



Auction Catalogue

This Auction

Thursday 28th August 2014

at Marriott Hotel, Gosforth Park, Newcastle, NE3 5HN

6.30pm registration for 7.00pm start



Agents Property
AUCTION

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Tel: 01661 831 360

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Buyers Guide

IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

Particulars of Sale:

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

Price Guides:

Price guides are not necessarily figures at which a property will sell but are intended solely as an indication and must not be relied upon by potential buyers as a valuation. The price guides are subject to fluctuation prior to auction and interested parties are advised to confirm the price guide for variations. The final reserve price on any property may exceed or be below the published guide. Where price comparables and rental incomes are quoted they are believed to be fair but are to be used for guidance only and their accuracy can not be guaranteed.

Option 1 Terms & Conditions:

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

Option 2 Terms & Conditions:

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

Administration Fee:

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

Deposits:

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

Remote Bidding:

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

Sales Agreed:

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

Amendments to Catalogue:

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

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

Venue Location

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

Tel: 0191 236 4111

Directions:

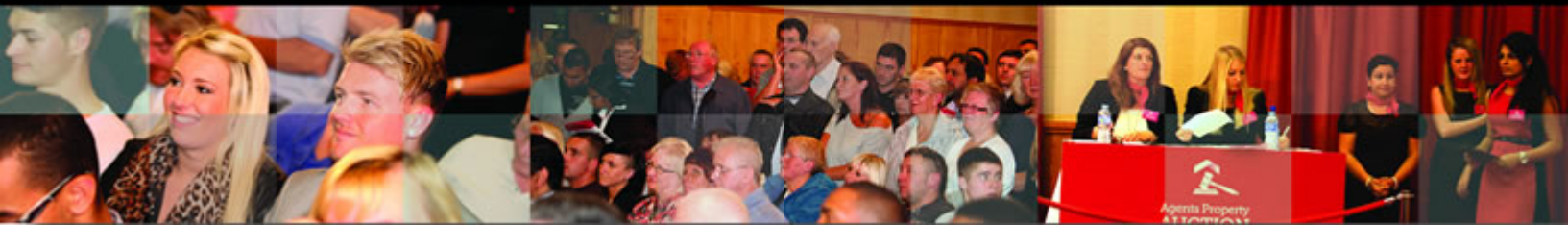
Join A1 north for 2.5 miles then turn off left for Wideopen (A1056). Take the 2nd exit at the roundabout and the hotel lies straight ahead. For all Sat/Nav system please type in 'A1056 Sandy Lane' for directions to hotel.





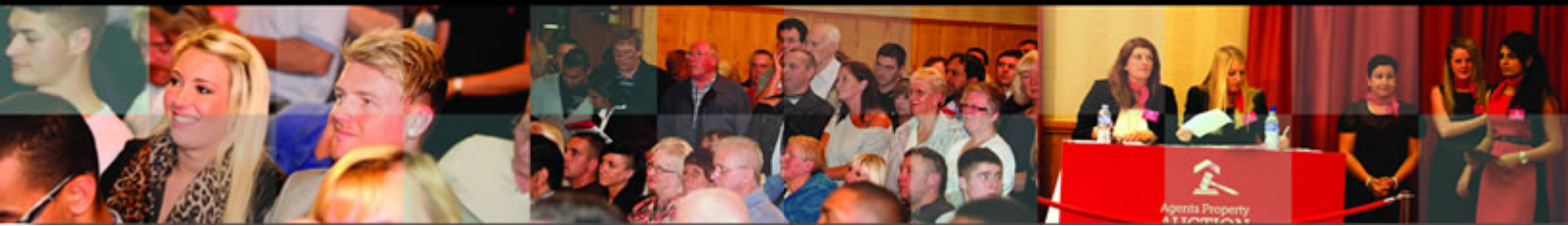
Order Of Sale

Lot No	Address	Post Code	Partner Agent
OPTION 1			
Lot 1	48-50 Park Road, Stanley	DH9 7BN	JW Wood Estate Agents
Lot 2	38 Stephen Street, Hartlepool	TS26 8QB	Kimmitt & Roberts
Lot 3	29 Ilchester Street, Seaham	SR7 7LW	Kimmitt & Roberts
Lot 4	197-199 Dilston Road, Newcastle Upon Tyne	NE4 5AD	Rook Matthews Sayer
Lot 5	17 Hastings Street, Hendon, Sunderland	SR2 8SR	Andrew Craig/Kimmitt & Roberts
Lot 6	17 Humberhill, Stanley	DH9 6HN	JW Wood Estate Agents
Lot 7	12 Arnold Street, Boldon Colliery	NE35 9BD	Andrew Craig
Lot 8	10 South View, Evenwood, Bishop Auckland	DL14 9QS	JW Wood Estate Agents
Lot 9	60 King Street, South Bank, Middlesbrough	TS6 6JU	Michael Poole
Lot 10	3-7 Tower Street, Hartlepool	TS24 7HJ	Rook Matthews Sayer
Lot 11	15 South Market Street, Hetton Le Hole,	DH5 9DP	Kimmitt & Roberts
Lot 12	3 Howlett Hall Road, Denton Burn, Newcastle	NE15 7HS	Rook Matthews Sayer
Lot 13	Development Site, West Auckland	DL14 9HH	JW Wood Estate Agents/Michael Poole
Lot 14	8 Wilfred Street, Sunderland	SR4 6RH	Andrew Craig/Kimmitt & Roberts
Lot 15	4 Wylam Hall, Wylam	NE41 8AS	Rook Matthews Sayer
Lot 16	Courtyard Buildings, Otterburn Hall, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 17	4 Keats Avenue, Sunderland	SR5 2LQ	Andrew Craig/Kimmitt & Roberts
Lot 18	10 Queen Street, Hartlepool	TS24 0PR	Kimmitt & Roberts
Lot 19	Former Thornley Clinic, Knayton House, Thornley, Durham	DH6 3EU	JW Wood Estate Agents
Lot 20	20 Bircham Street, South Moor	DH9 7AE	JW Wood Estate Agents
Lot 21	86 Caroline Street, Hetton Le Hole, Houghton Le Spring	DH5 9DE	Kimmitt & Roberts
Lot 22	11 York House, Townend Farm, Sunderland	SR5 4DR	Andrew Craig/Kimmitt & Roberts
Lot 23	1 South View, Gilesgate, Durham	DH1 2JX	JW Wood Estate Agents
Lot 24	16 Cottages Road, Seaham	SR7 7RL	Kimmitt & Roberts
Lot 25	3a Back Storey Crescent, Newbiggin By The Sea	NE64 6LG	Rook Matthews Sayer
Lot 26	20 Richard Street, Blyth	NE24 2HF	Rook Matthews Sayer
Lot 27	48 Amberley Gardens, Heaton	NE7 7JR	Rook Matthews Sayer
Lot 28	11 Columbia Grange, Kenton, Newcastle Upon Tyne	NE3 3JP	Rook Matthews Sayer
Lot 29	14 King Henry Court, Downhill, Sunderland	SR5 4PA	Andrew Craig
Lot 30	142 Hawthorn Road, Ashington	NE63 0SW	Rook Matthews Sayer
Lot 31	6 Stavordale Street, Seaham	SR7 7RA	Kimmitt & Roberts
Lot 32	Oakwood Care Home, South Crescent, Fencehouses	DH4 6AE	Rook Matthews Sayer
Lot 33	23 & 23 a Ilchester Street, Seaham	SR7 7LW	Kimmitt & Roberts
OPTION 2			
Lot 34	8 Courtney Court, Kingston Park, Newcastle Upon Tyne	NE3 2UD	Rook Matthews Sayer
Lot 35	2 Highfield Terrace, Ushaw Moor, Durham	DH7 7QG	JW Wood Estate Agents
Lot 36	9 Curran Gardens, Felling	NE10 0AN	Andrew Craig
Lot 37	24 Ferndale Avenue, Wallsend	NE28 7NE	Rook Matthews Sayer
Lot 38	22 Moorside South, Newcastle Upon Tyne	NE4 9BB	Rook Matthews Sayer
Lot 39	2 Antliff Terrace, Annfield Plain, Stanley	DH9 8QR	JW Wood Estate Agents
Lot 40	68 Bradford Avenue, Fulwell, Sunderland	SR5 4JT	Andrew Craig
Lot 41	65 Craigwell Crescent, Stocton on Tees	TS19 0DY	Michael Poole
Lot 42	4 The Chequers, Consett	DH8 7EQ	JW Wood Estate Agents
Lot 43	3 Humford Green, Blyth	NE24 4LY	Rook Matthews Sayer
Lot 44	25 Caris Street, Gateshead	NE8 3XD	Andrew Craig
Lot 45	20 Park Terrace, Blaydon	NE21 5ER	Andrew Craig



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 46	30 Clapham Road, Yarm	TS15 9DH	Michael Poole
Lot 47	6 Oaklands, Stanley	DH9 8TQ	JW Wood Estate Agents
Lot 48	2 John Street, Fencehouses, Houghton Le Spring	DH4 6LH	Kimmitt & Roberts
Lot 49	Cedar Cottage, Church Street, Bishop Middleham	DL17 9AF	JW Wood Estate Agents
Lot 50	12 Stainton Way, Peterlee	SR8 2BJ	Kimmitt & Roberts
Lot 51	14 Balmoral Close, Bedlington	NE22 5YD	Rook Matthews Sayer
Lot 52	19 Hurstwood Road, Sunderland	SR4 7LE	Andrew Craig
Lot 53	93 Milecastle Court, West Denton	NE5 2PB	Rook Matthews Sayer
Lot 54	16 Bridge Street, Anlwick	NE66 1QY	Rook Matthews Sayer
Lot 55	11 Grant Street, Jarrow	NE32 5HN	Andrew Craig
Lot 56	15 Warrington Road, Fawdon	NE3 2PU	Rook Matthews Sayer
Lot 57	Pawston Cottage, High Spen, Rowlands Gill	NE39 2ES	Rook Matthews Sayer
Lot 58	6 Toll Bar House, Sunderland	SR2 0AH	Andrew Craig
Lot 59	140 Beaumont Street, Blyth	NE42 1HN	Rook Matthews Sayer
Lot 60	159 Coleridge Avenue, South Shields	NE33 3HB	Andrew Craig
Lot 61	9 Redesdale Gardens, Dunston	NE11 9XH	Andrew Craig/Rook Matthews Sayer
Lot 62	5 Greenway , Chapel Park, West Denton	NE5 1SA	Rook Matthews Sayer
Lot 63	24 Abbey View, Hexham	NE46 1EQ	Rook Matthews Sayer
Lot 64	1 Hepscott Hall, Hepscott, Morpeth	NE61 6LT	Rook Matthews Sayer
Lot 65	26 Fairfield Green, Whitley Bay	NE25 9SD	Rook Matthews Sayer
Lot 66	47 Strathmore Gardens, South Shields	NE34 0LH	Andrew Craig
Lot 67	25 Lancaster Road, Linthorpe, Middlesbrough	TS5 6PF	Michael Poole
Lot 68	9 Wallis Street, Old Penshaw, Houghton Le Spring	DH4 7HB	Kimmitt & Roberts
Lot 69	105 Middle Drive, Darras Hall, Ponteland	NE20 9DW	Rook Matthews Sayer
Lot 70	14 Margaret Street, Sunderland	SR2 9SB	Andrew Craig
Lot 71	3 Ritsons Court, Blackhill, Consett	DH8 0BA	JW Wood Estate Agents
Lot 72	8 Glendale Road, Shiremoor, Whitley Bay	NE27 0UD	Rook Matthews Sayer
Lot 73	The Gables, Sunderland	SR2 0PF	Andrew Craig
Lot 74	3 Meadow View, West Auckland	DL14 9HB	JW Wood Estate Agents
Lot 75	19b North Parade, Whitley Bay	NE26 1NU	Rook Matthews Sayer
Lot 76	55b Thomas Street, Sunderland	SR2 0RF	Andrew Craig
Lot 77	High Knock Shield, Sinderhope, Hexham	NE47 9SW	Rook Matthews Sayer
Lot 78	21 Reaburn Gardens, Gateshead	NE9 5NT	Andrew Craig
Lot 79	9 Chantry Mews, Morpeth	NE61 1PT	Rook Matthews Sayer
Lot 80	65 Lobley Hill Road, Gateshead	NE8 4XB	Andrew Craig
Lot 81	9 North View, Murton	SR7 9PF	Kimmitt & Roberts
Lot 82	18 Craig Terrace, Easington Village, Peterlee	SR8 3AJ	Kimmitt & Roberts
Lot 83	30 White Swan, Killingworth, Newcastle Upon Tyne	NE12 6UG	Rook Matthews Sayer
Lot 84	44 Bluebell Dene, Newbiggin Hall, Newcastle Upon Tyne	NE5 4DF	Rook Matthews Sayer
Lot 85	Flat 3, Northumberland House, Ryton Village,	NE40 3PT	Rook Matthews Sayer
Lot 86	6 North Street, Amble	NE65 0BU	Rook Matthews Sayer
Lot 87	22 Bollingbrooke Street, South Shields	NE33 2SS	Andrew Craig
Lot 88	3 Melrose Terrace, Bedlington	NE22 5UR	Rook Matthews Sayer
Lot 89	21 Jedburgh Gardens, Denton Burn, Newcastle Upon Tyne	NE15 7DA	Rook Matthews Sayer
Lot 90	6 Toft Crescent, Seaham	SR7 9JG	Kimmitt & Roberts
Lot 91	30 Northumberland Avenue, Bedlington, Northumberland	NE22 6EY	Rook Matthews Sayer
Lot 92	20 Kenmore Crescent, Dykeheads, Greenside, Tyne and Wear	NE40 4QY	Rook Matthews Sayer
Lot 93	6 Abbey Court, Blyth, Northumberland	NE24 2JU	Rook Matthews Sayer



