sugley Dene to the East of Dene Avenue, Lemington. It is within a large residential housing estate circa 4 miles West of Newcastle City Centre. Description An undulating area of woodland consisting of steep slopes leading down to a walk way. The land is bound by a stream to the East and residential gardens to the West, it is to be offered as a single lot with a guide price of £1. There are parts of the land that could be considered hazardous so access is not to be granted unless an assisted viewing has been pre-arranged. Land Registry Number TY312612

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £1+

**Lot No. 2**

21 Straker Street, Hartlepool TS26 8BP

**kimmitt & roberts**



**Description:**

Open Viewing 18th April 2017 at 2.30pm An excellent opportunity to acquire a residential investment consisting of a two bedroomed mid terrace home in an established and convenient street close to Hartlepool centre. The same tenant has been in occupation since 1995, and the current rent is to be confirmed within the legal pack.

EPC Band D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £12,000+

**Lot No. 3**

Pigeon Coop Plot, Land at Lane Road, Hebburn NE31 1HR

**Andrew Craig**



**Description:**

A plot of land with planning permission to build a two storey detached house with integral garage. Planning application no ST /0591/14/FUL EPC Band exempt



**Call:** Andrew Craig 0191 4281428

**Price Guide:** £36,000+

**Lot No. 4**

62 York Avenue, Jarrow NE32 5YB

**Andrew Craig**

**Description:**

Situated on the highly desirable York Avenue in Jarrow, this larger style semi detached property offers excellent potential to transform in to a truly outstanding family home. In need of full modernisation and renovation we strongly recommend an inspection. The property benefits from double glazing with a large westerly facing garden and detached brick garage. Briefly the accommodation comprises entrance hall porch, reception hallway, two living rooms, conservatory, morning room and kitchen. A rear lobby provides access to the gardens and incorporates a ground floor cloak room/ W.C. To the first floor there are three bedrooms, bathroom and separate W.C. Overall a outstanding opportunity which comes highly recommended.

EPC Band D


**Call:** Andrew Craig 0191 4280025

**Price Guide:** £149,950+

**Lot No. 5**

16 Church Street, Coundon, Bishop Auckland DL14 8PJ


**Description:**

A fire damaged mid terraced house requiring complete refurbishment, which is offered for sale with vacant possession.

EPC Band except

**Call:** J W Woods 01388 604273

**Price Guide:** £12,500+

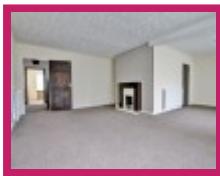
**Lot No. 6**

7 St Josephs Close, Gilesgate, Durham DH1 2JA


**Description:**

Available with the benefit of immediate vacant possession, we offer for sale this four bedroom, three reception room, extended link detached dormer style bungalow with gas central heating and double glazing. Having been improved in recent years by the current owners, the property now has a versatile floor plan which briefly comprises: large L' shaped lounge with door giving access to conservatory, dining room, study, refurbished kitchen and downstairs wet room. To the first floor there are four bedrooms and a family bathroom. Externally there are gardens to the front and rear and a driveway to the side giving access to a garage.

EPC Band E


**Call:** J W Woods 0191 3869921

**Price Guide:** £125,000+

**Lot No. 7**

4 South East View, Horden, Peterlee SR8 4EA


**Description:**

Open Viewing 20/4/17 AT 10.30AM  
Pleasant location this is a two bedroomeed mid terraced property which comes with double glazing and gas central heating system via back boiler

EPC Band C


**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £20,000+

**Lot No. 8**

5 North View Terrace, Houghton Le Spring DH4 5NN


**Description:**

Well situated shop premises with spacious living accommodation above. This is a 3 storey building consisting of a shop and stores to the ground floor, and a 2 bedroom maisonette above. It occupies a fine trading position within a parade of similar shops close to the Chilton Moor T junction in a densely populated area. Previously an off licence, now vacant, provides a well-proportioned shop accommodation, with a single garage/store to the rear. It is suitable for a variety of uses, subject to the appropriate permission being obtained from the Local Authority. The living accommodation is deceptively spacious, with combi gas central heating, UPVC double glazing, and modern kitchen and bathroom fittings. An ideal base for a business for a single occupier using the business and living accommodation together, alternatively as separate lettable units (the flat has its own entrance from North View Terrace) this is a property of immense potential.

EPC Band D - E

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £44,950+

**Lot No. 9**

3 Villette Brooke Street, Hendon, Sunderland SR2 8HF

**Andrew Craig**

**Description:**

A deceptively spacious and double fronted mid terraced cottage offering stair free and versatile living accommodation. Currently two bed/two reception but can be adapted to provide three bedrooms/one reception. Benefiting from upvc double glazing, gas central heating and off road parking. An ideal purchase for a range of buyers therefore viewing is highly recommended.



EPC Band D

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £36,000+


**Lot No. 10**

31 Longfield Terrace, Walker NE6 3EH


**Description:**

A well presented Dutch bungalow for sale on Longfield Terrace, Walker. Located close to a number of amenities including shops and transport links to the City Centre we expect a lot of interest in this beautiful family home. Internally this spacious accommodation comprises, entrance hall, lounge, dining kitchen and sun room. To the first floor there are 2 bedrooms and a bathroom/WC. Externally there is a lovely garden to the rear and a driveway to the front. Additional benefits include gas central heating and double glazing  
Sold with 14 years remaining on the lease.



EPC Band D

**Call:** Rook Matthews Sayer 0191 2761283

**Price Guide:** £34,950+


**Lot No. 11**

2 Cathedral View, Spennymoor DL16 7QG


**Description:**

With countryside views, this deceptively spacious two bedroom bungalow has a lobby, hallway, lounge dining room, modern kitchen and shower/wc, gas central heating and uPVC double glazing. Pleasant gardens, driveway and garage.

EPC Band C



**Call:** J W Woods 01388 604273

**Price Guide:** £95,000+

**Lot No. 12**

2 Tweedy Street, Blyth NE24 5NB




**Description:**

An investment opportunity to purchase this two bed end terrace house situated on an no through road and offered for sale with vacant possession. The property requires modernisation and refurbishment however it does benefit from some double glazed windows. The property briefly comprises of entrance hall, living room, dining room, kitchen, utility. To the first floor there are two bedrooms and a bathroom. Externally yard to rear. EPC Band D

**Call:** Rook Matthews Sayer 01670 352900

**Price Guide:** £24,950+

**Lot No. 13**

85 Edgmond Court, Sunderland SR2 0DY

**Andrew Craig**



**Description:**

A bright and spacious one bedroom top floor apartment located in this popular residential area close to many local amenities and transport links to the City Centre. Ideal for first time buyers and investors alike.



EPC Band E

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £28,000+



**Lot No. 14**

127 Seventh Street, Horden, Peterlee SR8 4JQ



**Description:**

OPEN VIEWING - 20/4/17 AT 11AM  
Two bed mid terrace with gas central heating system via back boiler and double glazed window, lounge, two bedrooms and bathroom/W.C

EPC Band E



**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £16,000+

**Lot No. 15**

5 Tennant Street, South Shields NE34 9AU

**Andrew Craig**



**Description:**

AN IDEAL FIRST TIME BUYER/FAMILY HOME - Offering excellent value for money this three bedroom mid terraced house must be viewed!! Conveniently situated within excellent access to amenities, shops, popular schools and transport links for commuting. The property briefly comprises of: - Lounge, kitchen/diner, bathroom and three bedrooms to the first floor. Externally lies a private yard to the rear. Further benefits include gas central heating and double glazing. Call to view now!!  
EPC Band E

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £44,950+

**Lot No. 16**

26 Rawling Road, Bensham, Gateshead NE8 4QR

**Andrew Craig**



**Description:**

An investment opportunity to purchase the 2 bedroom basement apartment which is currently tenanted at an advised income of £405pcm - awaiting sight of tenancy agreement (the tenant has verbally informed us that he wishes to remain long term and viewings are available to meet the tenant) The property briefly comprises of entrance hall, two bedrooms, living room, kitchen and a bathroom-wc.



