



Auction Catalogue

This Auction

Monday 8th December 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:

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

Option 1 Terms & Conditions:

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

Option 2 Terms & Conditions:

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

Administration Fee:

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

Deposits:

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

Remote Bidding:

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

Sales Agreed:

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

Amendments to Catalogue:

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

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

Venue Location

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

Tel: 0191 236 4111

Directions:

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





Order Of Sale

Lot No	Address	Post Code	Partner Agent
OPTION 1			
Lot 1	93/95 Moore Street, Gateshead	NE8 3PN	Andrew Craig/Kimmitt & Roberts
Lot 2	109 Cairo Street Sunderland	SR2 8QN	Andrew Craig
Lot 3	9 Girven Terrace, Easington Lane, Houghton Le Spring	DH5 0JU	Andrew Craig/Kimmitt & Roberts
Lot 4	6 Wansbeck Street, Ashington, Northumberland	NE63 0XJ	Andrew Craig/Rook Matthews Sayer
Lot 5	24/26 Talbot Road, South Shields	NE34 0OJ	Andrew Craig
Lot 6	34 Rushie Avenue, Benwell, Newcastle	NE15 6LT	Andrew Craig/Rook Matthews Sayer
Lot 7	49 Eden Terrace, Lynemouth, Northumberland	NE61 5TX	Andrew Craig/Rook Matthews Sayer
Lot 8	50 Sunnybrow, Silksworth, Sunderland	SR3 1DQ	Andrew Craig
Lot 9	21 & 22 South Crescent, Horden, Peterlee	SR8 4AF	Andrew Craig/Kimmitt & Roberts
Lot 10	265/266 Whitfield Road, Scotswood, Newcastle	NE15 6AN	Andrew Craig/Rook Matthews Sayer
Lot 11	9 Apartments, 21-23 High Market, Ashington	NE63 8NE	Rook Matthews Sayer
Lot 12	4 Lancaster Road, Moorside, Consett, Durham	DH8 8DR	JW Wood Estate Agents/Andrew Craig
Lot 13	38 Gertrude Street, Houghton Le Spring	DH4 4EA	Andrew Craig/Kimmitt & Roberts
Lot 14	556 John Williamson Street, South Shields	NE33 5LW	Andrew Craig/Kimmitt & Roberts
Lot 15	12 Londonerry Terrace, Easington Colliery, Peterlee	SR8 3LF	Andrew Craig/Kimmitt & Roberts
Lot 16	31 Armstrong Road, Wallsend Newcastle	NE28 6AN	Andrew Craig/Rook Matthews Sayer
Lot 17	16 Dewsgreen, Cramlington, Northumberland	NE23 6DG	Rook Matthews Sayer/Renown
Lot 18	61 Church Road, Shildon, Co Durham	DL4 1DT	JW Wood Estate Agents
Lot 19	17 Townfield Newburn	NE15 8PY	Rook Matthews Sayer
Lot 20	30A Newton Grange, Toronto, Bishop Auckland	DL14 7RP	JW Wood Estate Agents/Kimmitt & Roberts
Lot 21	22 Ridley Terrace, Cambois, Northumberland	NE24 1QS	Rook Matthews Sayer
Lot 22	159 Waterloo Walk, Washington	NE37 3EN	Andrew Craig
Lot 23	4 Park Avenue, Thornaby, Stockton	TS17 7JN	Michael Poole
Lot 24	17 Humberhill, Stanley	DH9 6HN	JW Wood Estate Agents
Lot 25	105 Waterloo Walk, Washington	NE37 3EN	Andrew Craig
Lot 26	66a Stanhope Road, South Shields	NE33 4BS	Andrew Craig
Lot 27	70 Borrowdale Gardens, Gateshead	NE9 6ND	Andrew Craig
Lot 28	2 Grange Terrace, Shotton Colliery	DH6 2JP	Andrew Craig/Kimmitt & Roberts
Lot 29	8 Marion Street, Sunderland, Tyne and Wear	SR2 8RG	Andrew Craig/Kimmitt & Roberts
Lot 30	20 Woodlands Road, Bishop Auckland, Co Durham	DL14 7LZ	JW Wood Estate Agents
Lot 31	12 Robert Street, Blyth, Northumberland	NE24 2HJ	Rook Matthews Sayer
Lot 32	82 Gladstone Street, Blyth	NE24 1HU	Andrew Craig/Rook Matthews Sayer
Lot 33	21 Howarth Terrace, Haswell, Co Durham	DH6 2BN	Andrew Craig/Kimmitt & Roberts
Lot 34	9/9a Wellbeck Road, Byker, Newcastle	NE6 2HU	Andrew Craig/Rook Matthews Sayer
Lot 35	18 Findon Hill, Sacriston, Durham	DH7 6LR	JW Wood Estate Agents/Andrew Craig
Lot 36	33 Lichfield Road, Southwick, Sunderland	SR5 2NW	Andrew Craig/Kimmitt & Roberts
Lot 37	8 Canterbury House, Baxter Road, Town End Farm, Sunderland	SR5 4LN	Andrew Craig
Lot 38	7 George Street, Ashington, Northumberland	NE63 9HJ	Rook Matthews Sayer
Lot 39	21 Caldicot Close, Eston, Middlesbrough	TS6 9SN	Andrew Craig/Michael Poole
Lot 40	115 Goldspink Lane, Sandyford, Jesmond	NE2 1NR	Rook Matthews Sayer
Lot 41	11 Oswald Street, Craghead, Stanley	DH9 6ED	JW Wood Estate Agents/Andrew Craig
Lot 42	19 Gill Crescent South, Fencehouse, Houghton Le Spring	DH4 6AP	Kimmitt & Roberts
Lot 43	9 Harris Street, Darlington	DL1 4HZ	JW Wood Estate Agents/Andrew Craig
Lot 44	Plot of land to the rear of Dodsworth Terrace, Greenside	NE40 4RL	Rook Matthews Sayer
Lot 45	14 Simpson Street, Stanley, Co Durham	DH9 0PF	JW Wood Estate Agents/Andrew Craig
Lot 46	4 Shaftoe Street, Shield Row, Stanley	DH9 0EP	JW Wood Estate Agents/Andrew Craig
Lot 47	15 Braeside, Burnhope, Stanley	DH7 0AY	JW Wood Estate Agents/Andrew Craig