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	17 Rannoch Road, Sunderland	SR5 5EY	Andrew Craig
Lot 95	18 Morton Crescent, Fencehouses, Houghton Le Spring	DH4 6AD	Kimmit & Roberts
Lot 96	126 Imeary Street, South Shields	DH4 6AD	Andrew Craig
Lot 97	35 Wyedale Way, Walker, Newcastle	NE6 4UA	Rook Matthews Sayer
Lot 98	6 Arthur Cook Avenue, Whickham	NE16 4RW	Andrew Craig
Lot 99	20 Bishops Close, Belmont, Durham	DH1 2BU	JW Wood Estate Agents/Rook Matthews Sayer
Lot 100	8 Mead Crescent, Forest Hall	NE12 9RP	Rook Matthews Sayer
Lot 101	8 Kemble Square, Downhill Estate, Sunderland	SR5 4BJ	Andrew Craig
Lot 102	25 The Chequers, Consett	DH8 7EQ	JW Wood Estate Agents
Lot 103	31 St Helens Drive, Seaham	SR7 7PU	Kimmit & Roberts
Lot 104	4 Newarth Close, Dumpling Hall, Newcastle Upon Tyne	NE15 7QR	Rook Matthews Sayer
Lot 105	3 Togstone Place, Fenham	NE5 3LA	Rook Matthews Sayer
Lot 106	13 North Terrace, Chatton, Alnwick	NE66 5PT	Rook Matthews Sayer
Lot 107	54 Cleveland Avenue, North Shields	NE29 0NU	Rook Matthews Sayer
Lot 108	1 Ord Court, Fenham, Newcastle	NE4 9YF	Rook Matthews Sayer
Lot 109	11 Montreal Terrace, Longlands	TS4 2LY	Michael Poole
Lot 110	30 Reynolds Avenue, South Shields	NE34 8JP	Andrew Craig
Lot 111	23 Malcolm Street, Heaton	NE6 5PL	Rook Matthews Sayer
Lot 112	The Hawthorns, Springwell, Lowfell	NE9 7SN	Andrew Craig
Lot 113	34 Foundary Court, St Peters Basin, Newcastle Upon Tyne	NE6 1UG	Rook Matthews Sayer
Lot 114	22 Millcroft, Blyth	NE24 3JG	Rook Matthews Sayer
Lot 115	26 Rowley Bank, Consett, Co Durham	DH8 9QT	JW Wood Estate Agents
Lot 116	14 Claremont Court, West Boldon	NE36 0NF	Andrew Craig
Lot 117	25 Collingwood Road, Newbiggin by the Sea	NE64 6HT	Rook Matthews Sayer
Lot 118	8 Foxton Court, Cleadon, Sunderland	SR6 7XQ	Andrew Craig
Lot 119	29 Briardene, Burnopfield, Newcastle Upon Tyne	NE16 6LJ	Andrew Craig
Lot 120	9 Hill Street, Silksworth, Sunderland	SR3 DW	Andrew Craig
Lot 121	Cheviot View, Newton Barns, Northumberland	NE66 3DY	Rook Matthews Sayer
Lot 122	3 Rocket Terrace, Redcar, Cleveland	TS10 5AB	Michael Poole
Lot 123	19 Havelock Terrace, Ashbrooke, Sunderland	SR2 7JQ	Andrew Craig



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

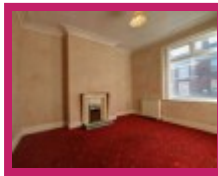
48-50 Park Road, Stanley DH9 7BN

WOOD
ESTATE AGENTS



Description:

Available with early vacant possession, a pair of flats which offer an ideal investment opportunity or a possible conversion to a large terraced house (subject to planning consents/building regulations). requires some updating, has the benefit of uPVC double glazing, electrical heating in the downstairs flat and solid fuel central heating in the upstairs flat. The accommodation includes, ground floor: lobby, hall, 2 bedrooms, lounge, kitchen and bathroom. First floor - 3 bedrooms, lounge, kitchen and bathroom.



EPC Band:- D/E

Call: JW Wood 01207 235 221

Price Guide: WAS £58,000 NOW £34,950+

Lot No. 2

38 Stephen Street, Hartlepool TS26 8QB

kimmitt & roberts



Description:

Appealing to both the private residential buyer and the buy to let investor is this two bedroom mid terrace which had been upgraded, modernised and offered for sale with vacant possession. The property benefits include double glazed windows, fitted kitchen and bathroom, neutrally decorated and briefly comprises entrance lobby, living room, kitchen, rear lobby and a bathroom to the ground floor with two bedrooms to the first floor. Externally there is a yard to the rear. Likely rental income of approximately £340pcm (£4,080) giving a possible 16% return.



EPC Band:- E

Call: Kimmit & Roberts 0191 518 3334

Price Guide: £24,950+

Lot No. 3

29 Ilchester Street, Seaham SR7 7LW

kimmitt & roberts



Description:

A two bedroom mid terrace house which will appeal to the private buyer or buy to let investor with rental income likely to be in the region of £380pcm. The property benefits include double glazed windows, gas central heating and is offered for sale with vacant possession. Property briefly comprises entrance hall, living room, rear hall and kitchen to the ground floor. There are two bedrooms and a bathroom/W.C to the first floor. Externally there is a yard to the rear.



EPC Band:- D

Call: Kimmitt & Roberts 0191 581 3213

Price Guide: £22,500+

Lot No. 4

197-199 Dilston Road, Newcastle Upon Tyne NE4 5AD


Description:

Attention Investors, popular Buy To Let area, pair of flats Offered for sale with vacant possession are these pair of flats in the popular ArthursHill. Centrally located for Newcastle city centre, A1 and A69 road links. An array of amenities nearby. Benefiting from gas central heating and double glazing. Some updating is required. The lower flat comprises entrance hallway, lounge, kitchen, two bedrooms and a bathroom. The upper flat comprises; entrance, stairs to firstfloor, lounge, kitchen, three bedrooms and a bathroom. Externally there is a yard to the rear.



EPC Band: Flat 199 E 197 D

Call: Rook Matthews Sayer 0191 274 4661

Price Guide: £145,000+

Lot No. 5

17 Hastings Street, Hendon, Sunderland SR2 8SR

Andrew Craig


Description:

A two bedroom cottage situated within this popular residential area close to local amenities, The property will appeal to both the private residential buyer and the buy to let investor. The property does need some refurbishment but benefits include double glazed windows and gas central heating. Property briefly comprises entrance hall, bedroom one, living room, bedroom two, kitchen and a bathroom/ WC. Externally there is a town house garden to the front and a yard to the rear.



EPC Band F

Call: Andrew Craig 0191 5653377

Price Guide: £25,000- £30,000

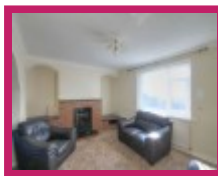
Lot No. 6

17 Humberhill, Stanley DH9 6HN



Description:

The property requires some improvement, but has the benefit of uPVC double glazing, gas central heating and a good size rear garden. The accommodation is ideal for families or first time buyers and briefly comprises, on the ground floor: Entrance Lobby, lounge open plan to dining room and a large kitchen. To the first floor there are 3 bedrooms and a shower room w.c. Externally there are gardens to front and rear. The property is conveniently situated on Humber Hill, a short walk from the town centre, schools and facilities. The nearby A693 provides easy access to Consett and Chester le Street, also the B6532 to Durham.



EPC Band:- D

Call: JW Wood 01207 235 221

Price Guide: £49,950+

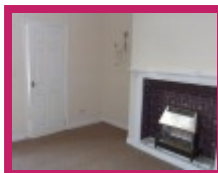
Lot No. 7

12 Arnold Street, Boldon Colliery NE35 9BD

Andrew Craig

Description:

ARNOLD STREET, BOLDON COLLIERY... A great investment! This neutrally decorated three bedroom upper flat is situated close to local amenities including Boldon Retail Park with excellent commuting links via A1 and A19. Comprising of entrance lobby, landing, three bedrooms, two of which are doubles, lounge with feature fireplace, fitted kitchen and bathroom. Benefits from gas central heating and part double glazing. VIEWING RECOMMENDED!



EPC Band:- D

Call: Andrew Craig 0191 5190011

Price Guide: £33,000+

Lot No. 8

10 South View, Evenwood, Bishop Auckland DL14 9QS


Description:

Generous sized three bedroom mid terraced property, enjoying an open outlook over a village green. Offered with no chain. Entrance hall, lounge, dining room, fitted kitchen, three bedrooms and bathroom. Forecourt to front, yard to rear. Gas central heating and uPVC double glazing.
EPC Band:- E


Call: J W Wood 01388 604273

Price Guide: £39,950+

Lot No. 9

60 King Street, South Bank, Middlesbrough TS6 6JU


Description:

An opportunity to purchase this upgraded and modernised three bedroom mid terrace house offering good size living accommodation. The property benefits include two reception rooms, gas central heating, modern kitchen units ground floor cloak/W.C garden to rear and offered for sale with no chain. Property briefly comprises entrance hall, living room, dining room, kitchen, utility room and a cloakroom/W.C to the ground floor, there are three bedrooms and a family bathroom/W.C to the first floor and a yard with a lawned area to the rear.



EPC Band:- D

Call: Michael Poole 01642 254222

Price Guide: £19,950+

Lot No. 10

3-7 Tower Street, Hartlepool TS24 7HJ


Description:

Freehold Interest of Tower House, 3 7 Tower Street Subject to Various Long Leases (18 Residential Flats)
0.135 Acres of Land with Previous Planning Approval for Construction of Retail or Storage Units
-Vacant Ground & Basement Retail Units 524.43 sq. m. (5644.9 sq. ft.) (VOA)
The residential flats have long leases in place for 125 years from 1 January 2007 at a peppercorn rent.



EPC to follow.

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £60,000+

Lot No. 11

15 South Market Street, Hetton Le Hole, DH5 9DP


Description:

An interesting opportunity to acquire one of a larger style three bedroom terraced houses situated in this established and highly convenient residential area. It has been extended to the rear and has Combi gas central heating and UPVC double-glazing. It is priced to allow for some further updating and, with modest investment will transform into an ideal family home. Summary of accommodation lounge/dining room, kitchen, bathroom/WC, 3 bedrooms, yard.



EPC Band D

Call: Kimmitt & Roberts 0191 584 8080

Price Guide: £44,950+

Lot No. 12

3 Howlett Hall Road, Denton Burn, Newcastle NE15 7HS



Description:

The property itself is a modern mid link, two bedroom house and is well presented throughout. Internally the accommodation includes an entrance porch, lounge, a modern fitted kitchen to the ground floor and to the first floor there are two bedrooms and a bathroom/wc. Externally there is a driveway for off street parking to the front of the property whilst to the rear there is an attractive lawned garden with a patio area.



EPC Band - C

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £59,950+

Lot No. 13

Development Site, West Auckland DL14 9HH




Description:

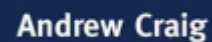
The site is located on the former East Green Care Home and school yard in the centre of West Auckland, County Durham adjacent to East Green. The accommodation includes site plans for 29 houses. A topographical survey have been undertaken to facilitate more detailed site drawings and is available as part of the purchase pack. The site area is approx 1.3 acre plans are available to download from our website www.agentspropertyauction.com

Call: Michael Poole 01642 254222 JW Wood 01388 604 273

Price Guide: £299,950+

Lot No. 14

8 Wilfred Street, Sunderland SR4 6RH




Description:

A two bedroomed cottage offered for sale with vacant possession. The property benefits include double glazed windows, gas central heating, and briefly comprise entrance hall, two bedrooms, living room, kitchen, rear lobby and a bathroom/W.C. Externally there is a yard to the rear of the property. Likely rental income to be in the region of £450pcm (£5,400per annum)



EPC band:- E

Call: Andrew Craig 0191 5653377

Price Guide: £39,950+

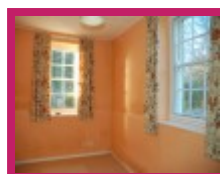
Lot No. 15

4 Wylam Hall, Wylam NE41 8AS



Description:

A unique opportunity to purchase a self contained, double bedroomed ground floor apartment within this magnificent Grade II Listed property. Wylam Hall dates, in part, back to circa 15th Century and was extensively altered in the 18th and 19th Centuries. The property is now divided into four units with Flat 4 being a pleasant property in need of some updating and thus presenting a rare and unusual opportunity to create a superb property. With gas fired central heating the accommodation comprises briefly: reception hall, lounge, kitchen, double bedroom and bathroom/WC, there is ample parking along with the extensive grounds.



EPC Band-N/A

Call: Rook Matthews Sayer 01661 860 228

Price Guide: £85,000+

Lot No. 16

Courtyard Buildings, Otterburn Hall, Otterburn NE19 1HE



Description:

A superb range of traditional brick built farm building formally stables, arranged in an L shape around a central court yard and with additional detached single story building to one corner. This is an exciting development opportunity to create permanent or holiday style properties subject to the necessary planning permissions and regulations. The properties are uniquely situated within the Otterburn Hall Estate, a delightful rural retreat surrounded by beautiful Northumbrian countryside close to the village of Otterburn with good local amenities. Otterburn is accessed via the A696, within commuting distance to Newcastle upon Tyne and with good access to Newcastle International Airport.
EPC Band:- NA

Call: Rook Matthews Sayer 01661 860228

Price Guide: £75,000+

Lot No. 17

4 Keats Avenue, Sunderland SR5 2LQ




Description:

An investment opportunity to purchase this tenanted 2 bedroom cottage located in this popular residential area. The property benefits include double glazed windows, gas central heating and briefly comprises entrance hall, 2 bedrooms, living room, kitchen and a bathroom/W.C. Externally there is a yard to the rear of the property. The current managing agent Kimmitt Lettings confirms the LHA funded rent of £383.80 pcm is paid directly to them and there are no arrears.



EPC Band- E

Call: Andrew Craig 0191 5653377

Price Guide: £40,000+

Lot No. 18

10 Queen Street, Hartlepool TS24 0PR



Description:

We are delighted to offer for sale this three bedroomed end terraced house boasting gas central heating system, three reception rooms bathroom, shower room, refitted kitchen incorporating oven and hob. Internal viewing is essential.