EPC Band D

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £38,950+

**Lot No. 17**

12 Severn Street, Chopwell NE17 7BY

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Appealing to a wide range of buyers is this well presented two bedroom mid terrace house fronted onto a pedestrian way and offered for sale with vacant possession. Property benefits include double glazed window and central heating. Briefly comprises; entrance, living room, kitchen, bathroom, to the first floor there are two bedrooms. Externally there is a yard to the rear.

EPC Band E

**Call:** Rook Matthews Sayer 0191 4131313

**Price Guide:** £27,950+

**Lot No. 18**

1 Grange Terrace, Shotton Colliery DH6 2JP

**kimmitt & roberts**



**Description:**

Situated on a popular terrace in this pleasant village and enjoying views of local church to front elevation is this deceptively spacious two bedroomeed end terrace home which comes with gas central heating system, double glazing, two reception rooms, first floor bathroom/w.c and double garage to rear with electric door along with ample parking

EPC Band D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £29,950+

**Lot No. 19**

60 Lilac Grove, Redcar TS10 3AY

**Michael Poole**



**Description:**

Redcar East LocationIn Need of Updating & RefurbishmentTraditional Style Semi Detached BungalowEasy Maintenance Rear GardenPart UPVC Double GlazingOff Road Parking/DrivewayNo Onward Chain

EPC Band C



**Call:** Michael Poole 01642 285041

**Price Guide:** £69,950+

**Lot No. 20**

16 Bodlewell House, Sunderland SR1 2AS

**Andrew Craig**

**Description:**

This Fully Furnished and spacious three double bedroom apartment is available NOW! Ideally located just on the outskirts of the City Centre giving easy access to local shops, St Peters College, University and local Metro stations. An ideal buy-to-let opportunity. Viewing is highly recommended Call us now to view. EPC Band D


**Call:** Andrew Craig 0191 5653377

**Price Guide:** £44,950+

**Lot No. 21**

17 Hemlington Road, Staington, Middlesbrough TS8 9AG

**Michael Poole**

**Description:**

Michael Poole Estate Agents offer to the market this two bedroom terraced house located within the sought after village in Staington. Accommodation comprises; entrance porch, entrance hall, dining room, separate lounge and fitted kitchen. The first floor accommodates two double bedrooms and bathroom. Externally, gardens to both the front and rear. No forward chain.



EPC Band E

**Call:** Michael Poole 01642 254222

**Price Guide:** £64,950+

**Lot No. 22**

5 Meadow Riggs, Alnwick NE66 1AP

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Link detached bungalow with garage and garden on a popular estate within Alnwick town. The accommodation includes an entrance lobby and spacious hallway, sitting room leading to dining room with door opening out to the garden, fitted kitchen and porch area off, three bedrooms, bathroom and separate WC. There is an attached garage and driveway parking with lawned front garden and very attractive enclosed private rear garden with established shrubs. Gas fired central heating and PVC glazing included.



EPC Band C

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £134,950+

**Lot No. 23**

10 Highwood View, Durham DH1 3DT

**WOOD  
ESTATE AGENTS**

**Description:**

Offered with the benefit of no onward chain, we have pleasure in offering for sale this brick built terraced town house which has gas fired central heating. It provides accommodation briefly comprising: entrance hall, lounge, dining room, kitchen, two bedrooms and bathroom/wc. There is a self contained yard to the rear and a small forecourt garden to the front. There is also a garage available if required by separate negotiation.



EPC Band D

**Call:** J W Woods 0191 3869921

**Price Guide:** £194,950+

Lot No. 24

4 Grange Avenue, Easington Village SR8 3EH

kimmitt & roberts



**Description:**

A perfect opportunity for an investor/DIY enthusiast to acquire this two bed roomed terrace home ideally situated in this popular village location yet giving such an easy access to the A19. Requiring full refurbishment, early viewing is essential in order to avoid disappointment.

EPC Band E



**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £39,950+

Lot No. 25

9 Dent Street, Hartlepool TS26 8AY

kimmitt & roberts



**Description:**

Two Bed Mid Terrace Established Area Close To Hartlepool Town Centre Yard to Rear The property is currently rented at £55 per week we are awaiting sight of the tenancy agreement . EPC Band D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £12,000+

Lot No. 26

8 Brunton Terrace, Millfield, Sunderland SR4 7DN

Andrew Craig



**Description:**

Conveniently located for the University, Royal hospital and local shops and transport links, this spacious mid terrace house is well presented throughout and comprises: To the ground floor there are two reception rooms, kitchen, utility and ground floor WC. To the first floor there are two double bedrooms, bathroom & separate shower room. Externally there is a yard to the rear. Viewing recommended.

EPC Band E

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £69,950+

Lot No. 27

16 Station Road West, Trimdon Station TS29 6BP

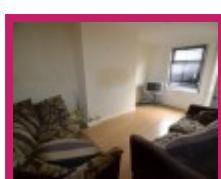
kimmitt & roberts



**Description:**

A end terrace property which would be ideal for the DIY enthusiast or local investor. Boasting lounge, kitchen, bathroom/wc and master bedroom along with additional boxroom/nursery. To the exterior is a rear yard.

EPC Band E



**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £16,000+

## Decisions on the spot...

With 42 years' experience helping customers find financial solutions to suit their individual needs, we're happy to say we're experts in what we do.

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**Lot No. 28**

92/94 Ethel Street, Benwell NE4 8QA


**Description:**

An opportunity to purchase a pair of flats in this popular location with tenancy agreements in place totalling £9960 per annum.

Number 94 - £400pcm from 01 June 2015 for one year. - Briefly comprises of entrance hall, two bedrooms, living room, kitchen and bathroom.

Number 92 - £430pcm from 28 October 2014 for one year - Briefly comprises of entrance hall, 3 bedrooms, living room, kitchen, hall to rear, bathroom.

EPC Band 92 -E 94-D

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £74,950+


**Lot No. 29**

35 Wylam Street, Bowburn, Durham DH6 5BD


**Description:**

We have pleasure in offering for sale this deceptively spacious two bedroomed mid terraced property benefitting from gas fired central heating, double glazing and no onward chain. Situated in a residential street of similar houses, the property has accommodation comprising: entrance lobby, lounge with multi-fuel stove, kitchen/diner, rear lobby and bathroom. To the first floor there are two bedrooms. Externally there is a yard to the rear.

EPC Band D



**Call:** J W Woods 0191 3869921

**Price Guide:** £39,950+


**Lot No. 30**

122 Milburn Road, Ashington NE63 OPQ


**Description:**

Mixed use Investment Opportunity on busy shopping parade. 16.96% yield on guide price (when fully let). Property Very Well presented. Comprising vacant ground floor retail unit, tenanted self-contained 2 bed flat & tenanted garage/workshop. 8.3% yield currently (on guide price). Floor area of retail circa 70.70 sq. m. (761 sq. ft.).  
Rental Income Retail unit £5200 (potential) vacant- Flat £4380 AST - Garage £600 expires 2027

EPC Band C



**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £59,950+


**Lot No. 31**

64 Gerald Street, Benwell, Newcastle NE4 8QH


**Description:**

A ground floor flat situated on Gerald Street, Benwell which is currently rented on an AST dated 14 September 2012 at £455pcm.

The property has double glazing and is gas central heated. Also close to town with many transport routes

EPC Band D

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £37,000+

**Lot No. 32**

8 Wood View, Langley Park, Durham DH7 9SS


**Description:**

Available with the benefit of immediate vacant possession, we are pleased to offer for sale this two bedroom mid terraced property with double glazing and gas fired central heating. Requiring considerable modernisation and updating, the property has accommodation comprising: entrance lobby, lounge, dining room and kitchen. To the first floor there are two bedrooms and a bathroom. Externally there is a yard to the rear.



EPC Band D

**Call:** J W Woods 0191 3869921

**Price Guide:** £37,500+

**Lot No. 33**

47 Charlotte Street, Stanley DH9 7AT


**Description:**

An end terraced property sold with existing tenancy, producing an income of £281.66 per calendar month. The property benefits from double glazing, gas central heating and a modern kitchen. The property comprises: Entrance lobby, Lounge, two bedrooms and bathroom. Externally there is a garden to front and yard to rear.