EPC Band:- E

Call: Kimmitt & Roberts 0191 518 3334

Price Guide: £50,000+

Lot No. 19

Former Thornley Clinic, Knayton House, Thornley, Durham DH6 3EU



Description:

A Freehold Mid Terrace Building. Previously used as a Dental Clinic (D1). Possible Potential for change of Use to provide a Single Dwelling subject to obtaining all necessary consents

The property comprises a mid terrace building arranged over ground and first floors beneath a pitched roof. The property has most recently been used as a Dental Surgery (D1). The property affords possible potential for change of use to provide a single dwelling subject to obtaining all necessary consents. There is a rear yard and a paved area to the front.
EPC Band G

Call: J W Wood 0191 3869921

Price Guide: £35,000 - £45,000

Lot No. 20

20 Bircham Street, South Moor DH9 7AE


Description:

A recently improved mid terraced property ideally suited to first time buyers or investment purchasers. The property has been re-wired and a modern kitchen installed, has the benefit of double glazing, gas central heating with a combination boiler. The house offers extended accommodation which comprises: Entrance Hall, lounge open plan to dining room, a kitchen and a bathroom w.c. To the first floor there are three bedrooms. Externally there is a yard to the rear and a garden plot across the rear lane which has a dilapidated timber garage.



EPC Band D

Call: J W Wood 01207 235221

Price Guide: £25,000+

Lot No. 21

86 Caroline Street, Hetton Le Hole, Houghton Le Spring DH5 9DE


Description:

A great opportunity to purchase this well presented two bedroom mid terrace house which is offered for sale with no chain involved. The property will appeal to a wide range of potential buyers and benefits include double glazed windows, gas central heating, fitted kitchen and two reception rooms. Property briefly comprises entrance lobby, living room, dining room, kitchen, rear lobby and a bathroom/W.C. To the first floor there are 2 bedrooms. Externally there is a yard to the rear.



EPC Band:- E

Call: Kimmitt & Roberts 0191 584 8080

Price Guide: £30,000- £35,000

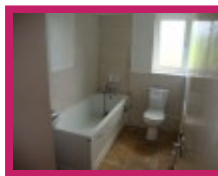
Lot No. 22

11 York House, Townend Farm, Sunderland SR5 4DR

Andrew Craig

Description:

A two bedroom top floor flat located in this residential development. The property is offered for sale with vacant possession and benefits include double glazed windows, central heating and communal parking. The property briefly comprises communal entrance hall with stairs to flat, entrance hall to the flat, 2 bedrooms, bathroom, kitchen and a living room.



EPC Band:- D

Call: Andrew Craig 0191 5160239

Price Guide: £34,950+

Lot No. 23

1 South View, Gilesgate, Durham DH1 2JX


Description:

A 4 bedroom extended semi detached house needing work with gas central heating. Entrance porch, hallway, lounge, dining room, kitchen, shower room and garden room. 4 bedrooms and bathroom, gardens to front and rear, garage. No chain.

EPC Band To Follow

Call: JW Wood 0191 386 9921

Price Guide: £119,950+

Lot No. 24 16 Cottages Road, Seaham SR7 7RL



Description:

We have pleasure in offering for sale this three bedroom mid terraced property with partial double glazing and gas central heating. The property is offered with tenant in place. The tenant has been at the property for 4 years and pays a rent of £85PW.

EPC Band:- TBC

Call: Kimmit & Roberts 0191 581 3213

Price Guide: £36,000+

Lot No. 25 3a Back Storey Crescent, Newbiggin By The Sea NE64 6LG



Description:

The property is a single storey detached unit with pitched slate roof. The unit has a full A5 licence and until recently has traded under the name of Planet Pizza. It still retains much of the equipment including stainless steel extractor system.

Fully equipped kitchen, Floor area 45 sq. m. (484 sq. ft.) Suitable for Various Uses, A5 Hot Food Takeaway Licence, Off street parking, Yard to Rear.

EPC Band:-B



Call: Rook Matthews Sayer 0191 212 0000

Price Guide: £19,950+

Lot No. 26 20 Richard Street, Blyth NE24 2HF



Description:

Appealing to both the private residential buyer and the buy to let investor is this two bedroom, ground floor flat offered for sale with vacant possession. The property benefits include double glazed windows, gas central heating, a refitted kitchen and the rental income likely to be in the region of £350+ pcm (£4,200 per annum) The property briefly comprises entrance lobby, entrance hall, two bedrooms, living room, kitchen, rear lobby and a bathroom/W.C. Externally there is a shared yard to the rear.

EPC Band:- D

Call: Rook Mattherws Sayer 01670 352 900

Price Guide: £39,950+

Lot No. 27 48 Amberley Gardens, Heaton NE7 7JR



Description:

AVAILABLE WITH NO UPPER CHAIN THIS BEAUTIFULLY APPOINTED 2 BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THE HIGHLY DESIRABLE COCHRANE PARK ESTATE. The internal accommodation comprises: entrance hall, lounge, dining room and fitted kitchen. To the first floor there are 2 bedrooms and a bathroom/wc. Additional benefits include gas central heating and double glazing. Externally there are gardens to the front and rear, a driveway to the front and a detached garage

EPC Band:- D



Call: Rook Matthews Sayer 0191 276 1283

Price Guide: £119,950+

Lot No. 28

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

**ROOK
MATTHEWS
SAYER**

Description:

A two bedroom apartment offered for sale. Appealing to both the private residential buyer and the buy to let investor. The property benefits include security entry phone system, night storage heater and briefly comprises communal entrance hall with stairs to first floor, entrance hall to the flat, two bedrooms, bathroom/W.C, living room and a kitchen. Externally there is communal parking.



EPC Band:- C

Call: Rook Matthews Sayer 0191 284 7999

Price Guide: £19,950+

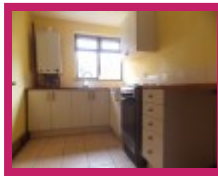
Lot No. 29

14 King Henry Court, Downhill, Sunderland SR5 4PA

Andrew Craig

Description:

FANTASTIC INVESTMENT OPPORTUNITY NOT TO BE MISSED..... A modern one bedroom ground floor flat in need of a little TLC and offered with vacant possession. Accommodation briefly comprising communal entrance door with secure entry system leading to communal entrance hallway, Apartment entrance door, entrance hall, good sized lounge, fitted kitchen, double bedroom and bathroom. Other benefits include gas central heating, communal gardens and allocated parking bay. Viewing recommended !!!!!.



EPC Band:- D

Call: Andrew Craig 0191 5160239

Price Guide: £20,000+

Lot No. 30

142 Hawthorn Road, Ashington NE63 0SW

**ROOK
MATTHEWS
SAYER**

Description:

A two bedroom, first floor flat situated on Hawthorn Road, Ashington. The property is in an excellent location for access to amenities, including access to Ashington Town Centre and would make an ideal buy to let. Accommodation briefly comprises:- Stairs to first floor, lounge, kitchen, two bedrooms and bathroom/wc. Externally there is a shared rear yard. The property has gas central and double glazing and would benefit from minor updating.

EPC Band E

Call: Rook Matthews Sayer 01670 850850

Price Guide: £20,000- £25,000

Lot No. 31

6 Stavordale Street, Seaham SR7 7RA

kimmitt & roberts

Description:

We are pleased to offer this attractive spacious family home which would also appeal to first time buyers. Benefits include three bedrooms, two good size reception rooms, upvc double glazed windows and doors, fitted kitchen, gas central heating via a combi boiler and ample sized rear yard. Early Viewing Essential.

EPC Band:- TBC

Call: Kimmitt & Roberts 0191 581 3213

Price Guide: £36,000+

Lot No. 32

Oakwood Care Home, South Crescent, Fencehouses DH4 6AE



Description:

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



EPC Band - D

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £210,000+

Lot No. 33

23 & 23 a Ilchester Street, Seaham SR7 7LW



Description:

We have pleasure in offering for sale these two separate self contained flats in this popular street, the ground floor with two bedrooms, the first floor with four. They are being offered as ONE WHOLE LOT. The First Floor is currently tenanted at £433PCM.

EPC Band:- 23a- D

Call: Kimmitt & Roberts 0191 581 3213

Price Guide: £45,000+

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finish. Over the years we have strived to provide a service that fits well with our clients and this is why we often meet them again on the next step of their property ladder.

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5 Osborne Terrace, Jesmond
Newcastle upon Tyne NE2 1SQ

Telephone: 0191 281 6151
Fax: 0191 212 7765

www.mincoffs.co.uk

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. 34

8 Courtney Court, Kingston Park, Newcastle Upon Tyne NE3 2UD

**ROOK
MATTHEWS
SAYER**



Description:

In a popular location this three bedroomed semi-detached home is situated on Courtney Court in Kingston Park. Excellent transport links and facilities are nearby which makes it an ideal family home/investment. The property has gas central heating and double glazing but is in need of some cosmetic updating. Briefly comprising; entrance hall, open plan lounge/diner, kitchen with door to the rear garden. To the first floor there are three bedrooms and a family bathroom. Externally there is a garden to the rear and a detached garage, open plan lawn to the front.
EPC Band:- D

Call: Rook Matthews Sayer 0191 284 7999

Price Guide: £109,950+

Lot No. 35

2 Highfield Terrace, Ushaw Moor, Durham DH7 7QG

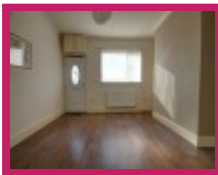
**WOOD
ESTATE AGENTS**



Description:

Available with the benefit of immediate vacant possession, we have pleasure in offering for sale, this well presented and improved brick built mid terraced property with gas fired central heating and double glazing. Ideally suited to first time buyers, the property provides accommodation which briefly comprises; lounge, well fitted kitchen, two bedrooms and bathroom/wc. In addition there is a yard area to the rear. Ushaw Moor has local everyday shops, schools and is located approximately 3 miles from Durham City Centre where there are a comprehensive range of shopping and recreational facilities and amenities available. It is also well placed for commuting purposes as it lies a short drive from the A(690) Highway which provides good road links to other regional centres.

EPC Band:- C



Call: JW Wood 0191 386 9921

Price Guide: Was £62,000 Now £45,000+

Lot No. 36

9 Curran Gardens, Felling NE10 0AN

Andrew Craig



Description:

A semi detached, three bedroom house situated within the central location of Felling. Being well presented, the accommodation comprises;- Entrance Porch, Hallway, Lounge, Dining Area and Kitchen to the ground floor. Three first floor Bedrooms and Bathroom. Externally, the property offers gardens to the front and rear, single integral garage and a single detached garage. Further benefits include gas central heating, UPVC double glazing and a security alarm system. Viewing is recommended.

EPC Band:- C



Call: Andrew Craig 0191 4875330

Price Guide: £69,950+

Lot No. 37

24 Ferndale Avenue, Wallsend NE28 7NE

**ROOK
MATTHEWS
SAYER**

Description:

A well presented 1 bedroom ground floor flat located within this modern development offering secure living accommodation, which is currently let on an AST at £425pcm. (awaiting copy of tenancy agreement) The property benefits include security entry phone system, double glazed windows, gas central heating, fitted kitchen with integrated appliances, modern bathroom suite and is offered for sale with vacant possession. The property briefly comprises communal entrance hall, entrance hall to the flat, living room, bathroom, bedroom and a kitchen.



EPC Band:- TBC

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £49,950+

Lot No. 38

22 Moorside South, Newcastle Upon Tyne NE4 9BB

**ROOK
MATTHEWS
SAYER**

Description:

A great opportunity to purchase this mid terrace house situated in this popular residential area and offered for sale with vacant possession. The property has been upgraded and modernised by the present vendor and benefits include feature fireplace to the living room, modern dining kitchen, gas central heating, double glazed windows and gardens. Property briefly comprises entrance hall, living room, dining kitchen, utility and a shower room to the ground floor. There is a spacious feature first floor landing leading to three bedrooms and a family bathroom Stairs lead to the 2nd floor and a further room Externally there is a town house garden to the front and a lawned garden with patio area to the rear.



EPC Band:-E

Call: Rook Matthews Sayer 0191 274 4661

Price Guide: £209,950+

Lot No. 39

2 Antliff Terrace, Annfield Plain, Stanley DH9 8QR

**WOOD
ESTATE AGENTS**

Description:

JW Wood are pleased to offer for sale a stone built dormer bungalow suitable to various buyers, from first time buyers to retirement purchasers. The property has been extended into the loft space to provide flexible accommodation and benefits gas central heating and uPVC double glazing. The property briefly comprises, on the ground floor: Dining area which is open plan to the lounge, a bedroom, kitchen and bathroom. To the first floor there are two further bedrooms. Externally there is a paved garden to the front and a small enclosed yard to the rear.



EPC Band E

Call: J W Wood 01207 235221

Price Guide: £54,950+

Lot No. 40

68 Bradford Avenue, Fulwell, Sunderland SR5 4JT

Andrew Craig

Description:

Appealing to a wide variety of potential purchasers is this two bedroom semi detached house offered for sale with vacant possession. The property benefits include double glazed window, gas central heating, and gardens to front and rear. Property briefly comprises entrance hall, living room, kitchen, rear lobby, to the first floor, two bedrooms and a bathroom/ W.C. . externally there are gardens to both the front and rear of the property.



EPC Band:- TBC

Call: Andrew Craig 0191 5160239

Price Guide: £49,950+

Lot No. 41

65 Craigwell Crescent, Stocton on Tees TS19 0DY



Description:

A superb and extended five bedroom semi detached family home. This deceptively spacious property offers flexible family accommodation throughout and has been improved by the current vendors. The property offers accommodation comprising of entrance hallway, lounge, dining area, family room/conservatory, kitchen, landing, five bedrooms, shower room/WC, bath/shower room and family bathroom/WC. In addition the property has a loft room which could be converted further and developed into accommodation if so required. The property has ample on site parking to the front and car port to the side of the property which in turn leads to a detached single garage.



EPC band :-D

Call: Michael Poole 01642 355000

Price Guide: £139,950+

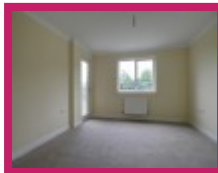
Lot No. 42

4 The Chequers, Consett DH8 7EQ



Description:

A four-bedroom semi-detached townhouse with a garage, situated on this modern development close to Consett town centre. Built by Dysart, 'The Wycliffe' has UPVC double glazing and gas central heating (via Baxi combi. boiler), with accommodation comprising, on the entrance floor: hall, W.C. and living room with balcony off; lower ground floor with contemporary fitted kitchen and French doors to the rear garden, and to the first floor there are four bedrooms, master en suite shower room and a family bathroom. The rear garden has a lawn and a flagged patio area, while the front has a driveway.



EPC Band:- C

Call: JW Wood 01207 502 109

Price Guide: £120,000+

Lot No. 43

3 Humford Green, Blyth NE24 4LY



Description:

****DETACHED FAMILY HOME – POPULAR DEVELOPMENT – FOUR DOUBLE BEDROOMS – GARAGE – GENEROUS GARDENS - EPC: D **** on Humford Green in Blyth. Ideally located for easy access to road transport links, schools and amenities. Briefly comprising: Entrance hall, lounge, dining room, kitchen, utility and ground floor cloaks/w.c. Four double bedrooms to the first floor master en suite an family bathroom. Externally there is a garden to front with driveway to garage and large garden to the rear. An attractively priced home on this most popular development. Early inspection highly recommended.



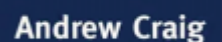
EPC Band:- D

Call: Rook Matthews Sayer 01670 352 900

Price Guide: £159,950+

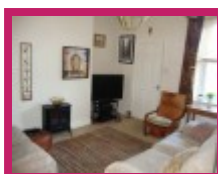
Lot No. 44

25 Caris Street, Gateshead NE8 3XD



Description:

Appealing to both the private residential buyer and the buy to let investor is this three bedroom first floor flat located in this residential area. Likely rental income approximately £450 - £475 pcm £5,400 - £5,700 per annum. The property benefits include gas central heating, double glazed windows, part boarded loft for storage and briefly comprises entrance hall with stairs to first floor landing, 3 bedrooms, living room, kitchen, and bathroom/W.C. Externally there is a yard to the rear.



EPC Band:- D

Call: Andrew Craig 0191 4875330

Price Guide: £49,950+

Lot No. 45

20 Park Terrace, Blaydon NE21 5ER

Andrew Craig

Description:

An ideal first time buyer/investment opportunity presented within this tidily presented two bedroom mid terraced property. Conveniently situated for access to both Winlaton, Blaydon and the Western Bypass, the property has been well maintained by the present owner and briefly comprises entrance lobby to lounge, separate dining room and fitted kitchen to the ground floor whilst to the first floor there are two good sized bedrooms and spacious bathroom. The property also benefits from doubleglazing and gas central heating to panelled radiators and is offered for sale with no upper chain.

EPC Band:- D

Call: Andrew Craig 0191 4889090

Price Guide: £55,000+

Lot No. 46

30 Clapham Road, Yarm TS15 9DH

Michael Poole

Description:

A Sensibly Priced Three Bedroom End Terrace House * Enjoying a Pleasant Cul-De-Sac Position within this Popular Development * Surprisingly Generous Corner Plot with Extensive Gardens to Side & Rear in Particular * Lounge with Living Flame Effect Gas Fire in Feature Surround * Kitchen/Diner with Fitted Wall & Base Units & an Integrated Dishwasher * Three Generous First Floor Bedrooms * Ground Floor Bathroom with White Three Piece Suite * Gas Central Heating System & Double Glazing * Offering Accommodation of Interest to a Range of Potential Buyers * Early Viewing Comes Highly Recommended * No Onward Chain



EPC Band:- D

Call: Michael Poole 01642 788878

Price Guide: £94,950+

Lot No. 47

6 Oaklands, Stanley DH9 8TQ

WOOD
ESTATE AGENTS

Description:

An opportunity to purchase this four bedroom family home, located within a cul-de-sac and offered for sale with vacant possession. The property benefits include double glazed windows, gas central heating, the addition of a conservatory, fitted kitchen and en-suite facilities to master bedroom. The accommodation briefly comprises entrance hall, study/dining room, cloak/W.C, living room, conservatory and a kitchen to the ground floor. There are four bedrooms, master with en-suite and a family bathroom/W.C to the first floor. Externally there are gardens to both the front and rear of the property with a drive to the front leading to the garage.



EPC Band:- C

Call: JW Wood 01207 235 221

Price Guide: £145,000+

Lot No. 48

2 John Street, Fencehouses, Houghton Le Spring DH4 6LH

kimmitt & roberts

Description:

An ideal opportunity for both the first time buyer and local investor to purchase this two bedroom mid terraced home which boasts gas central heating, double glazing, and pleasant kitchen/breakfast room along with first floor refitted bath/WC. The exterior comes with rear yard and enclosed garden and garage on land rented from local council.



EPC Band:-D

Call: Kimmitt & Roberts 0191 584 8080

Price Guide: £44,950+

Lot No. 49

Cedar Cottage, Church Street, Bishop Middleham DL17 9AF

WOOD
ESTATE AGENTS



Description:

Built in 2002 by a well respected local builder and occupied since new by our clients, we have pleasure in offering for sale, this individually designed and built detached property with gas fired central heating and double glazing. Of an interesting design and layout over three floors, it briefly comprises: entrance porch, entrance hall with cloakroom/wc, lounge, dining room, well fitted kitchen and a useful utility room. On the first floor the master bedroom has an en suite shower room/wc and there is an additional double bedroom and family bathroom/wc. On the lower ground floor there is a hallway with shower room/wc, two bedrooms and a study/5th bedroom. It has the advantage of a double garage with additional parking on the drive, a small lawned garden area to the front and a terraced rear garden with patio, flowers, plants and shrubs.
EPC Bands:-C

Call: JW Wood 0191 386 9921

Price Guide: £235,000+

Lot No. 50

12 Stainton Way, Peterlee SR8 2BJ

kimmitt & roberts



Description:

An ideal opportunity to purchase this nicely presented three bedroomed semi detached home which would ideally suit the growing family and its priced to sell. Boasting gas central heating system, double glazing, conservatory, gardens, driveway and garage, it is conveniently situated within walking distance to the town centre is this pleasant cul de sac.

EPC Band - C



Call: Kimmit & Roberts 0191 518 3334

Price Guide: £99,950+

Lot No. 51

14 Balmoral Close, Bedlington NE22 5YD

ROOK MATTHEWS SAYER



Description:

Appealing to a variety of buyers to include first time buyers and buy to let investors is this two bedroom mid-terraced house offered for sale with vacant possession. The property benefits include double glazed windows, gas central heating, fitted kitchen and briefly comprises entrance lobby, living room, kitchen to the first floor, two bedrooms and a family bath/W.C. Externally there is a fenced lawned garden to the front of the property, a yard to the rear and a single garage located in a near by block.

EPC Band:- C



Call: Rook Matthews Sayer 01670 531 114

Price Guide: £55,000+

Lot No. 52

19 Hurstwood Road, Sunderland SR4 7LE

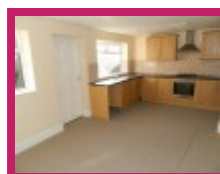
Andrew Craig



Description:

NO CHAIN INVOLVED...This three bedroom mid terraced house is situated within this sought after area and would be ideal for young/growing families, first time buyers and investors alike as the property is located close to local schools, shops and public transport links and road links to the City Centre and surrounding areas and should be viewed to avoid disappointment. Accommodation comprises entrance hallway, lounge and good sized fitted breakfasting kitchen to the ground floor whilst to the first floor there are three bedrooms (one with double glazed window) and bathroom. Other benefits include gas central heating and externally there is a front town garden and rear garden.

EPC Band:- C



Call: Andrew Craig 0191 5653377

Price Guide: £84,950+

Lot No. 53

93 Milecastle Court, West Denton NE5 2PB

**ROOK
MATTHEWS
SAYER**



Description:

- SEMI DETACHED HOUSE ONE BEDROOM LOUNGE KITCHEN PARKING AREA* This is an opportunity to purchase a one bedroomed semi detached home situated on Milecastle Court in West Denton. This property offers gas radiator heating and double glazing, and has a lounge, kitchen, the first floor has a bedroom and a bathroom/w.c. Externally there is a front gravelled garden and to the rear there is a gravelled parking area and an allocated parking space. Rook Matthews Sayer would recommend an internal viewing to appreciate the accommodation and location on offer.



EPC Band:- C

Call: Rook Matthews Sayer 0191 267 1031

Price Guide: £54,950+

Lot No. 54

16 Bridge Street, Anwick NE66 1QY

**ROOK
MATTHEWS
SAYER**



Description:

Traditional style mid terraced house in a popular area of Anwick with light and bright accommodation offering potential for improvement and refurbishment. The ground entrance lobby and hall gives access to the open plan dining room, separate sitting room, fitted kitchen and utility/ w.c.. On the first floor there are two double bedrooms and bathroom, with stairs leading up to attic space. The property has gas fired central heating and timber double glazing. Attractive paved front garden and rear yard. It is available with vacant possession and no upper chain and an early inspection is recommended. Anwick has a good range of day to day shopping facilities with schooling for all ages, hospital, modern leisure centre and theatre/ cinema.



EPC Band:- D

Call: Rook Matthews Sayer 01665 510044

Price Guide: £119,950+

Lot No. 55

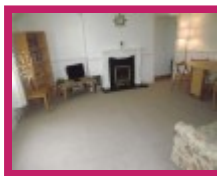
11 Grant Street, Jarrow NE32 5HN

Andrew Craig



Description:

2 BED END TERRACED - NO UPPER CHAIN! Conveniently located just off Hill Street in Jarrow this ideal first time buy benefits from enjoying a position within close proximity to Jarrow Town Centre, Bus and Metro Stations. Tyne Tunnel and A19 provide good road links ideal for commuting to all areas. Comprises of: Entrance hall with stairs up. Front lounge with feature fire. Kitchen and rear lobby leading to the bathroom/w.c., with a white three piece suite. First floor provides two bedrooms. Externally there is a yard to rear with off street parking. Further benefits include gas central heating and double glazing.



EPC Band:- E

Call: Andrew Craig 0191 4280025

Price Guide: WAS £84,950 NOW £59,950+

Lot No. 56

15 Warrington Road, Fawdon NE3 2PU

**ROOK
MATTHEWS
SAYER**



Description:

Traditional 2 bedroom ground floor flat with garden, close to local shops, amenities, bus and metro links to the city centre.



EPC Band:- D

Call: Rook Matthews sayer 0191 284 7999

Price Guide: £45,000+

Lot No. 57

Pawston Cottage, High Spen, Rowlands Gill NE39 2ES

**ROOK
MATTHEWS
SAYER**



Description:

Charming five bedroomed, stone built detached house with extensive garaging, storage and workshop facilities, gardens and paddocks extending to circa 1.5 acre within a pleasant semi-rural location close to a village. Refurbished to a high standard throughout, with recently installed electric eco air source heating system and solar PV panels, also benefitting from sealed unit double glazing. Comprising hall, lounge with multi fuel stove, sitting room, study, shower room/WC, 25 breakfasting kitchen, utility room, first floor landing and four bedrooms, impressive family bathroom/WC. There is a second landing with bedroom and en-suite bathroom/WC.



EPC Band:- D

Call: Rook Matthews Sayer 01661 860 228

Price Guide: WAS £550,000 NOW £449,950+

Lot No. 58

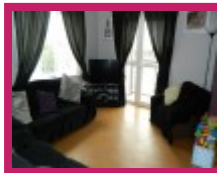
6 Toll Bar House, Sunderland SR2 0AH

Andrew Craig



Description:

ORIGINALLY BOUGHT FOR £154,500 NOW £54,950+
This modern purpose built two bedroom second floor apartment is situated close to local amenities including, shops and transport links to Sunderland City Centre and surrounding areas making this ideal for the professionals and couples alike and should be viewed to appreciate the spacious living accommodation on offer which comprises communal entrance hall, private entrance hall, lounge/dining room with sea views, fitted kitchen, two bedrooms with sea views, bathroom/WC, double glazing, electric heating and designated parking bay in basement.



EPC Band-C

Call: Andrew Craig 0191 5653377

Price Guide: £54,950+

Lot No. 59

140 Beaumont Street, Blyth NE42 1HN

**ROOK
MATTHEWS
SAYER**



Description:

Appealing to both the residential buyer and the buy to let investor is this two bed first floor flat. The property benefits include gas central heating, double glazed window, is well presented and offered for sale with no chain involved. Property briefly comprises entrance hall with stairs to first floor landing two bedrooms bathroom/ W.C, Living Room, Kitchen, Likely rental income would likely be in the region of £350pcm (4,200 per annum)
EPC Band:- E



Call: Rook Matthews Sayer 01670 352900

Price Guide: £24,950+

Lot No. 60

159 Coleridge Avenue, South Shields NE33 3HB

Andrew Craig



Description:

This three bedroom, three storey mid terrace house situated on Coleridge Avenue, South Shields ideally located just a short distance from the Coastline with good transport links leading into the City Centre where a range of shops and local amenities can be found. Floor plan comprises to the ground floor of; entrance hall, lounge and kitchen/breakfasting room. To the first floor there are two bedrooms and a bathroom with a further bedroom to the second floor. Externally to the property there is a brick paved low maintenance area to the front and a small yard area to the rear with a larger than average single garage accessed by an electric roller shutter. Viewing highly recommended.
EPC Band;-E

Call: Andrew Craig 0191 4271722

Price Guide: £115,000+

Lot No. 61

9 Redesdale Gardens, Dunston NE11 9XH

**ROOK
MATTHEWS
SAYER**

Andrew Craig



Description:

Offer to the market this beautifully presented and extensively updated two bedroom property occupying a generous plot in Dunston. Accommodation briefly comprises of: Entrance hall leading to lounge, modern dining kitchen, impressive wet room, master bedroom, second bedroom and a further room that was previously the garage and currently being used as an additional reception area. Externally there is mature landscaped front and rear gardens and a driveway. This outstanding property must be viewed to be fully appreciated.