EPC Band D

**Call:** J W Woods 01207 235221

**Price Guide:** £24,950+

**Lot No. 34**

63/65 Lavender Gardens, Jesmond NE2 3DD


**Description:**

Fantastic investment opportunity!! A spacious pair of flats situated on Lavender Gardens, West Jesmond close to West Jesmond Metro station and Brentwood Avenue. Within walking distance of the cafes, shops and restaurants and close to access roads to the city centre. The ground floor flat has two bedrooms and is currently tenanted until summer 2017. The upper flat has three bedrooms and requires some updating and is currently vacant.



EPC Bands D

**Call:** Rook Matthews Sayer 0191 2816700

**Price Guide:** £295,000+

**Lot No. 35**

25 Brady Street, Pallion, Sunderland SR4 6QQ

**Andrew Craig**

**Description:**

A two bedroom mid terrace cottage located within close proximity to local shops, amenities and Sunderland Royal Hospital. Benefiting from double glazing and gas central heating and briefly comprising of entrance hall, living room, dining room, kitchen and bathroom. To the first floor lies two bedrooms and a private yard to the rear.

EPC Band E

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £39,950+

**Lot No. 36**

5 Yewburn Way, Benton NE12 8LL


**Description:**

Situated within this popular residential area is this three bedroom semi detached house which requires some modernisation. Briefly comprises entrance hall, lounge, dining room with patio doors out to the rear garden, door through to the well appointed kitchen w door out to a useful storage area and rear garden. To the first floor, three bedrooms and a bathroom/W.C. Externally to the front is laid to lawn, gravelled area, side access to the rear garden which is mainly laid to lawn with fenced boundaries and incorporates off street parking. The property benefits from gas central heating and UPVC double glazing.



AGENTS NOTES\* Cash Buyers only. Structural Survey available on request. EPC Band D

**Call:** Rook Matthews Sayer 0191 2667788

**Price Guide:** £34,950+

**Lot No. 37**

35/37 Mayfair Road, Jesmond NE2 3DN


**Description:**

Attention Investors!! A rare opportunity to purchase a pair of spacious flats in West Jesmond, close to West Jesmond Metro station and Brentwood Avenue. Brentwood Avenue boasts a variety of amenities including cafes, shops and restaurants. The flats are being sold at Auction and the ground floor flat has a sitting tenant paying £73pw, the upper is currently vacant. The flats have been priced to reflect the work required to both properties. The sitting tenant has been in the ground floor property for 35 years and the upper has been vacant for several months. All viewings must be booked in advance - ring 0191 2816700.



EPC Band E and C

**Call:** Rook Matthews Sayer 0191 2816700

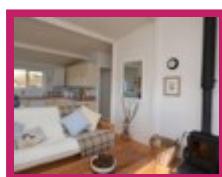
**Price Guide:** £235,000+

**Lot No. 38**

34 Embleton Links, Newton by the Sea NE66 3EP


**Description:**

A unique opportunity to purchase this magnificently presented beach bungalow idyllically located in the sand dunes behind the beach at Embleton Bay. The property comprises of an open plan sitting room/kitchen/dining room with doors opening out on to the decking area for outside entertaining, two bedrooms, shower room and separate WC. This traditional cedar built bungalow/chalet with cedar shingle roofing and felt shingles to a southern eastern elevation benefits from a wood burning stove with LPG gas fire bottles to the side of the property.  
EPC - tbc



**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £99,950+

**Lot No. 39**

Pickering Lodge, Care Centre, Burnopfield NE16 6AY


**Description:**

The property is a two storey former school house which has been converted and extended in to a care home. Our Clients have informed us they have removed the majority of the internal walls making it open plan although we have not inspected the property internally to confirm this. Externally, the property has parking to the side of the property and enclosed gardens to the side and rear.  
EPC Band D

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £199,950+

Lot No. 40

11 Ciac Building, Middlesbrough TS2 1AX

Michael Poole



**Description:**

Modern first floor studio apartment comprising of a combined kitchen, living and bedroom area and a separate bathroom. The studio features large UPVC double glazed windows providing light and airy living accommodation. The eco-friendly building has a lift to all floors and secured communal permit parking is available



EPC Band C

**Call:** Michael Poole 01642 254222

**Price Guide:** £44,950+

## Option 2

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

**Lot No. 41**

1 Heughendon, Riverside, Rothbury NE65 7NS

ROOK  
MATTHEWS  
SAYER



### Description:

A stone fronted semi-detached house situated in a peaceful location on the sought after Riverside area of Rothbury. The property comprises of front entrance hall with original part tiled mosaic floor with stairs and rooms off. The spacious living room has a bay window looking out to the front of the property. The fitted kitchen has a range of units and as a centre piece, an impressive original working Thomas Muckle Range. There is doors off to the utility and to the side garden. On the first floor there are three bedrooms, family bathroom and separate WC. There are gardens to the front and side, to the rear there is a log store and parking for one car. The property benefits from uPVC double glazing, gas central heating and fishing rights to the River Coquet. An early inspection of this unique property is highly recommended. EPC Band E



**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £109,950+

**Lot No. 42**

17 Warkworth Avenue, South Shields NE34 7HF

Andrew Craig



### Description:

An affordably priced three bedroom Mid-Link House situated in this popular location at Warkworth Avenue, South Shields. Ideally located for access to amenities, shops, well regarded schools and the Coast. The property would make an ideal purchase for first time buyers, families and investors alike. Offering great value for money the property briefly comprises of: - Entrance lobby, lounge, kitchen, three bedrooms and bathroom. Externally there is a driveway to the front providing off road parking. Further benefits include gas central heating and double glazing. Offered for sale with vacant possession and no upward chain. An internal inspection comes highly recommended. CALL TO VIEW NOW!!!

EPC Band D



**Call:** Andrew Craig 0191 4271722

**Price Guide:** £54,950+

**Lot No. 43**

16 Stanhope Road, South Shields NE33 4BU

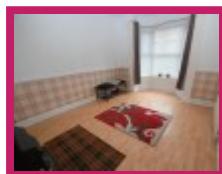
Andrew Craig



### Description:

An affordably priced three bedroom end terraced house ideally located within walking distance to amenities, shops, schools, Chichester Metro station and the Town Centre. The property offers good sized family accommodation and must be viewed to fully appreciate. Briefly comprising of: - Entrance hall, lounge, diner, kitchen and shower room to the ground floor whilst to the first floor there are three bedrooms. Externally there is a small low maintenance garden to the front and private yard to the rear with double gates leading out to the lane. Further benefits include gas central heating and uPVC double glazing. CALL TO VIEW NOW!!

EPC Band D



**Call:** Andrew Craig 0191 4271722

**Price Guide:** £74,950+

**Lot No. 44**

162 Hollywood Avenue, Gosforth NE3 5BT

Andrew Craig



**Description:**

POPULAR LOCATION WITHIN GARDEN VILLAGE, WITH SPACIOUS KITCHEN AND LOVELY REAR GARDEN. This semi detached property will appeal to a wide range of buyers. It was originally a three bedroom which has been altered into a two bedroom and this could be converted back if necessary. The property does require some modernisation. Briefly comprises:- entrance hallway with stairs to first floor, lounge, dining kitchen, two double bedrooms and family bathroom. Externally there are gardens to front and rear. It must be seen to recognise the potential on offer.



EPC Rating: E

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £160,000+



**Lot No. 45**

33 Stanhope Gardens, Annfield Plain, Stanley DH9 8QQ



**Description:**

A well presented three bedroom mid terrace house offered for sale with vacant possession. The current owners have updated the property to include a modern kitchen, refitted shower room, redecoration and to fully appreciate the property on offer and internal viewing is recommended. Property briefly comprises entrance hall, living room open to dining kitchen. To the first floor there are three bedrooms and a shower room-wc. Externally there are gardens to the front set to borders and a yard to rear offering off street parking.



EPC Band D

**Call:** J W Woods 01207 235221

**Price Guide:** £44,950+



**Lot No. 46**

5 Ings Road, Redcar TS10 2DD



**Description:**

In Need of Modernisation This Three Bedroom Bay Fronted End Terraced Property Sits on an Enviable Plot and is Located on One of the Most Desirable Roads in Redcar East. Offered to the Market with No Onward Chain, This Great Size Three Bedroom Home Offers Pots of Potential.