EPC Band:- E

Call: RMS 0191 4131313 Andrew Craig 0191 4889090

Price Guide: £134,950+

Lot No. 62

5 Greenway , Chapel Park, West Denton NE5 1SA

**ROOK
MATTHEWS
SAYER**



Description:

This is a purpose built four bedroomed house situated on the popular estate Chapel Park. The area incorporates many local facilities including schools and local shopping outlets. The property is chain free and benefits from gas radiator heating and double glazing, gardens and a garage detached to the rear.

EPC Band:-D

Call: Rook Matthews Sayer 0191 267 1031

Price Guide: £195,000+

Lot No. 63

24 Abbey View, Hexham NE46 1EQ

**ROOK
MATTHEWS
SAYER**



Description:

Viewing is essential to appreciate this property, situated within walking distance of Hexham Town Centre and close to all local amenities this three bedroom mid terrace family home offers spacious accommodation and benefits from UPVC double glazing, brand new gas central heating, smart metres, new conservatory, front and rear gardens, garage within a block close by.



EPC Band:- C

Call: Rook Matthews Sayer 01434 601 616

Price Guide: WAS £124,950 NOW £99,550+

Lot No. 64

1 Hepscott Hall, Hepscott, Morpeth NE61 6LT

**ROOK
MATTHEWS
SAYER**



Description:

An imposing grade II listed, 17th century house, situated on the edge of popular village of Hepscott, close to Morpeth and is within easy reach of Newcastle. The property stands in gardens and grounds extending to approximately three quarters of an acre. The hall is of significant historical and architectural interest and retains original features including Miliand leaded light windows, inglenook fireplaces, timber beams and vaulted ceilings. The accommodation comprises dining reception hall with inglenook, drawing room, study, cloakroom, farmhouse style kitchen, garden room, games room, five large bedrooms, one with dressing area and two bathrooms. The stone gate posts lead to the circular drive with spacious courtyard at the front of the hall. The courtyard is enclosed by high antique brick walls. The large sheltered garden to the rear of the property is predominately laid to lawn with borders, mature trees and a heated swimming pool with separate kitchen garden. EPC Band E

Call: Rook Matthews Sayer 01670 511711

Price Guide: Was £899,950 Now £650,000+



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Lot No. 65

26 Fairfield Green, Whitley Bay NE25 9SD

**ROOK
MATTHEWS
SAYER**



Description:

Representing a stunning example of an EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE updated by the present owners to provide spacious modern living accommodation. Situated on Fairfield Green, West Monkseaton, the property is close to local amenities including, West Monkseaton Metro Station, Sainsburys supermarket and local post office. The accommodation briefly comprises of: Entrance hallway, lounge, extended family room/kitchen, four double bedrooms, the master with ensuite shower room and additional family bathroom with 4 piece suite. Externally there are low maintenance front and rear gardens, the rear being enclosed and driveway leading to the integral garage.



Call: Rook Matthews Sayer 0191 2463666

Price Guide: £240,000+

Lot No. 66

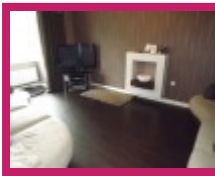
47 Strathmore Gardens, South Shields NE34 0LH

Andrew Craig



Description:

A five bedroom very spacious detached family home situated on sought after persimmon development. Accommodation briefly comprising of entrance hall, cloaks/w.c., lounge, additional living room, dining room and kitchen. To the first floor there are four bedrooms one with en suite and a bathroom. To the second floor there a further bedroom with en suite. Externally there is a low maintenance garden to the rear which has a wood decking area and artificial grass. To the front lies a small low maintenance lawned garden. To the side of the property there is a driveway providing off road parking for two cars leading to a single garage.



EPC Band:- C

Call: Andrew Craig 0191 4271722

Price Guide: £219,950+

Lot No. 67

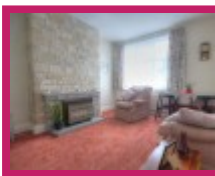
25 Lancaster Road, Linthorpe, Middlesbrough TS5 6PF

Michael Poole



Description:

Three Bedroom End Terrace House * Garage To The Side * Gas Central Heating * Double Glazing * Two Reception Rooms * Ideal For A First Time Buyer Or Family * No Onward Chain
EPC Band:- F



Call: Michael Poole 01642 254222

Price Guide: £80,000+

Lot No. 68

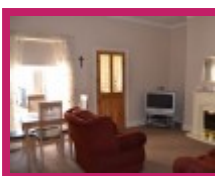
9 Wallis Street, Old Penshaw, Houghton Le Spring DH4 7HB

kimmitt & roberts



Description:

This is an outstanding mid terrace cottage, fully refurbished, beautifully presented and a credit to its present owner. It has been the subject of a comprehensive programme of refurbishment in recent years, with the works including a refitted kitchen, a stylish bathroom, Combi gas central heating and UPVC double-glazing. A loft room has been created in the roof space and the property is generally well presented throughout. It occupies a popular and convenient position in an established residential area which affords ease of access to all of the regions major centres. Internal inspection cannot fail to impress.



EPC Band:- E

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £54,950+

Lot No. 69

105 Middle Drive, Darras Hall, Ponteland NE20 9DW

**ROOK
MATTHEWS
SAYER**



Description:

A beautifully presented and appointed four/five bed roomed detached family house, occupying an excellent corner plot, overlooking school playing fields to the front and well placed for Darras Hall shops and amenities. Gas fired central heating and sealed unit double glazing, the well-presented accommodation comprises briefly: spacious reception hall, refurbished cloakroom/wc, 20ft lounge with wood burning stove, French doors to 19ft orangery, dining room, family/breakfasting room leading through to well fitted kitchen, utility room, galleried landing, master bedroom with ensuite bathroom/wc, guest bedroom two with ensuite bathroom/wc, two further bedrooms and refurbished family bathroom/wc. There is a double garage, alongside beautifully stocked and presented front, side and rear gardens. This property is ideal for a family purchaser looking for an exceptional property in an excellent and highly sought residential after area.
EPC Band:- C

Call: Rook Matthews Sayer 01661 860 228

Price Guide: £595,000+

Lot No. 70

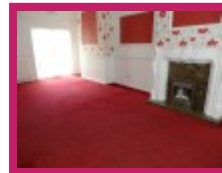
14 Margaret Street, Sunderland SR2 9SB

Andrew Craig



Description:

A spacious mid terraced family home situated within easy access to Sunderland City Centre, local schools, shops and transport links to Sunderland City Centre. This mid terraced house briefly comprises of hallway, lounge/diner, kitchen, family bathroom, three well proportioned bedrooms, rear bedroom with sea views, shower room and a yard to rear with electric roller shutter to car parking. Boasting combi gas central heating and uPVC double glazing making this an affordable property which is sure to appeal to all that view, an ideal family home and a great buy to let investment opportunity. Viewing highly recommended!



EPC Band:- E

Call: Andrew Craig 0191 5653377

Price Guide: £69,950+

Lot No. 71

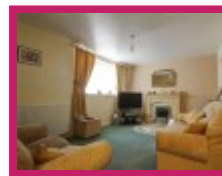
3 Ritsons Court, Blackhill, Consett DH8 0BA

**WOOD
ESTATE AGENTS**



Description:

Ideally suited to first time buyers or investment purchasers, a two bedroom ground floor flat, situated in Blackhill near Consett. The property has the benefit of uPVC double glazing, gas central heating with combination boiler and briefly comprises: Communal entrance hallway, private hallway, living room, kitchen with integrated cooking appliances, two bedrooms and a shower room w.c. Leasehold 125-year from July 2003. The vendor has advised us that he pays ground Rent & building insurance of £70 per annum and that there is no management company; maintenance costs are shared between the five flats in the block.



EPC Band C

Call: J W WOOD 01207 502109

Price Guide: WAS £59,950 NOW £39,950+

Lot No. 72

8 Glendale Road, Shiremoor, Whitley Bay NE27 0UD

**ROOK
MATTHEWS
SAYER**



Description:

*** THREE BEDROOM SEMI-DETACHED BUNGALOW - DRIVEWAY - STUNNING MATURE REAR GARDEN - IN NEED OF SOME REFURBISHMENT - CLOSE TO SHOPS & AMENITIES *** located on Glendale Road, Shiremoor. Property benefiting from a beautiful well maintained rear garden and off street parking to the front. Spacious accommodation throughout briefly comprising; entrance porch, hallway, lounge, dining room, kitchen, bathroom, bedroom one. To the first floor, landing, two bedrooms. Property also benefits from a new combination boiler fitted 2 years ago, and double glazing throughout.



EPC Band To Follow

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £114,950+

Lot No. 73

The Gables, Sunderland SR2 0PF

Andrew Craig



Description:

Double fronted detached family house situated on an approximate third of an acre plot. Benefits include gas central heating and some double glazing. Comprises entrance hallway, front lounge, rear lounge, dining room, fitted kitchen, reception room, utility room, rear hallway, cloaks/w.c. and workshop to the ground floor whilst to the first floor there is a front double bedroom with fitted wardrobes, rear master bedroom with two double glazed windows overlooking the gardens, spacious bathroom with access from main landing and Jack and Jill door from master bedroom comprising of four piece suite, Front double bedroom with fitted wardrobes, bathroom and separate w.c. together with rear double bedroom which finishes off this spacious family home. Externally the property comprises of front garden together with parking to the front and a wrought iron entrance gate whilst to the rear there is a generously sized garden which is mainly laid to lawn with flower beds, paved patio area, brick storage shed and a garage.

EPC Band- D

Call: Andrew Craig 0191 5653377

Price Guide: WAS £345,00 NOW £250,000+

Lot No. 74

3 Meadow View, West Auckland DL14 9HB

WOOD
ESTATE AGENTS



Description:

Beautifully presented throughout with a lovely modern dining kitchen and ground floor wet room/wc as well as hall, lounge and rear lobby. Two good sized bedrooms and bathroom with rolltop bath to first floor. uPVC double glazing and gas central heating. Front garden and yard to rear.

EPC Band - D



Call: JW Wood 01388 604 273

Price Guide: £45,000+

Lot No. 75

19b North Parade, Whitley Bay NE26 1NU

ROOK
MATTHEWS
SAYER



Description:

TWO BEDROOM FIRST FLOOR FLAT - TWO DOUBLE BEDROOMS - LOCATED ON THE COAST - SHOPS & AMENITIES - GOOD TRANSPORT LINKS *** We are pleased to offer the opportunity of a well presented two bedroom first floor flat located on North Parade, in walking distance to the coast. This property is ideal for first time buyers and investors, property briefly comprising; main door, communal entrance, entrance door, hallway, lounge, kitchen, two bedrooms and a bathroom. The property also benefits from gas central heating and double glazing.

EPC Band D



Call: Rook Matthews Sayer 0191 2463666

Price Guide: £64,950+

Lot No. 76

55b Thomas Street, Sunderland SR2 0RF

Andrew Craig



Description:

This mid terraced dormer cottage is situated close to local amenities including shops, schools and transport/road links to the city centre and surrounding areas making this ideal for the first time buyers, young families and investors alike and should be viewed to appreciate the size and scope of the family accommodation on offer. The property has the benefits of being warmed via gas central heating and double glazing. The accommodation comprises dining room with stairs off and open access to lounge electric fire and feature surround, fitted kitchen, rear lobby and bathroom with four piece suite including a Jacuzzi bath and massage shower cubicle to the ground floor whilst to the first floor there are two bedrooms. Externally there is a shared yard to the rear.

EPC band - E

Call: Andrew Craig 0191 5653377

Price Guide: was £72,500 now £44,950+

Lot No. 77

High Knock Shield, Sinderhope, Hexham NE47 9SW

**ROOK
MATTHEWS
SAYER**



Description:

With breath taking Views Situated in the heart of Sparty Lea, High Knockshield offers the perfect rural living. High Knockshield is a super example of a Northumbria Farmhouse which has been sympathetically updated in recent times creating a spacious comfortable home. The property sits within approx 5 acres and benefits from a detached barn/workshop. Viewing is essential to appreciate what this property has to offer together with its future potential. The accommodation briefly comprises of Entrance Hall, Sitting Room, Dining Room, Bathroom, Breakfasting Kitchen, Utility Area, Cellar, Four Bedrooms, and Family Bathroom.



EPC Band:- F

Call: Rook Matthews 01434 601616

Price Guide: £299,950

Lot No. 78

21 Reaburn Gardens, Gateshead NE9 5NT

Andrew Craig



Description:

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



EPC Band - C

Call: Andrew Craig 0191 4875330

Price Guide: £64,950+

Lot No. 79

9 Chantry Mews, Morpeth NE61 1PT

**ROOK
MATTHEWS
SAYER**



Description:

****TOWN CENTRE APARTMENT SECURED ENTRY PARKING NO FORWARD CHAIN VIEWING ESSENTIAL**** This two bedroomed first floor apartment is conveniently situated for Morpeth town centre, shops, restaurants, transport links and schools. The apartment itself benefits from gas central heating, double glazing and secured entry parking. Briefly comprising; lounge open to dining area, two bedrooms, bathroom and fitted kitchen. Offered to the market with no forward chain, the property is highly recommended for viewing.