EPC Band D

**Call:** Michael Poole 01642 285041

**Price Guide:** £74,950+



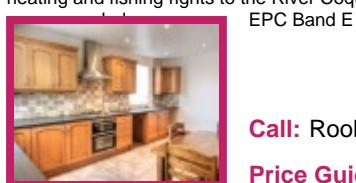
**Lot No. 47**

2 Heughendon, Rothbury, Riverside NE65 7NS



**Description:**

A stone fronted semi-detached house situated in a peaceful location on the sought after Riverside area of Rothbury. The property comprises of front entrance hall with original part tiled mosaic floor with stairs and rooms off. The spacious living room has a bay window looking out to the front of the property. The fitted kitchen has a range of units and as a centre piece, an impressive original working Thomas Muckle Range. There is doors off to the utility and to the side garden. On the first floor there are three bedrooms, family bathroom and separate WC. There are gardens to the front and side, to the rear there is a log store and parking for one car. The property benefits from uPVC double glazing, gas central heating and fishing rights to the River Coquet. An early inspection of this unique property is highly recommended.



**Call:** Rook Matthews Sayer 01665 510044  
**Price Guide:** £109,950+

**Lot No. 48**

110 Corporation Road, Hendon, Sunderland SR2 8PF

**Andrew Craig**



**Description:**

An ideal investment opportunity. A three bedroom mid terraced property to be sold with tenant currently paying £210 fortnightly. The property is located within easy access to many amenities and benefits from garden to front and good size garden to rear. Viewing recommended.

EPC Band D

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £39,950+

**Lot No. 49**

123 Flatts Lane, Normanby TS6 0NP

**Michael Poole**



**Description:**

Situated within this popular area of Normanby, within easy access of local schools, shops and bus routes, this property will appeal to a range of buyers. The property offers two floors of living accommodation and briefly comprises, entrance hall, lounge, kitchen, landing, two bedrooms and bathroom. Externally, enclosed gardens to the front and rear.



EPC Band E

**Call:** Michael Poole 01642 355000

**Price Guide:** £74,950+

**Lot No. 50**

10 Faraday Grove, Gateshead NE8 4UL

**Andrew Craig**



**Description:**

This attractively presented two bedroom ground floor flat would be ideal as a first purchase or for investors. Conveniently placed for local amenities and offered with no Onward Chain! The accommodation is well appointed and boasts neutral d&eacute;cor and has a modern style kitchen and bathroom. With gas combi central heating system and double glazing, private yard to rear - viewing comes highly recommended to appreciate the quality within.



EPC Band D

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £49,950+

**Lot No. 51**

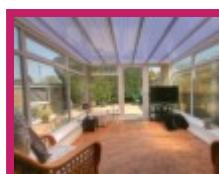
26 Hills View Road, Eston TS6 9JZ

**Michael Poole**



**Description:**

\* Deceptively Spacious & Extremely Well Appointed Four Bedroom Semi Detached Property \* Impressive & Generous Throughout \* Internal Inspection is Absolutely Necessary to Appreciate the Size & Accommodation on Offer \* Four First Floor Bedrooms \* 18ft plus Lounge \* Two Further Reception Rooms \* Conservatory \* Front & Rear Gardens \* Rear Garage \* A Superb Example of its Kind



EPC Band D

**Call:** Michael Poole 01642 955180

**Price Guide:** £139,950+

**Lot No. 52**

15 Rothbury Close, Trimdon Station TS29 6PD


**Description:**

An ideal opportunity to purchase this well presented, ready to move into three bedroomed semi detached home which occupies a good generous plot on this popular development. Boasting gas central heating system, double glazing, modern refitted bathroom/W.C and neutral decor throughout. Briefly comprising of entrance porch, dining room, kitchen with a range of Beech effect units, lounge overlooking rear garden, three bedrooms and family bathroom/W.C. Occupying a good sized plot it comes with gardens to front, side and rear, single garage, additional workshop and driveway.



EPC Band C

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £74,950+

**Lot No. 53**

West Lodge, 109 Main Street, Shildon DL4 1AW


**Description:**

A substantial three bedroom family home which has the benefit of gas central heating and uPVC double glazing. In brief, accommodation comprises entrance hall, lounge, living room, kitchen and dining room. To the first floor are three double bedrooms, study, shower room and separate wc. There is a wall enclosed, low-maintenance garden to the front mainly laid to lawn. A viewing is absolutely essential to appreciate this fine home.



EPC Band E

**Call:** J W Woods 01388 604273

**Price Guide:** £59,950+

**Lot No. 54**

14 Cypress Avenue, Fenham, NE4 9ST


**Description:**

Ideal First Time Buy or Buy To Let investment opportunity. Set in the heart of the popular Fenham area and having an array of amenities nearby to include shops, swimming pool, library and public transport links. Some updating is required and benefits include double glazing, gas central heating and South facing rear garden. The accommodation comprises, entrance hallway, lounge/dining area, kitchen, stairs lead upto half landing with separate w.c, landing leads to two good size bedrooms and bathroom. Externally there is an enclosed gravelled garden to the front and larger than average South facing rear garden.



EPC Band tbc

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £67,500+

**Lot No. 55**

4 Castle Way, Pegswood, Morpeth NE61 6XH


**Description:**

Appealing to a wide variety of buyers is this well presented two bedroom mid terrace house situated in this popular residential area. The property benefits include double glazing and gas central heating, a refitted bathroom, summerhouse in rear garden and is offered for sale with vacant possession. We have been advised by the vendor that the property is freehold and was recently rented out for the past 2 years at £400pcm. The electrics were updated approx 3 years ago and a new boiler installed about 2 years ago, new fascias fitted in 2016 and board out loft for extra storage.



EPC Band D

**Call:** Rook Matthews Sayer 01670 511711

**Price Guide:** £64,950+

**Lot No. 56**

64 St Vincent Street, South Shields NE33 3AR

**Andrew Craig**

**Description:**

Having a popular location within Westoe in South Shields and with no onward chain an internal inspection is recommended of this two bedroom ground floor flat which is offered at a realistic marketing price. Comprising of: lounge, two bedrooms, kitchen and bathroom. The property further benefits from gas central heating, double glazing and has a private rear yard.



EPC Band C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £49,950+

**Lot No. 57**

2 Whitehouse, Stella Lane, Blaydon NE21 4LS

**ROOK  
MATTHEWS  
SAYER**

**Description:**

A fabulous opportunity to purchase a grand house set in large grounds. The house consists of an entrance porch, large dining kitchen with stairs leading to a standing height 2 room cellar, downstairs bathroom, and a grand lounge. To the first and second floors there are 3 large bedrooms. Additional benefits include modern double glazing, a private driveway, and grounds which could be restored or potentially developed. Viewings come highly recommended.



EPC Band E

**Call:** Rook Matthews Sayer 0191 4131313

**Price Guide:** £159,950+

**Lot No. 58**

79 Greens Lane, Hartburn, Stockton TS18 5HT

**Michael Poole**

**Description:**

Well What a Home This Could Make. Fantastic Opportunities Present you with This Large Detached Dormer Bungalow in the Heart of Hartburn. The accommodation comprises of reception area, living room, dining room, breakfast kitchen, two ground floor bedrooms, first floor are two further bedrooms. Externally there are gardens and a garage.



EPC Band D

**Call:** Michael Poole 01642 355000

**Price Guide:** £249,950+

**Lot No. 59**

76 Hadrian Court, Killingworth NE12 7DB

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Offered with no onward chain is this spacious one bedroom ground floor flat situated within this popular residential location. The entrance door to the apartment is within a communal hall with secure door entry system, and the accommodation comprises; entrance hall with two useful storage cupboards, lounge with feature walk in bay window, double bedroom, modern galley style kitchen with a good range of wall and base units and space for appliances and bathroom/W.C. The property benefits from electric heating and UPVC double glazing.



EPC Band E

**Call:** Rook Matthews Sayer 0191 2667788

**Price Guide:** £37,000+

**Lot No. 60**

4 Coach Lane, Hazelrigg NE13 7AS




**Description:**

A deceptively spacious four bedroom house located within this popular residential area and ideally suited for a first time buyer or young family. The property benefits from upvc double glazing, gas fired central heating via combination boiler and off street parking and is available for sale with no onward chain .



EPC Band C

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £100,000+

**Lot No. 61**

42 Brackenlaw, Beacon Lough, Gateshead NE9 6RU

**Andrew Craig**



**Description:**

This beautifully presented spacious three bed home should appeal to a range of buyers, updated to provide stylish living accommodation and comes with a well proportioned garden to the rear. With gas combination central heating system and double glazed windows and being conveniently placed for local schools having the Cardinal Hume Catholic School and Larkspur Community Primary School both nearby. Viewing is absolutely essential to appreciate fully.



EPC Band tbc

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £69,950+

**Lot No. 62**

21 Cedar Crescent, Murton SR7 9JJ




**Description:**

Kimmitt and Roberts are delighted to offer this well presented 2 bedroom mid terrace property. Situated in the heart of Murton and within a short distance of The Terrace and its many amenities, this property will have wide family appeal.



EPC Band D

**Call:** Kimmitt and Roberts 0191 5813213

**Price Guide:** £38,950+

**Lot No. 63**

8 Blagdon Terrace, Seaton Burn NE13 6EY




**Description:**

Ideal investment opportunity. Traditional two bedroom mid terrace house. Popular location. No onward chain.A traditional two bedroom mid terrace house which has been partially refurbished to incorporate modern central heating boiler, rewire and double glazing. The property does need further improvements however would provide an ideal investment opportunity.Briefly comprising lounge, kitchen ( to be installed if required ), two first floor bedrooms, bathroom, gas fired central heating, double glazing, garden and rear yard with off street parking.



EPC Band C

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £65,000+

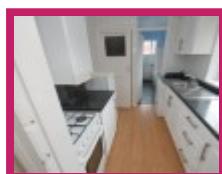
**Lot No. 64**

13 Barehirst Street, South Shields NE33 5LY

**Andrew Craig**

**Description:**

A spacious and versatile three bedroom first floor flat situated in this popular location having amenities, shops, schools and major transport links for commuting. The property briefly comprises of: - Entrance hall with stairs to first floor landing. Lounge, kitchen, three good sized bedrooms, bathroom and separate w.c. Externally there is a private yard to the rear. Further benefits include gas central heating and double glazing. An internal inspection is highly recommended.



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £45,000+

**ROOK  
MATTHEWS  
SAYER**
**Lot No. 65**

Amble Guest House, 16 Leazes Street, Amble NE65 0AL


**Description:**

A rare opportunity has arisen to purchase this fantastic house which offers extensive accommodation and is situated in the harbour area of the increasingly popular coastal town of Amble. Currently set up for use as a Bed & Breakfast property with 5 ensuite bedrooms, this impressive house could also appeal to someone looking for a larger home in Amble to convert back into a comfortable family home or to use as a spacious holiday let. The accommodation comprises hallway, lounge, dining room, kitchen, bathroom, sunroom, downstairs bedroom with ensuite and 4 upstairs bedrooms which have ensuite shower rooms. To the rear of the house is an enclosed yard.



EPC Band D

**Call:** Rook Matthews Sayer 01665 713358

**Price Guide:** £189,950+

**ROOK  
MATTHEWS  
SAYER**
**Lot No. 66**

18 Meadowfield, Ponteland NE20 9XF


**Description:**

A purpose built, two bedroomeed, second floor apartment, offering characterful accommodation with a pleasant aspect towards the park. With electric heating and sealed unit double glazing, the accommodation also has security entry phone system and security cords for peace of mind. Communal facilities include car park, shared lounge and lift and stairs providing access to the apartment. The accommodation comprises; reception hall, lounge with Adam style fireplace, kitchen, two bedrooms and shower room/wc. The property is specifically designed for those 60 years and over and provides excellent accommodation



EPC Band C

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £45,000+

**Lot No. 67**

Flat 26 Main Street, Seahouses NE68 7RQ

**ROOK  
MATTHEWS  
SAYER**
**Andrew Craig**

**Description:**

Appealing to a wide variety of buyers both private residential and those looking for a 2nd home, is this 4 bedroom maisonette located in the heart of Seahouses and enjoying excellent access to local amenities and the beach. The accommodation is spread over two floors and benefits include double glazed windows and solid fuel heating and car parking for two vehicles. Property briefly comprises of entrance lobby, kitchen, dining room, bathroom, inner hallway, living room, and four bedrooms.  
EPC BAND F

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £119,950+

**Lot No. 68**

31 Allendale Road, Blyth NE24 3EG


**Description:**

Appealing to a wide variety of buyers is this semi detached house located in this popular residential area and offered for sale with vacant possession. The property benefits include double glazed windows and gas central heating and a conservatory. The property does require updating and modernisation and has the potential (subject to any necessary planning/building regulations) to make into a 4th bedroom or en-suite facilities on the first floor. The property briefly comprises entrance porch, entrance hall, living room, dining room, further reception room, conservatory and a kitchen to the ground floor. First floor there are three bedrooms ( main bedroom with dressing area) and a family bathroom-wc. Externally there are gardens to both the front and rear of property with a drive to the front leading to the

EPC E


**Call:** Rook Matthews Sayer 01670 352900

**Price Guide:** £99,950+

**Lot No. 69**

8 Margaret Street, Ludworth DH6 1NG


**Description:**

Presented to a good standard throughout is this much improved three bedroomed town house which has been thoughtfully upgraded by its current owner to provide a beautiful ready to move into home. Boasting gas central heating system, double glazing, refitted kitchen/diner, ground floor cloaks/W.C, luxury refitted bathroom/W.C and en-suite to master bedroom. To the exterior there is an enclosed yard. Priced to sell and cannot fail to impress the interested buyer!

EPC C


**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £44,950+

**Lot No. 70**

3 Union Court, Chester Le Street DH3 3PA


**Description:**

A ground floor retirement apartment situated within this central location close to Chester le Street's many town centre shops, amenities and public transport facilities including the railway station and numerous bus routes. The complex includes communal gardens and ample communal parking. The apartment itself comprises: entrance hall, lounge, kitchen with integral cooking appliances, double bedroom and bathroom/wc. It includes electrical heating and uPVC double glazing. The property is available with no onward chain.

EPC Band D


**Call:** J W Woods 0191 3887245

**Price Guide:** Was £77,000 Now £49,950+

**Lot No. 71**

Flat 5, Old Seed Mill, Coldstream TD12 4DG


**Description:**

This 2 bedroom upper floor apartment is located within easy walking distance of the centre of Coldstream and its amenities. Ideal either for first time buyers or as an investment, the property benefits from gas central heating, double glazing and a modern kitchen and bathroom. Available with no upward chain, viewing is strictly by appointment with the sole selling agents.

EPC Band C


**Call:** Tyne and Tweed 01289 331555

**Price Guide:** £44,950+

**Lot No. 72**

7 Claudius Court, South Shields NE33 2DF

**Andrew Craig**

**Description:**

LAWE TOP LOCATION - VIEWING IS A MUST!! An immaculate and ready to move into one bedroom first floor flat situated in this popular location at the Lawe Top, South Shields. Conveniently positioned within walking distance to the Town Centre and Sea Front where a range of amenities, shops, bars and restaurants can be found. Briefly comprising of: - Entrance hall with stairs to first floor landing. Lounge, kitchen/breakfasting, bedroom and bathroom. Further benefits include gas central heating and double glazing. Ideal for first time buyers, single person or couples. An internal inspection is highly recommended. CALL TO VIEW NOW!!!



EPC Band C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £44,950+

**Lot No. 73**

6 Atkin Street, Camperdown, Forest Hall NE12 5UZ


**Description:**

Offered with no onward chain is this fully refurbished two bedroom mid terrace house which would ideally suit a first time buyer. Comprising; entrance hall with stairs to the first floor, lounge to the front with feature fireplace and useful understairs cupboard and door leading to the modern kitchen with a good range of wall and base units incorporating an electric oven, gas hob with extractor hood over, space for fridge freezer, rear lobby leading to the modern bathroom/W.C with useful storage cupboard and space for washing machine. To the first floor there are two bedrooms. Externally to the front is a small lawned garden and to the rear is an enclosed yard. The property benefits from gas central heating and UPVC double glazing.