EPC Band - C

Call: Rook Matthews Sayer 01670 511711

Price Guide: Was £149,950 Now £114,950+

Lot No. 80

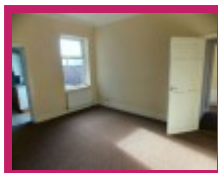
65 Lobley Hill Road, Gateshead NE8 4XB

Andrew Craig



Description:

Fully refurbished two bedroom ground floor flat, The property has undergone general updating and upgrading throughout to now provide entrance hallway leading to spacious lounge and fully fitted kitchen together with two bedrooms and newly fitted shower room. The property also benefits uPVC double glazing and gas central heating via a Worcester combination boiler. Externally there is a front town garden and rear yard. Fully redecorated and carpeted throughout the property is in ready to move into order and is offered for sale with no upper chain and is realistically priced to attract an early sale, early viewing is strongly recommended.



EPC Band - D

Call: Andrew Craig 0191 4875330

Price Guide: £54,950+

Lot No. 81

9 North View, Murton SR7 9PF



Description:

Early inspection of this 3 bed mid terraced home is essential to avoid disappointment. Rarely available in this most popular of terraces, it provides well proportioned, well presented accommodation. Features include an impressive kitchen, bathroom, gas central heating, double-glazing etc. It has three well proportioned bedrooms, one with built-in wardrobes. Externally it has a sunny yard to the rear, and a larger than average garage. Carpets, blinds and light fittings are included. This property comes with our highest recommendations. NO CHAIN!



EPC Band:- E

Call: Kimmit & Roberts 0191 581 3213

Price Guide: £44,950+

Lot No. 82

18 Craig Terrace, Easington Village, Peterlee SR8 3AJ



Description:

We are pleased to offer this two bedroomed mid terrace property to the open market, boasting gas central heating system, double glazing, two reception rooms, refitted kitchen, gardens to front and rear, garage and off street parking. This property would be an ideal purchase for the first time buyer, internal inspection is highly recommended to avoid disappointment.

EPC Band - C

OPEN VIEWING Saturday 16th August between 10.00 - 10.30 and Saturday 23rd August between 10.30 - 11am.

Call: Kimmitt & Roberts 0191 518 3334

Price Guide: £64,950+

Lot No. 83

30 White Swan, Killingworth, Newcastle Upon Tyne NE12 6UG



Description:

A well presented three bedroom end terrace townhouse with accommodation over three floors. To the ground floor; entrance hall with staircase up, bedroom four, downstairs W.C., a modern dining kitchen with a good range of high gloss units, built in electric oven & gas hob, extractor hood, space for appliances and French doors out to the rear garden. To the first floor; landing with stairs to the second floor and UPVC double glazed window, the lounge is situated to the rear overlooking the rear garden, family bathroom/W.C and bedroom three. To the second floor, storage cupboard housing hot water tank, master bedroom with mirror fronted sliding door wardrobes and an modern en-suite and bedroom four. Externally to the front there is a small low maintenance garden mainly laid with decorative slate and to the rear is an enclosed garden with a lawned area, fenced surround and gates access out to the rear. The property benefits from gas central heating and UPVC double glazing

EPC - C

Call: Rook Matthews Sayer 0191 266 7788

Price Guide: £149,950+

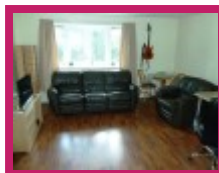
Lot No. 84

44 Bluebell Dene, Newbiggin Hall, Newcastle Upon Tyne NE5 4DF



Description:

This is a one bedroom flat situated in Bluebell dene in Newbiggin Hall. The property is chain free and the accommodation briefly comprises; a communal entrance, an entrance hall leading to the lounge which is open to the kitchen. There is one bedroom with fitted wardrobes and a bathroom/w.c and includes a shower. Externally there is allocated parking. Rook Matthews Sayer would recommend an internal viewing to appreciate the accommodation and location on offer.



EPC Band:- F

Call: Rook Matthews Sayer 0191 267 1031

Price Guide: £29,950+

Lot No. 85

Flat 3, Northumberland House, Ryton Village, NE40 3PT

**ROOK
MATTHEWS
SAYER**



Description:

TO FULLY APPRECIATE THIS PROPERTY AN INTERNAL VIEWING IS HIGHLY RECOMMENDED. A unique and beautifully presented three bedroom maisonette located in the heart of Ryton Village. The refurbishment carried out by the present vendors has been to an excellent standard, the property benefits include double glazed windows, gas central heating, a contemporary kitchen, bathroom/wc, en-suite facilities, a roof terrace and a single garage. The accommodation briefly comprises entrance hallway with stairs to the first floor, living room, utility room with access to the roof terrace, breakfasting kitchen, bedroom one and a family bathroom. To the second floor there is a separate W.C, bedroom two with en-suite facilities and a third bedroom. There is a single garage to the property

EPC Band:- D



Call: Rook Matthews Sayer 0191 413 1313

Price Guide: £139,950+

Lot No. 86

6 North Street, Amble NE65 0BU

**ROOK
MATTHEWS
SAYER**



Description:

A centrally located exceptionally large four bedroom detached house offering versatile accommodation representing many opportunities for the discerning purchaser. Ideal as a spacious family home, the property has potential to be used for bed and breakfast accommodation within this popular coastal town and the detached garage currently an amenity to this large family house has potential for either commercial use or change of use subject to the necessary permissions being obtained, having in the past had planning permission for a bungalow which has now lapsed (as advised by the vendors). New improvements include new combi boiler, new bathroom, new double glazing to the front, new front and back doors and new radiator to lounge. Your early appointment to view is recommended to assess the opportunities this property represents.

EPC Band:- F

Call: Rook Matthews Sayer 01665 713 358

Price Guide: WAS £199,950 NOW £124,950+

Lot No. 87

22 Bollingbrooke Street, South Shields NE33 2SS

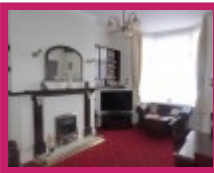
Andrew Craig



Description:

This attractive three bedroom terrace home with lots of character and quirky features is a must see!! Ideally located just a short distance from South Shields Town Centre, coastline, local amenities, schools and shops. Accommodation briefly comprises to the ground floor of; entrance, lobby, hallway, lounge and kitchen. To the first floor there is a generous family shower room and a master bedroom. To the second floor there are two further bedrooms. Externally to the property there is a well maintained yard to the rear with a storage hut. The property benefits from gas central heating and double glazing.

EPC Band:- E



Call: Andrew Craig 0191 4271722

Price Guide: £99,950+

Lot No. 88

3 Melrose Terrace, Bedlington NE22 5UR

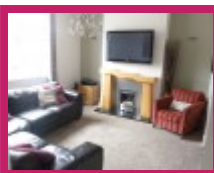
**ROOK
MATTHEWS
SAYER**



Description:

WELL PRESENTED MID TERRACED HOME - THREE BEDROOMS - TWO RECEPTION ROOMS - NO UPPER CHAIN Situated on Melrose Terrace in Bedlington, this well presented mid terrace offers good size family living throughout and comprises; entrance hallway, lounge, dining room, fitted kitchen, first floor landing, three good sized bedrooms and family bathroom. Externally the property has a walled garden to the front and private rear yard. There is also a garage and garden over the lane with lawn, patio and fencing to boundaries. NO UPPER CHAIN Viewing Essential to Appreciate. December completion anticipated.

EPC Band:- C



Call: Rook Matthews Sayer 01670 531 114

Price Guide: £79,950+

Lot No. 89

21 Jedburgh Gardens, Denton Burn, Newcastle Upon Tyne NE15 7DA

**ROOK
MATTHEWS
SAYER**



Description:

Traditional style semi, popular location, updating required, three bedrooms, two reception rooms, no onward chain This traditional style semi-detached home is centrally located in a prime position in Denton Burn. The property does require some modernisation but benefits from double glazing, gas central heating, two reception rooms, garage, gardens and driveway. Ideally located for all local amenities, popular schools, bus routes, A1 and A69 road links in and around Newcastle city centre. The accommodation comprises; entrance hallway, lounge, dining room, kitchen, stairs to first floor, three bedrooms, bathroom and a separate w.c. Externally there are gardens to the front and rear with a driveway.

EPC Band:- E



Call: Rook Matthews Sayer 0191 274 4661

Price Guide: £99,950+

Lot No. 90

6 Toft Crescent, Seaham SR7 9JG

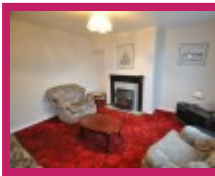
kimmitt & roberts



Description:

Kimmit and Roberts are pleased to offer for sale this pleasantly positioned two bed semi detached home. Spacious enough for a family and not too big for a first time buyer or young couple. Already boasting Gas Central heating and double glazing the property is in need of some cosmetic updating but is priced to allow for this. We anticipate great interest. Viewing Essential! Summary of accommodation Entrance Vestibule, Lounge, Kitchen/Dining, Rear Vestibule, Cloaks/WC, Two Bedrooms, Bathroom.

EPC Band:- D



Call: Kimmitt & Roberts 0191 581 3213

Price Guide: WAS £55,000 NOW £39,950+

Lot No. 91

30 Northumberland Avenue, Bedlington, Northumberland NE22 6EY

**ROOK
MATTHEWS
SAYER**



Description:

Situated on Northumberland Avenue in Bedlington, this mid link property comprises; entrance hallway, lounge, dining room, kitchen, downstairs cloaks/wc, first floor landing, three bedrooms and family bathroom/wc. Externally the property has a low maintenance garden to the front and a garden to the rear with attached outhouse for storage.

EPC Band:- TBC



Call: Rook Matthews Sayer 01670 531 114

Price Guide: £49,950+

Lot No. 92

20 Kenmore Crescent, Dykeheads, Greenside, Tyne and Wear NE40 4QY

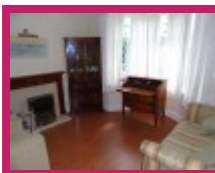
**ROOK
MATTHEWS
SAYER**



Description:

This two bedroom semi detached bungalow with stunning views over the Tyne valley is available for sale via auction. Accommodation briefly comprises of: Entrance hall leading to lounge, kitchen, family bathroom, sun room with magnificent views and two bedrooms. This property also benefits from gas central heating, double glazing front and rear gardens and a shared driveway.

EPC Band:- D



Call: Rook Matthews Sayer 0191 413 1313

Price Guide: £95,000+

Lot No. 93

6 Abbey Court, Blyth, Northumberland NE24 2JU

**ROOK
MATTHEWS
SAYER**



Description:

FIRST FLOOR FLAT DECEPTIVELY SPACIOUS THREE BEDROOMS & GOOD SIZE LOUNGE CLOSE TO AMENITIES OFF STREET PARKING Abbie Court in Blyth is a small purpose built development, circa 2002. The apartment is situated on the First Floor and is deceptively spacious, therefore we feel the only way to truly appreciate the size of accommodation on offer is to view it internally. The property is presented in good order and briefly comprises; entrance, landing, lounge/diner, fitted kitchen, bathroom and three bedrooms. Externally there is off street parking.

EPC Band C

Call: Rook Matthews Sayer 01670 850850

Price Guide: £55,000+

Lot No. 94

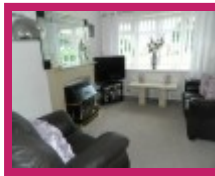
17 Rannoch Road, Sunderland SR5 5EY

Andrew Craig



Description:

This well maintained and well presented semi detached house which is situated in a pleasant location on this popular estate with open aspect to the front over grassed land. Offered with no onward chain and internal inspection is recommended to appreciate the property which comprises entrance hallway, lounge with bow window, period style fire surround with gas fire, dining room and kitchen to the ground floor whilst to the first floor there are two bedrooms (both having fitted robes) and family bathroom with three piece white suite. Externally there is a block paved garden area to the front and garden to the rear this would suit first time buyers, small families, people looking to downsized and investors alike.



EPC Band:- D

Call: Andrew Craig 0191 5160239

Price Guide: WAS £82,950 NOW £49,950+

Lot No. 95

18 Morton Crescent, Fencehouses, Houghton Le Spring DH4 6AD

kimmitt & roberts



Description:

Internal inspection of this superb family home cannot fail to impress. It provides particularly generous four bedroomed accommodation, spread over 3 storeys and has been refitted throughout- a credit to its present owners. Other features include combi gas central heating, double glazing, a refitted kitchen with adjacent utility area, a stylish bathroom and modern decor throughout. It occupies a fine position within an established residential area, centrally located for access to Houghton, Chester le Street and beyond.



EPC Band:- D

Call: Kimmitt & Roberts 0191 584 8080

Price Guide: Was £79,950 Now £54,950+

Lot No. 96

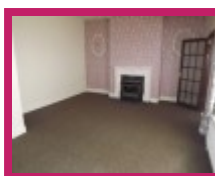
126 Imeary Street, South Shields DH4 6AD

Andrew Craig



Description:

NO UPPER CHAIN!! Two bedroom upper floor flat on Imeary Street, South Shields. Ideally situated within close proximity of South Shields Town Centre providing access to local amenities, shops and bus and metro links for commuting. Floor plan comprises: Entrance, landing, two bedrooms, lounge/diner, kitchen and bathroom. Externally there is a shared yard to the rear. The property has been recently re-carpeted throughout and early viewing is highly recommended.



EPC Band:- D

Call: Andrew Craig 0191 4271722

Price Guide: £54,950+

Lot No. 97

35 Wyedale Way, Walker, Newcastle NE6 4UA

**ROOK
MATTHEWS
SAYER**



Description:

A three bedroom town house situated on Wyedale Way. The property benefits from off street parking and en suite facilities to the master bedroom. At the time of print no access has been gained
EPC C

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £124,950+

Lot No. 98

6 Arthur Cook Avenue, Whickham NE16 4RW

Andrew Craig



Description:

This mid terraced house is in need of updating but does offer great potential for either the first time buyers or investors alike. It is situated within this popular location close to local amenities within Whickham of shops, schools and transport links to the Metrocentre and Western Bypass with both Northern and Southern destinations. The property is warmed via gas central heating. Accommodation comprises entrance hallway, shower/wet room, lounge with windows to the front and rear elevations and fitted kitchen to the ground floor whilst to the first floor there are two bedrooms and a separate w.c. Externally there are gardens to the front and rear. **VIEWING RECOMMENDED !!!!!**



EPC Band:- D

Call: Andrew Craig 0191 4889090

Price Guide: £69,950+

Lot No. 99

20 Bishops Close, Belmont, Durham DH1 2BU

**WOOD
ESTATE AGENTS**

**ROOK
MATTHEWS
SAYER**



Description:

Appealing to both the private residential buyer and the buy to let investor is this two bedroom top floor apartment, situated within this modern development. The property benefits include double glazed windows, gas central heating, modern kitchen with integrated appliances and is offered for sale with vacant possession. The property briefly comprises communal entrance hall with stairs to top floor (3rd floor) entrance hall to flat, two bedrooms, living room open plan to kitchen and a bathroom/W.C. Externally there is a designated parking bay.