EPC Band D

**Call:** Rook Matthews Sayer 0191 2667788

**Price Guide:** £69,950+

**Lot No. 74**

64 Tees Crescent, Stanley DH9 6JD


**Description:**

Available with vacant possession, a double fronted terraced house which requires some modernisation and improvement. Ideally suited to investors or first time buyers, the property has the benefit of gas fired central heating and double glazing. The accommodation briefly comprises: Entrance porch, lobby, lounge, separate dining room and L-shaped kitchen. To the first floor there are two bedrooms and a bathroom. Externally there is a large lawned garden to the front and a yard to the rear.



EPC Band D

**Call:** J W Woods 01207 235221

**Price Guide:** £39,950+

**Lot No. 75**

Sowerby House, 36 St Ives Road, Leadgate DH8 7PZ


**Description:**

An impressive and spacious double-fronted stone-built house with a large living/dining room, well-appointed kitchen and bathroom and a double-sized garage, situated in an elevated position on St Ives Road. Available with no onward chain, Sowerby House offers generously proportioned accommodation, which has been recently improved by the current owners. The accommodation begins with an open full-height hallway that provides a spacious entrance into this well presented home. The living/dining room is over 22' long (plus the bay window) and has had a new living flame effect gas fire fitted in the living area in 2017, set in a marble fireplace. While dining area leads through to a rear conservatory; the sitting room also has a bay window, while the kitchen is fitted with oak units and granite worktops and has a large utility cupboard. There is also a cloakroom just off the hallway. To the first floor, the galleried landing leads to three double bedrooms and a box room / study, and to an impressive contemporary bathroom and separate W.C. EPC Band D

**Call:** J W Woods 01207 235221

**Price Guide:** £179,950+

**Lot No. 76**

34 Ramalies Road, Redhouse, Sunderland SR5 5JA

**Andrew Craig**



**Description:**

A two bedroom extended semi detached home benefiting from gardens to front and rear as well as upvc double glazing and gas central heating. Located within a popular residential area close to local shops, schools and transport links. Viewing recommended.

EPC Band D



**Call:** Andrew Craig 0191 5160239

**Price Guide:** £60,000+

**Lot No. 77**

61 Highfield Road, South Shields NE34 6HE

**Andrew Craig**



**Description:**

A spacious two bedroom, two reception true style Semi-Detached Bungalow conveniently situated in this ever popular and sought after location at Highfield Road, South Shields. Positioned for access to amenities, shops and transport links into the Town Centre and Coastline. The property briefly comprises of:- Entrance lobby into hallway, lounge, dining room, kitchen, conservatory, two bedrooms, shower room and separate w.c. Externally to the front there is a low maintenance garden with onside driveway leading to garage. To the rear there is a garden and additional garage and driveway. Further benefits include gas central heating and double glazing. An internal inspection is highly recommended. CALL TO VIEW NOW!!

EPC Band D



**Call:** Andrew Craig 0191 4271722

**Price Guide:** £159,950+

**Lot No. 78**

70 Bankfields, Middlesbrough TS6 0TF

**Michael Poole**



**Description:**

The property offers two floors of living accommodation and briefly comprises; lounge, lobby, kitchen, landing, three bedrooms and a family bathroom. Externally, gardens to the front and rear along with a detached garage.

EPC Band D



**Call:** Michael Poole 01642 955180

**Price Guide:** £49,950+

**Lot No. 79**

15 The Crescent, Redcar TS10 3AX

**Michael Poole**



**Description:**

What a Brilliant Opportunity to Purchase a Detached 3 bedroom Bungalow with Fantastic Views Across Zetland Park to the Sea. This Home is in Need of Full Refurbishment However Has the Potential to Make a Fantastic Home. Offered to the Market with No Onward Chain, We Advise Early Viewing to Avoid Disappointment.

**Call:** Michael Poole 01642 285041

**Price Guide:** £99,950+

**Lot No. 80**

2 Tollesby Lane, Marton in Cleveland TS7 8JE



**Description:**

We offer to the market this superb three bedroom semi-detached bungalow having been recently refurbished and offering accommodation comprising entrance porch, stunning fitted kitchen, living room, three bedrooms - master with en-suite shower room and a modern family bathroom. Externally there is a block paved driveway providing parking or approximately three/four cars, a tandem style garage and front and rear gardens. Offered for sale with no forward chain.

EPC Band D

**Call:** Michael Poole 01642 288299

**Price Guide:** £159,950+

**Lot No. 81**

19 Alexandra Street, Pelton Lane Ends, Chester Le Street DH2 1NT



**Description:**

A mid terraced house in a quiet village location. The property includes gas central heating via radiators with combination boiler and uPVC double glazing. The accommodation briefly includes 15ft Lounge, separate Dining room, Kitchen, two Bedrooms (including 14ft master Bedroom), Bathroom with white suite and Yard to rear.



EPC Band D

**Call:** J W Woods 0191 3887245

**Price Guide:** £39,950+

**Lot No. 82**

72 Fairfield Road, Jesmond NE2 3BY



**Description:**

An immaculate ground floor flat situated on Fairfield Road, West Jesmond, with a south facing rear yard. Having been updated to offer modern living accommodation the property is superbly located next to West Jesmond School, shops, cafes and restaurants on Brentwood Avenue and West Jesmond Metro station. The property comprises of; entrance hallway, lounge (currently used as a dining room), kitchen, two double bedrooms (one of which is currently used as the living room) bathroom/w.c. Externally there is a south facing rear yard with the benefit of a small garage/outbuilding which is currently used as a laundry. The property also benefits gas central heating and double glazing.



EPC Band D

**Call:** Rook Matthews Sayer 0191 2816700

**Price Guide:** £155,000+

**Lot No. 83**

30 Springhill Walk, Morpeth NE61 2JX



**Description:**

A one bedroom, first floor flat situated on Kirkhill, close to local shops and amenities as well as being conveniently located for Morpeth Town Centre. The property has double glazing, gas central heating and is offered with the advantage of no further chain. Accommodation briefly comprises of:- Entrance hall with stairs to first floor, lounge, kitchen, first floor landing, bedroom and bathroom with separate WC. Externally the property has a front garden.



EPC Band D

**Call:** Rook Matthews Sayer 01665 511711

**Price Guide:** £54,950+

**Lot No. 84**

25 Patrick Crescent, South Hetton DH6 2UP



**Description:**

The property has been extended to the side elevation and now provides spacious family accommodation with three generous bedrooms and an en-suite shower room to master. The home briefly comprises an entrance lobby, lounge, dining room, modern fitted kitchen and conservatory overlooking the rear garden. To the first floor there is a master bedroom with en-suite shower, two further bedrooms and a family bathroom. Externally to the rear there is a generous WEST facing garden with lawned and patio areas and the front offers off street parking for two cars with a contemporary 'Crete print' driveway.



EPC Band E

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £64,950+

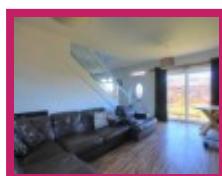
**Lot No. 85**

3 Pemberton Terrace North, Craghead, Stanley DH9 6AU



**Description:**

Situated in a traditionally popular street for families and first time buyers, a spacious terraced property with a large garden which has undergone a programme of refurbishment. The property has the benefit of a large garden, driveway, double glazing and gas central heating with combination boiler. The accommodation includes: modern kitchen with integrated cooking appliances, large lounge with French doors and open plan glass panel staircase to first floor. There are three bedrooms and a modern bathroom.



EPC Band D

**Call:** J W Woods 01207 235221

**Price Guide:** £74,950+

**Lot No. 86**

81 Allensgreen, Cramlington NE23 6SG



**Description:**

A three bedroom terraced house situated on Allensgreen, Cramlington. This property is located close to Cramlington town centre with its wide variety of shops, supermarkets, shopping centre (Manor Walks) also providing excellent road / bus and train links. This pleasant property briefly comprises: porch, entrance hall, lounge, kitchen which is fitted with a range of wall, floor and base units, conservatory to the rear garden. To the first floor there are three bedrooms, plus a bathroom. Externally the property boasts gardens to front and rear. The property also benefits from gas central heating, double glazing throughout and a Sarnafil roof.