EPC Band:- B

Call: RMS 0191 4131313 JW Wood 0191 3869921

Price Guide: £99,950+

Lot No. 100

8 Mead Crescent, Forest Hall NE12 9RP

**ROOK
MATTHEWS
SAYER**



Description:

A two bedroom semi-detached house located close to Forest Hall Village, available with vacant possession. Providing spacious accommodation throughout the property comprises; entrance hall with stairs to the first floor and a useful under-stairs cupboard, and doors leading to all ground floor rooms. The lounge is situated to the front of the property with a walk in bay window, feature fire and an arch leading to the dining room. Accessed from both the hall and the dining room is a galley kitchen fitted with a good range of wall and base units, built in electric oven & gas hob, extractor hood, space for appliances and access to an additional room that is used as a sun room with patio doors out to the rear garden. To the first floor there are two double bedrooms and a bathroom/W.C. Externally to the front there is a gravelled area, driveway and side access leading to the detached garage and largewesterly backing rear garden that is mainly laid to lawn with a patio area. The property benefits from gas central heating and UPVC double glazing. EPC Band:-D

Call: Rook Matthews Sayer 0191 266 7788

Price Guide: £84,950+

Lot No. 101

8 Kemble Square, Downhill Estate, Sunderland SR5 4BJ

Andrew Craig



Description:

A fantastic investment opportunity. Positioned within an excellent location for a buy-to-let investor, this spacious three bedroom end terraced house is offered with vacant possession. Briefly comprising of:- Entrance Hallway, Lounge/Dining Room and Kitchen to the ground floor. Three bedrooms and a family Bathroom to the first floor. Externally the property offers good sized front and side gardens being lawned and having shrubs. To the rear there is a block paved driveway accessed by double gates to provide off street parking. Further benefits include gas central heating and UPVC double glazing. High interest is expected so call and arrange a viewing today!



EPC Band:- TBC

Call: Andrew Craig 0191 5653377

Price Guide: £49,950+

Lot No. 102

25 The Chequers, Consett DH8 7EQ

WOOD
ESTATE AGENTS



Description:

A four/five-bedroomed detached family home with accommodation over three floors, situated in a cul-de-sac position within this modern development close to Consett town centre. With contemporary kitchen diner, two en suites, lawned garden, drive & garage.



EPC Band:- C

Call: JW Wood 01207 502 109

Price Guide: £130,000+

Lot No. 103

31 St Helens Drive, Seaham SR7 7PU

kimmitt & roberts



Description:

We are pleased to offer for sale this attractive two bedroom semi detached home well situated on the popular Hazledene development. Benefits include modern fitted breakfasting kitchen, pleasant lounge, downstairs cloaks/wc, white bathroom suite, gas central heating, UPVC double glazing, off street parking, garage and pleasant gardens. Don't miss out! Immediate vacant possession.

EPC Band:- TBC

Call: Kimmitt & Roberts 0191 581 3213

Price Guide: £89,950+

Lot No. 104

4 Newarth Close, Dumpling Hall, Newcastle Upon Tyne NE15 7QR

ROOK
MATTHEWS
SAYER



Description:

SEMI DETACHED HOUSE THREE BEDROOMS CONSERVATORY DOUBLE GLAZING SINGLE GARAGE EXCELLENT CONDITION - NO ONWARD CHAIN POPULAR LOCATION This house is located on Dumpling Hall on Newarth Close. The property benefits from gas radiator heating and double glazing. Internally the accommodation comprises; an entrance porch and hall, lounge/dining room, kitchen and conservatory. The first floor has three bedrooms and a family bathroom and a separate W.C. Externally there are front and rear gardens, a drive to the front leading to the attached garage. Rook Matthews Sayer would recommend an internal viewing to appreciate the accommodation and location on offer.



EPC Band:- D

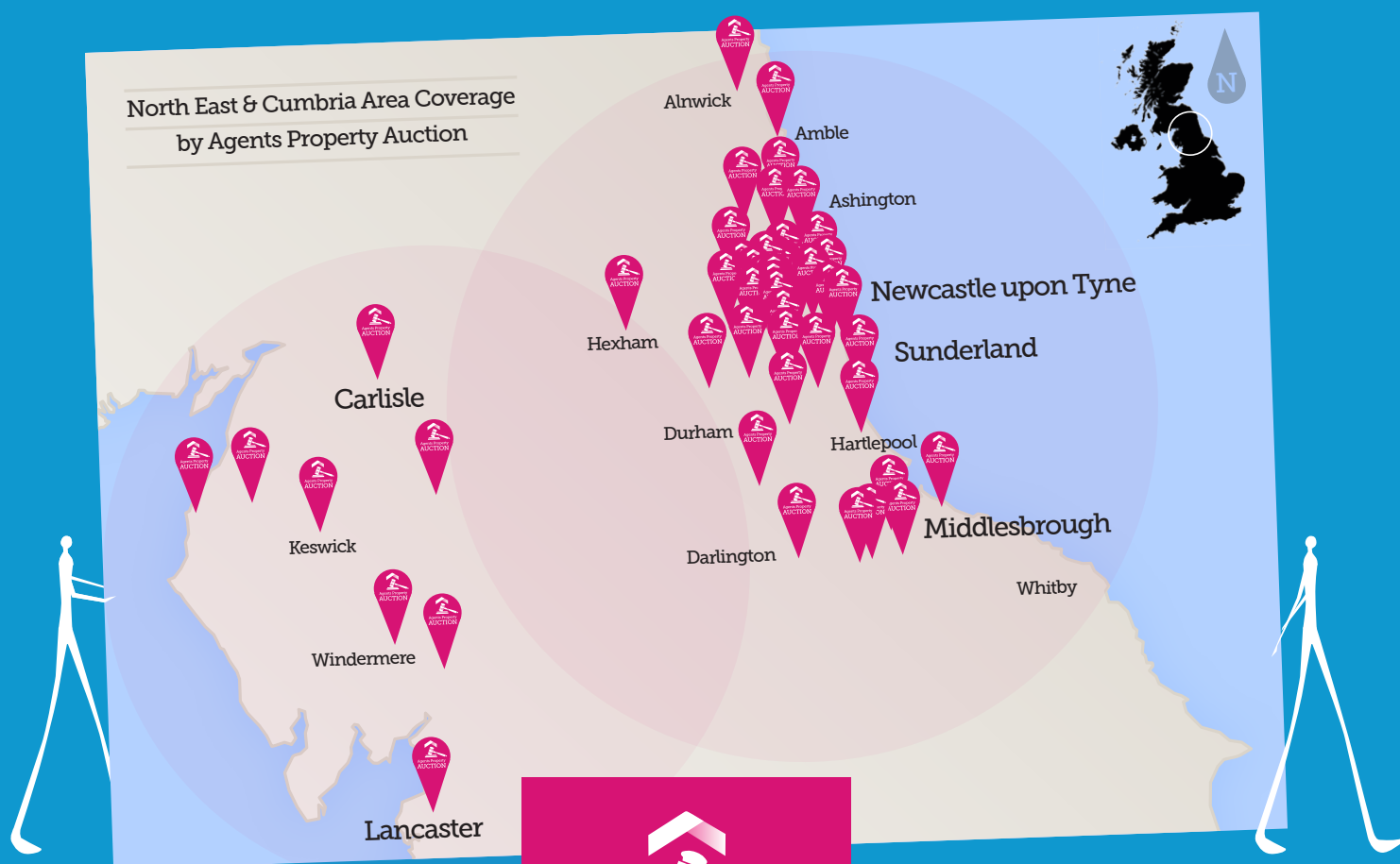
Call: Rook Matthews Sayer 0191 267 1031

Price Guide: £129,950+

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www.agentspropertyauction.com



Lot No. 105 3 Togstone Place, Fenham NE5 3LA

**ROOK
MATTHEWS
SAYER**



Description:

Three bedroom semi detached property situated in this quiet cul-de-sac. The property comprises; hallway, lounge, dining room, kitchen, stairs to first floor, three bedrooms and a bathroom. Externally there are gardens to the front and rear. Close to local amenities and facilities to include shops, bus routes and transport links in and around Newcastle city centre. The property is currently tenanted so it would make an ideal Investment or can be sold with vacant possession. Benefits include gas central heating and double glazing.
EPC Band:- D

Call: Rook Matthews Sayer 0191 274 4661

Price Guide: WAS £99,950 NOW £79,950+

Lot No. 106 13 North Terrace, Chatton, Alnwick NE66 5PT

**ROOK
MATTHEWS
SAYER**



Description:

Sitting in the small village of Chatton with easy access from the main A1 road and A697, this end terraced house provides ideal accommodation for permanent living or as a holiday home. The ground floor includes entrance hall with tiled floor, sitting room with fireplace, kitchen with fitted units and utility room. On the first floor there are two bedrooms and A bathroom. Night storage heating and double glazing is included. There is a front garden and a further garden to rear. Chatton has village pub, post office and shop plus private art gallery. The nearby town of Wooler provides day to day shopping facilities and schooling. The property is available with vacant possession for immediate occupation.

EPC Band:- D



Call: Rook Matthews Sayer 01665 510044

Price Guide: £59,950+

Lot No. 107 54 Cleveland Avenue, North Shields NE29 0NU

**ROOK
MATTHEWS
SAYER**



Description:

A spacious and well presented two bedroom first floor flat available with no onward chain, located on Cleveland Terrace. Offering the convenience of local amenities, good transport links and access to major roads, appealing to a variety of buyers. Benefiting from gas central heating and double glazing throughout, property briefly comprising; Entrance hall, staircase to first floor, landing, Lounge with double doors to Dining area, two bedrooms, kitchen, inner hall, bathroom, staircase to ground floor. Externally there is a private yard to the rear.

EPC Band:- E



Call: Rook Matthews Sayer 0191 2463666

Price Guide: £84,950+

Lot No. 108 1 Ord Court, Fenham, Newcastle NE4 9YF

**ROOK
MATTHEWS
SAYER**



Description:

This lovely Gemini bungalow is set at the end of terrace giving it a larger style plot and additional windows allowing the light to flood in. The accommodation briefly comprises of a lounge open to a fully fitted kitchen leading on to the bathroom with a fitted modern white suite. There is also a mezzanine floor which occupies the double bedroom with built in storage and access to the loft space. Externally there is a block paved driveway for off street parking and uniquely there is a small side area which has been paved. The property is double glazed and is heated via electric night storage heaters. The current owner has tastefully decorated throughout which will certainly suit any potential first time buyer or be perfect for a buy to let.

Call: Rook Matthews Sayer 0191 274 4661

Price Guide: £79,950+

Lot No. 109 11 Montreal Terrace, Longlands TS4 2LY



Description:

Extended Three Bedroom Semi Detached House, Driveway Parking, Security Alarm System, Good Size Lawned Rear Garden, End of Cul-De-Sac Position Gas Central Heating, Double Glazing, No Onward Chain.



EPC Band:- E

Call: Michael Pool 01642 649 649

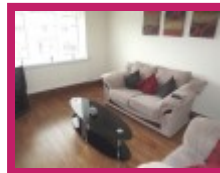
Price Guide: £99,950+

Lot No. 110 30 Reynolds Avenue, South Shields NE34 8JP



Description:

One bedroom first floor flat situated on the popular ex local authority area of Reynolds Avenue, South Shields. Ideally located close to local amenities, shops, schools and transport links this would be ideal for a first time buyer or investor. Floor plan comprises of entrance hall, stairs to first floor, lounge, kitchen, bedroom and bathroom. Externally there are communal garden areas and a brick built storage shed. To be sold as vacant possession and viewing is recommended.



EPC Band:- D

Call: Andrew Craig 0191 4271722

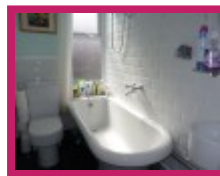
Price Guide: £37,950+

Lot No. 111 23 Malcolm Street, Heaton NE6 5PL



Description:

A BEAUTIFULLY APPOINTED 2 BEDROOM MID TERRACE HOUSE SITUATED WITHIN THIS MUCH SOUGHT AFTER POCKET OF HEATON. The property lies within easy reach of Newcastle City Centre as well as a host of other amenities including shops, restaurants and parks. The accommodation comprises entrance porch, lounge, dining kitchen, 2 bedrooms and a bathroom/WC. Additional benefits include gas central heating and double glazing. Externally there is a garden to the front and a yard to the rear.



EPC Band:- E

Call: Rook Matthews Sayer 0191 276 1283

Price Guide: £135,000+

Lot No. 112 The Hawthorns, Springwell, Lowfell NE9 7SN



Description:

A unique opportunity to purchase this substantial detached house offering very versatile accommodation. The property is currently presented as a 6 bedroom family home with the accommodation split over 3 floors. The basement could easily be used as a 'granny flat' or 'teenage annex' as it has its own entrance door, kitchen, bath/W.C. The property benefits from gas central heating, double glazed windows, two kitchens, three bathrooms/W.C. gardens and a garage. Externally there is ample off street parking, a detached garage and gardens.