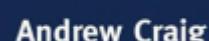
EPC Band E

**Call:** Mike Rogerson 01670 822223

**Price Guide:** £59,950+

**Lot No. 87**

7 Mortimer Street, Pallion, Sunderland SR4 6RA



**Description:**

A spacious three bedroom mid terraced dormer cottage offered with no chain involved located close to Pallion Metro Station, local shops and access to the City Centre. Benefiting from upvc double glazing and gas central heating. An ideal purchase for those looking to get on the housing market, growing families and investors alike.

EPC Band E


**Call:** Andrew Craig 0191 5653377

**Price Guide:** £59,950+

Lot No. 88

27 Bonchester Close, Bedlington NE22 6JW



**Description:**

We at Mike Rogerson Estate Agents are pleased to bring to the sale market this two bedroom semi detached bungalow situated on the popular 'Chesters Estate' Bedlington. The bungalow on offer briefly comprises of; driveway, inner hallway, two bedrooms, fitted bathroom, lounge, kitchen, garage and enclosed rear garden. With benefits such as gas central heating, double glazing and off street parking, this bungalow would suite a range of buyers.

EPC Rating: E



**Call:** Mike Rogerson 01670 822223

**Price Guide:** £110,000+

Lot No. 89

4 St Davids Way, Jarrow NE32 4PA

Andrew Craig



**Description:**

A three bedroom mid terraced property with no onward chain. In need of some cosmetic attention the property benefits from gas central heating, double glazing and offers some excellent potential for a young family. Briefly the accommodation comprises of entrance porch, entrance hall, lounge opening to dining area, kitchen, three bedrooms and bathroom/w.c. Externally there is a block paved area to the front and lawn garden to front with off road parking

EPC Band C



**Call:** Andrew Craig 0191 4280025

**Price Guide:** £79,950+

Lot No. 90

6 Oxford Avenue, South Shields NE33 4TW

Andrew Craig



**Description:**

This unique and substantial two bedroom first floor flat boasts good living space. Pleasantly positioned in this popular location with excellent access to amenities, shops, popular schools and transport links into the Town Centre and Sea Front. Briefly comprising of: - Entrance hall with stairs to first floor landing. Lounge/diner, kitchen, bathroom two bedrooms. Two loft rooms. The rear hallway has stairs leading down to a work shop and office room. Further benefits include gas central heating and double glazing. An internal inspection is highly recommended. CALL TO VIEW NOW!!!

EPC Band tbc



**Call:** Andrew Craig 0191 4271722

**Price Guide:** £54,950+

Lot No. 91

32 Bath Road, Eston TS6 9PH

Michael Poole



**Description:**

Two Bedroom Semi-Detached Family HomeNotable features include detached garage, double glazing and a fitted kitchen. This property offers two floors of living accommodation and briefly comprises; entrance porch, lounge, kitchen, landing, two bedrooms and bathroom. Externally, enclosed gardens to the front and rear along with off street parking and a detached garage.

EPC Band D

**Call:** Michael Poole 01642 955180

**Price Guide:** £90,000+

**Lot No. 92**

10 Palace Road, Bedlington NE22 7DR


**Description:**

Chain Free and ready to view this Two bedroom townhouse is an ideal first time buy or investment opportunity. With good size rooms throughout the property is well located for local schools, shops and amenities and also benefits from excellent road and transport links. With double glazing and gas central heating the accommodation briefly comprises of; fitted breakfasting kitchen, lounge, stairs to the first floor landing, good size bathroom, bedroom, stairs to the second floor and large double bedroom. Externally there is a large attached storage area. Viewings are highly recommended.



EPC Rating: D

**Call:** Rook Matthews Sayer 01670 531114

**Price Guide:** £47,000+

**Lot No. 93**

26 The Demense, Ashington NE63 9TW


**Description:**

Situated in a prime position on The Demesne, a much sought after location, with views to the front this three bedroom detached bungalow is being offered for sale. The property has been with the family for many years and has had several improvements made to it. Briefly comprising of entrance hall, L-shaped lounge/dining room, kitchen with "Smeg" double oven, three bedrooms and a spacious re-fitted shower room. There is gas central heating and double glazing throughout the property. Externally there is a generous rear garden mainly laid to lawn. There is a garden to the front and driveway leading to the single garage. Viewing essential book an appointment now with the Ashington branch. EPC Rating: C


**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £189,950+

**Lot No. 94**

2 Hardale Grove, Redcar TS10 5JG


**Description:**

A three bedroom semi detached house situated on Hardale Grove, Redcar. Available with vacant possession the property does require some updating. EPC to follow.

**Call:** Michael Poole 01642 285041

**Price Guide:** £69,950+

**Lot No. 95**

77 Moorsfield, Chilton Moor DH4 5PG


**Description:**

This extended mid link home will appeal to many a different type of buyer and will be sure to impress upon inspection. The property boasts spacious kitchen/dining room with double doors leading to the generous living room. The first floor comprises two double bedrooms and fitted shower room. The loft room which is currently been used as a bedroom completes the accommodation. Externally, the property benefits a low maintenance front garden overlooking greenbelt area and open grazing field. To the rear is the patio garden with perimeter fencing and double gates providing access to the off street parking. Early viewings are highly recommended and this property comes with no forward chain!



EPC Band D

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £64,950+



Personal & Family



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**Lot No. 96**

5 Barnes Park Road, Sunderland SR4 7PY

**Andrew Craig**



**Description:**

A two bedroom, two reception room semi detached bungalow with gardens and parking. Nicely presented and benefitting from upvc double glazing and gas central heating. Located within close distance to the City Centre, local shops and schools.

EPC Rating: E



**Call:** Andrew Craig 0191 5653377

**Price Guide:** £130,000+

**Lot No. 97**

55 Lichfield Avenue, Eston, Middlesbrough TS6 9NQ

**Michael Poole**



**Description:**

A two-bedroom end terrace bungalow, with the benefit of off street parking garage and gardens. The property requires some updating

EPC Band tbc



**Call:** Michael Poole 01642 955180

**Price Guide:** £68,000+

**Lot No. 98**

50 Sunniside Mews, Tweedmouth, Berwick TD15 2QJ

**tyne & tweed**  
estate agents

**ROOK  
MATTHEWS  
SAYER**



**Description:**

This realistically priced 2 bedroom terraced house in Tweedmouth is brought to the market with no upward chain involved. Ideal for first time buyers or as an investment, the property benefits from double glazing and gas central heating. There is an enclosed garden to the rear and off road parking to the front. Viewing is very much recommended in this instance by appointment only.

**Call:** Tyne and Tweed 01289 331555 RMS 01665 510044

**Price Guide:** £69,950+

**Lot No. 99**

17 Charles Street, Redcar TS10 3HP

**Michael Poole**



**Description:**

Beautifully Presented HomeA Perfect Balance of Character & Modern FeaturesGas Central HeatingUPVC Double GlazingTwo Reception RoomsKitchen ExtensionTwo Double BedroomsModern Bathroom SuiteRear Courtyard Garden

EPC Band E

**Call:** Michael Poole 01642 285041

**Price Guide:** £64,950+

**Lot No. 100** 2 The Mill Building, Edlington Mill, Berwickshire TD11 3LE



#### Description:

This 3 storey mill conversion occupies a delightful setting sitting close to the banks of the River Whiteadder looking towards Hutton Castle, and surrounded by beautiful countryside. This spacious 4 bedroom (2 en-suite) property offers generous living accommodation with gas central heating and double glazing. On the first floor is a spacious open plan kitchen/family room with a separate dining room. There is a large impressive lounge, and master bedroom with en-suite on the second floor, with bedrooms two, three, and four along with the family bathroom on the third floor. There is also a large garage with electric door, storage room and utility room at ground level.