EPC Band:- C

Call: Andrew Craig 0191 4875330

Price Guide: £249,950+

Lot No. 113

34 Foundary Court, St Peters Basin, Newcastle Upon Tyne NE6 1UG

**ROOK
MATTHEWS
SAYER**



Description:

A modern two bedroom ground floor flat located in this popular development of St Peters Basin which offers easy access into the city centre of Newcastle upon Tyne. The property benefits include entry by security phone, electric heating, communal off street parking and is offered for sale with vacant possession. Property briefly comprises, communal entrance hall, entrance hall to the flat, bathroom/w.c, 2 bedrooms, kitchen and living room.



EPC Band:- D

Call: Rook Matthews Sayer 0191 276 1283

Price Guide: £94,950+

Lot No. 114

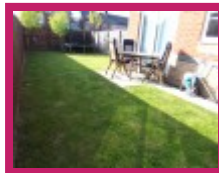
22 Millcroft, Blyth NE24 3JG

**ROOK
MATTHEWS
SAYER**



Description:

****MODERN DETACHED - THREE BEDROOMS - GARAGE - GARDENS - IDEAL FAMILY HOME - ****
on Millcroft Court, Blyth. Entrance hall, lounge, dining room, fitted kitchen, ground floor cloaks/w.c., three bedrooms - master with fitted wardrobes, family bathroom. Gardens and garage. Internal inspection essential.



EPC Band:- C

Call: Rook Matthews Sayer 01670 352 900

Price Guide: £99,950+

Lot No. 115

26 Rowley Bank, Consett, Co Durham DH8 9QT

**WOOD
ESTATE AGENTS**



Description:

A two-bedroomed semi-detached house with a large rear garden, the house requires some updating and improvement, but has UPVC double glazing, gas central heating (combi. boiler) and an alarm. The accommodation comprises: entrance porch, hall, living room with bay window to front, dining room with patio door to garden, versatile additional room (converted from the garage), utility room through to kitchen with conservatory to rear, first floor landing, two bedrooms a spacious bathroom fitted with a white suite that includes a walk-in shower. Externally there is a rear garden, to the front of the house is a drive with space for parking two cars.



EPC Band D

Call: J W Wood 01207 502109

Price Guide: £74,950+

Lot No. 116

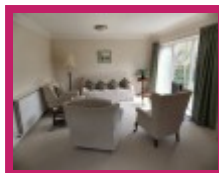
14 Claremont Court, West Boldon NE36 0NF

Andrew Craig



Description:

With a cul-de-sac position off Dipe Lane and within close proximity to and having open views over Boldon Golf Course, West Boldon we offer for sale a detached home of a type rarely brought to the market. With a corner plot, double garage and offering well proportioned accommodation throughout this property would make an ideal family home and we would therefore urge an early inspection as we anticipate great interest. Property comprises;- traditional entrance hall, dining room, lounge, kitchen/diner, utility room, four bedrooms with master being en suite and family bathroom. Easily maintained gardens complete the property.



EPC Band:- D

Call: Andrew Craig 0191 5190011

Price Guide: WAS £319,000 NOW £229,950+

Lot No. 117 25 Collingwood Road, Newbiggin by the Sea NE64 6HT



Description:

A three bedroom mid terrace house situated on Collingwood Road Newbiggin By The Sea. The property is in need of refurbishment and briefly comprises: lounge, diner with kitchen area, conservatory, first floor landing, three bedrooms and bathroom/wc. The loft has been converted and is accessed via a spiral staircase. Externally there is a small garden to the front and a yard to rear. Please note this property may be subject to a delayed completion.



EPC Band:- TBC

Call: Rook Matthews Sayer 01670 850 850

Price Guide: £20,000+

Lot No. 118 8 Foxton Court, Cleadon, Sunderland SR6 7XQ

Andrew Craig



Description:

Beautifully presented town house situated within this exclusive development in the heart of Cleadon Village. The property is warmed by gas central heating and has the benefit of upvc double glazing, a security alarm system and a fully insulated loft. Tastefully decorated and appointed with quality fixtures and fittings the well presented accommodation comprises of:- Entrance hallway, laundry room, cloakroom, living room, kitchen/dining room, integrated Miela dishwasher and larder fridge. To the second floor there are three bedrooms and a bathroom/w.c. Externally there are gardens to front and rear with double garage, driveway and carport.



EPC Band:- D

Call: Andrew Craig 0191 5160239

Price Guide: £229,950+

Lot No. 119 29 Briardene, Burnopfield, Newcastle Upon Tyne NE16 6LJ

Andrew Craig



Description:

Situated within this popular location close to the centre of Burnopfield village. This two bedroom end link property which would benefit from general updating. Priced to reflect the required improvements. The property would ideally suit a variety of purchasers to include investors, first time buyers and growing families alike. At present the property benefits from uPVC double glazing together with gas central heating and offers good sized accommodation. Externally there are gardens to both the front and rear and a detached single garage.



EPC Band:- E

Call: Andrew Craig 0191 488 9090

Price Guide: £65,000+

Lot No. 120 9 Hill Street, Silksworth, Sunderland SR3 DW

Andrew Craig



Description:

This well presented and maintained mid terraced house would be ideal for the young/growing families and investors alike being close to local amenities and transport links to the city centre and surrounding areas and should be viewed to appreciate the accommodation on offer. The property is warmed via gas central heating and has the added benefit of double glazing. Accommodation comprises entrance hallway, fitted breakfasting kitchen, utility with fitted floor units, bathroom with four piece white suite and lounge with feature fire and double glazed French doors to the rear to the ground floor whilst to the first floor there are two double bedrooms (both with fitted wardrobes). Externally there are gardens to the front and rear.



EPC Band:- C

Call: Andrew Craig 0191 5653377

Price Guide: £69,950+

Lot No. 121

Cheviot View, Newton Barns, Northumberland NE66 3DY



Description:

Ideally located for permanent living or as a holiday home, this semi detached property has extensive views in all directions. It is just over 1 mile from the beach at Newton by the Sea and the National Trust coastline. The ground floor includes entrance hall, sitting room with bay window and cast iron multi fuel stove, fitted kitchen and rear sun porch plus two bedrooms and modern bathroom with Jacuzzi bath. On the first floor there are two further bedrooms, one of them en suite. Oil fired central heating and PVC double glazing is included. Driveway parking and gardens to front and rear plus garage/ store.



EPC Band E

Call: Rook Matthews Sayer 01665 510044

Price Guide: Was £229,950 Now £179,950+

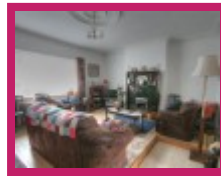
Lot No. 122

3 Rocket Terrace, Redcar, Cleveland TS10 5AB



Description:

* A Very Generous Period Terrace Property * Substantial Improvements Include New UPVC Double Glazed Windows & Doors Throughout, Gas Central Heating Boiler, New Pipes & Majority of Radiators Replaced * Undergone Damp Proofing Works * Surprisingly Generous Throughout * Five Large First Floor Bedrooms * Separate Lounge & Kitchen Diner * Would Suit a Large Family * Enclosed Rear Courtyard * Viewing Essential.



EPC Band:- TBC

Call: Michael Poole 01642 285041

Price Guide: £99,950+

Lot No. 123

19 Havelock Terrace, Ashbrooke, Sunderland SR2 7JQ



Description:

Four bedroom mid terraced house located within easy access to many local amenities. This spacious family home is decorated to a good standard throughout and briefly comprises entrance lobby leading to hallway, two reception rooms, fitted breakfasting kitchen and bathroom to the ground floor, to the first floor there are three well proportioned bedrooms and to the second floor there is one further double bedroom and study. Other benefits include uPVC double glazing and gas central heating. Externally there is a rear yard with car standage.



EPC Band:- F

Call: Andrew Craig 0191 5653377

Price Guide: £94,950+



Terms & Conditions

About us and Important Auction Information

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

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

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

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

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

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

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

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

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

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

8. Guide Prices, Reserve Prices, Estimates, Plans, Measurements and Photographs Any guide price shown in any marketing materials is only intended to be an estimate of the anticipated sale price but may not be necessarily what the lot sells for. Such guide prices are not intended to be a valuation of the lot and must not be relied upon by Buyers as such (Buyer must satisfy themselves by an appropriate independent valuation). Some lots may be subject to a reserve price which has been requested by the Seller and, accordingly, such reserve prices may actually exceed a quoted guide price. Any estimated information is only intended to be guidance to a prospective buyer. We give no guarantee or warranty as to its accuracy and Buyers must satisfy themselves in this regard. If we have provided or referred to and plans, measurements or photographs (whether or not in this Catalogue) those plans, measurements and photographs are only provided (or referred to) to assist prospective Buyers to identify the lot and are not intended to form part of the conditions of sale or be relied upon and Buyers must form their own opinion. Any measurements may have originated from scaled drawings and/or plans but may not have been reproduced accurately and should therefore be treated with caution and verified by the Buyer's own enquiries and inspection.

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

Our General Auction Terms of Business

1. Interpretation

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

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

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

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

2. Conditions applicable to the auction types

2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

2.2 Option Two Conditions

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

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

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



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

3. General provisions applicable to Sellers and Buyers

3.1 General Auction Conditions

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

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

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

3.2 Charges and payment

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

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

3.3 Proof of Identity and Proceeds of Crime Act

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

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

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

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

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

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

3.4 Miscellaneous

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

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

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

3.4.4 If a provision the provisions of this Catalogue (or any document incorporating

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

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

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

3.5 Notices

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

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

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

3.6 Governing law and jurisdiction

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

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

Common Auction Conditions

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Important Notice

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

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

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

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

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

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

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

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

Glossary

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

Wherever it makes sense:

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



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

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

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

Agreed completion date

Subject to condition G9.3:

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

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

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

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

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

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

Auction The auction advertised in the catalogue.

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

Auctioneers The auctioneers at the auction.

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

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

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

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

Condition One of the auction conduct conditions or sales conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The auctioneers.

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

Auction Conduct Conditions

A1 Introduction

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

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

A2 Our role

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

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

(b) offer each lot for sale;

(c) sell each lot;

(d) receive and hold deposits;

(e) sign each sale memorandum; and

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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



A5 The contract

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

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

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

A5.4 If you do not we may either:

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

(b) sign the sale memorandum on your behalf.

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

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

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

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

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

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

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

A6 Extra Auction Conduct Conditions

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

General conditions of sale

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

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

G1 The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

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

G2 Deposit

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

- (a) any minimum deposit stated in the auction conduct conditions (or the total price, if this is less than that minimum); and
- (b) 10% of the price (exclusive of any VAT on the price).

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

- (a) any minimum deposit stated in the auction conduct conditions (or the total price, if this is less than that minimum); and
- (b) 10% of the price (exclusive of any VAT on the price).

G2.2 The deposit

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

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

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

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

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

G3 Between contract and completion

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

- (a) produce to the buyer on request all relevant insurance details;
- (b) pay the premiums when due;
- (c) if the buyer so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;
- (d) at the request of the buyer use reasonable endeavours to have the buyer's interest noted on the policy if it does not cover a contracting purchaser;
- (e) unless otherwise agreed, cancel the insurance at completion, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the buyer; and
- (f) (subject to the rights of any tenant or other third party) hold on trust for the buyer any insurance payments that the seller receives in respect of loss or damage arising after the contract date or assign to the buyer the benefit of any claim; and the buyer must on completion reimburse to the seller the cost of that insurance (to the extent not already paid by the buyer or a tenant or other third party) for the period from and including the contract date to completion.

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

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

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

Title and identity

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

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

- (a) The buyer may raise no requisition or objection to any of the documents that is made available before the auction.
- (b) If the lot is registered land the seller is to give to the buyer within five business days of the contract date an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the lot is being sold.
- (c) If the lot is not registered land the seller is to give to the buyer within five business days an abstract or epitome of title starting from the root of title mentioned in the special conditions (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the buyer the original or an examined copy of every relevant document.
- (d) If title is in the course of registration, title is to consist of certified copies of:
 - (i) the application for registration of title made to the land registry;
 - (ii) the documents accompanying that application;
 - (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and



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

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

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

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

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

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

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

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

G5 Transfer

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

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

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

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

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

G6 Completion

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

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

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

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

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

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

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

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

G7 Notice to complete

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

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

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

(a) terminate the contract;

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

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

(d) resell the lot; and

(e) claim damages from the buyer.

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

(a) terminate the contract; and

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

G8 If the contract is brought to an end

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

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

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

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

G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

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

G9.5 The buyer must:

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

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

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

G10 Interest and apportionments

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

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

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

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

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

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

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

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

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

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

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

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

G11 Arrears

Part 1 Current rent

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

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

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

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

(a) so state; or

(b) give no details of any arrears.

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

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



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

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

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

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

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

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

G12 Management

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

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

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

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

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

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

G13 Rent deposits

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

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

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

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

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

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

G14 VAT

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

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

G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

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

(a) of the buyer's VAT registration;

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

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

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

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

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

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

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

G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

G17 Maintenance agreements

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

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

G18 Landlord and Tenant Act 1987

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

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

G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

(a) in its condition at completion;

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

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

G19.5 Where relevant:

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

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

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

G20 TUPE

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

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

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

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

(c) in respect of the Transferring Employees.

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



on completion.

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

G21 Environmental

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

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

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

G22 Service Charge

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

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

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

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

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

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

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

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

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

G23 Rent reviews

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

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

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

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

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

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

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

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

G24 Tenancy renewals

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

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

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

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

G24.4 Following completion the buyer must:

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

G25 Warranties

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

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

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

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

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

G26 No assignment

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

G27 Registration at the Land Registry

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

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

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

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

G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

G29 Contracts (Rights of Third Parties) Act 1999

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

G30 Extra General Conditions



Agents Property AUCTION

TOGETHER WE GET RESULTS

Thursday 28th August 2014
Monday 29th September 2014
Wednesday 29th October 2014
Monday 8th December 2014



Agents Property Auction

14a Front Street, Prudhoe, Northumberland, NE42 5HN.

Email: info@agentspropertyauction.com

Andrew Craig



kimmitt & roberts

Michael Poole

ROOK
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