**Call:** Tyne and Tweed 01289 331555

**Price Guide:** £199,950+

**Lot No. 101** 57 Longstone Close, Beadnell NE67 5BS



#### Description:

This spacious four bedroom detached house is situated just off the popular Harbour Road on the Longstone Close development. Also accompanying the property there is a large quarry pond. In the past, the property has been a successful holiday let. The accommodation offers entrance hall with stairs off, a large living/dining room with door to outside, a fitted kitchen with door leading off to the garden and a downstairs shower room. On the first floor there are four bedrooms and a family bathroom. The property benefits from uPVC double glazing and oil central heating. There is an attached garage and to the front there is ample off street parking and a gravelled area. To the side there is a large lawned garden with access down to the quarry pond. To the rear of the property there is a patio area. The property benefits from uPVC double glazing and oil central heating. An early viewing is highly recommended.

EPC Band f



**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £234,950+

**Lot No. 102** 1 Howick Avenue, Grange Estate, Newcastle NE3 2NA




#### Description:

FAMILY HOME. In need of modernisation, this three bedrooomed semi detached house is located on Howick Avenue, Grange Estate and will appeal to first time buyers, families and prospective landlords. Within easy reach of amenities to include local shops, schools and transport links. The layout comprises :- entrance lobby, lounge through dining room, kitchen, ground floor wc, three first floor bedrooms, shower room/wc. Externally there are gardens both front and rear. POPULAR LOCATION, VIEWING ESSENTIAL.

EPC Band D

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £75,000+

**Lot No. 103** 46 Mill Hill Road, East Denton, Newcastle NE5 2AR




#### Description:

Mill Hill Road is an extremely popular location in East Denton and this is a three bedroom house offering good sized family accommodation. The property has double glazing (where stated) and gas radiator heating and the accommodation comprises; an entrance hall with stairs to the first floor, two reception rooms divided by double doors with a bay window to the front. The kitchen is in need of renovation and only has a single base unit incorporating the sink, a utility room gives access to the garage and rear garden. The first has three double bedrooms and a bathroom and separate toilet. Externally there is a drive to the front and a large enclosed lawned garden to the rear.

EPC BAND D



**Call:** Rook Matthews Sayer 0191 267 1031

**Price Guide:** £99,950+

**Lot No. 104**

Denethorpe, Stockton Road, Sunderland SR2 0NE

**Andrew Craig**

**Description:**

SOLD PRIOR

Viewing comes highly recommended to appreciate this spacious home , offering versatile living accommodation. An ideal property for a very wide range of purchasers including families, investors and an ideal base to work from home . This well presented extended semi detached property is offered with no chain involved. If its family home your looking for this property offers 4 receptions rooms and 6 bedrooms or if your ideally looking for an HMO it offers 8/9 bedrooms with the appropriate guidelines fire doors etc. Externally rear parking for multiple vehicle's. Close to local shops, schools, colleges and Sunderland University & easy access to the A19/A690.

EPC band E


**Call:** Andrew Craig 0191 5653377

**Price Guide:** £190,000+

**Lot No. 105**

Flat 4, 14 Church Street, Wooler NE71 6DA

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Self-contained first floor flat with good views across towards the hills, suitable for investors or first time buyers. The property comprises of entrance hall with walk-in storage, sitting room, kitchen, two bedrooms and bathroom. Gas central heating and double glazing/ secondary glazing is included. There is a small patio area to the rear and front parking space. Wooler is a very popular tourist area with access to the Cheviots and fantastic walking and climbing opportunities. Wooler has a range of specialist shops, pubs and restaurants and is easily accessible via the A697 road leading north to the Borders south to Morpeth and Newcastle.

EPC Band b

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £49,950+

**Lot No. 106**

3 Plantation Walk, South Hetton DH6 2XQ

**kimmitt&roberts**

**Description:**

Situated on this ever popular estate in the South Hetton area, we take great pleasure in offering for sale to the open market this attractively priced mid terrace property. The accommodation comprises entrance porch, spacious lounge, fitted kitchen, landing, two double bedrooms and family bathroom complete with both bath and separateshower cubicle. Externally, the property boasts open plan lawned garden to the front and low maintenance patio garden to rear. Early viewings are highly recommended!

EPC Band D


**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £49,950+

**Lot No. 107**

18 Bader Avenue, Thornaby, Stockton TS17 0HQ

**Michael Poole**

**Description:**

Looking for a Project? This Large Extended Semi Has Four Bedrooms, One Bathroom, One Shower Room, Breakfast Kitchen, Dining Room, Lounge, Double Garage and is Sat on a Corner Plot.

EPC Band D


**Call:** Michael Poole 01642 355000

**Price Guide:** £119,950+



## 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: .....

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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 identity and address is required for all successful buyers in order for us to comply with money laundering regulations. Original documents must be provided, photocopies are not accepted. For proof of identity we can accept – current signed passport, current full UK/EU photo card driving licence, resident permit issued by the Home

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

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

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

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

### Our General Auction Terms of Business

#### 1. Interpretation

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

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

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

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

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

##### 2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

##### 2.2 Option Two Conditions

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

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

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



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

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

#### 3.1 General Auction Conditions

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

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

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

#### 3.2 Charges and payment

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

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

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

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

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

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

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

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

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

#### 3.4 Miscellaneous

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

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

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

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

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

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

#### 3.5 Notices

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

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

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

#### 3.6 Governing law and jurisdiction

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

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

#### Common Auction Conditions

##### Introduction

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

##### Glossary

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

##### Auction Conduct Conditions

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

##### Sale Conditions

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

##### Important Notice

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

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

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

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

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

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

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

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



Royal Institute of Chartered Surveyors (RICS).

#### Glossary

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

#### Wherever it makes sense:

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

a "person" includes a corporate body;

words of one gender include the other genders;

references to legislation are to that legislation as it may have been modified or re-enacted by the date of the auction or the contract date (as applicable); and where the following words printed in bold black type appear in bold blue type they have the specified meanings.

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

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

#### Agreed completion date

Subject to condition G9.3:

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

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

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

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

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

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

**Auctioneers** The auctioneers at the auction.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**VAT option** An option to tax.

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

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

#### Auction Conduct Conditions

##### A1 Introduction

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

A1.2 The catalogue is issued only on the basis that you accept these auction conduct conditions. They govern our relationship with you and cannot be disapproved 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) outgoings 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 on or objection to any of the documents that is made available before the auction.

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

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

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

- (i) the application for registration of title made to the land registry;
- (ii) the documents accompanying that application;
- (iii) evidence that all applicable stamp duty land tax relating to that application has been



paid; and

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

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

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

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

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

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

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

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

#### G5 Transfer

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

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

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

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

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

#### G6 Completion

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

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

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

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

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

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

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

#### G7 Notice to complete

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

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

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

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

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

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

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

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

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

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

#### G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

G9.5 The buyer must:

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

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

#### G10 Interest and apportionments

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

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

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

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

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

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

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

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

#### G11 Arrears

##### Part 1 Current rent

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

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

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

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

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

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

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

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

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

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

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

(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy;  
(b) pay them to the seller within five business days of receipt in cleared funds (plus



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

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

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

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

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

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

#### G12 Management

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

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

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

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

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

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

#### G13 Rent deposits

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

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

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

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

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

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

#### G14 VAT

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

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

#### G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

#### G15.2 The seller confirms that the seller

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

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

#### G15.3 The buyer confirms that:

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

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

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

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

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

(a) of the buyer's VAT registration;

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

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

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

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

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

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

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

#### G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

#### G17 Maintenance agreements

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

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

#### G18 Landlord and Tenant Act 1987

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

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

#### G19 Sale by practitioner

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

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

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

#### G19.4 The lot is sold:

(a) in its condition at completion;

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

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

#### G19.5 Where relevant:

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

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

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

#### G20 TUPE

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

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

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

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

(c) in respect of the Transferring Employees.

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

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



## G21 Environmental

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

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

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

## G22 Service Charge

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

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

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

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

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

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

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

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

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

## G23 Rent reviews

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

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

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

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

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

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

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

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

## G24 Tenancy renewals

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

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

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

G24.4 Following completion the buyer must:

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

G24.5 The seller and the buyer are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.

## G25 Warranties

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

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

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

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

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

## G26 No assignment

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

## G27 Registration at the Land Registry

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

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

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

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

## G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

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

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

## G30 Extra General Conditions



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