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	34 Byron Terrace, Shotton, Durham	DH6 2PF	Andrew Craig/Kimmitt & Roberts
Lot 49	1a St James Gardens & 2 St James Road, Benwell	NE1 5 6SA	Andrew Craig/Rook Matthews Sayer
Lot 50	10 Norburn Park, Sacriston, Co Durham	DH7 6SF	Andrew Craig
Lot 51	2 Tunstall Terrace, Sunderland	SR2 7AG	Andrew Craig
Lot 52	38 Ruskin Crescent, Thornley, Co Durham	DH6 3DG	Andrew Craig/Kimmitt & Roberts
Lot 53	Airedale House, Wheatley Hill, Co Durham	DH6 3PT	Kimmitt & Roberts
Lot 54	69 The Crescent, Seghill	NE23 7SL	Andrew Craig/Rook Matthews Sayer
Lot 55	90 Richmond Road, South Shields	NE34 0QQ	Andrew Craig
Lot 56	62 Thornton Street, Middlesbrough	TS3 6PH	Michael Poole
Lot 57	15 Worcester Terrace, Sunderland	SR2 7AG	Andrew Craig
Lot 58	9 Salem Hill, Hendon, Sunderland	SR2 8HD	Andrew Craig
Lot 59	14 Child Street, Brotton, Saltburn By The Sea	TS12 2SU	Andrew Craig/Michael Poole
Lot 60	66 & 68 Broughton Road, South Shields	NE33 2RP	Andrew Craig
Lot 61	8c Deanery Court, Eldon Lane, Bishop Auckland	DL14 8XF	JW Wood Estate Agents/Andrew Craig

OPTION 2

Lot 62	Harleen House, Birtley Lane, Birtley	DH3 2PJ	Andrew Craig
Lot 63	2 Powburn Gardens, Fenham, Newcastle	NE4 9UE	Rook Matthews Sayer
Lot 64	38 Upper Howick Street, Alnwick , Northumberland	NE66 1UZ	Rook Matthews Sayer
Lot 65	4 Shotley Lodge, Shotley Bridge, Consett	DH8 0TZ	JW Wood Estate Agents/Andrew Craig
Lot 66	10 Lawnsway, Fellgate, Jarrow	NE32 4PT	Andrew Craig
Lot 67	43 Church Lane, Murton, Seaham	SR7 9RL	Kimmitt & Roberts
Lot 68	97 Wicklow Street, Middlesbrough	TS1 4RH	Michael Poole
Lot 69	58 Fennell Grove South Shields	NE34 8TL	Andrew Craig
Lot 70	39 Bell Villas Ponteland	NE20 9BD	Rook Matthews Sayer
Lot 71	5 Long Bank, Birtley	DH3 1PX	Andrew Craig
Lot 72	Montrose, Murray Road, Chester Le Street	DH2 2AT	JW Wood Estate Agents
Lot 73	1 Craddock Avenue, Hebburn	NE31 2TJ	Andrew Craig
Lot 74	2 Velvet Hall, Station Cottages, Hencliffe, Berwick Upon Tweed	TD15 2JX	Tyne & Tweed Estate Agents
Lot 75	1 Hugh Avenue, Shiremoor, Newcastle Upon Tyne	NE27 0QT	Rook Matthews Sayer
Lot 76	43 Wellington Street, Blyth, Northumberland	NE24 2EF	Rook Matthews Sayer
Lot 77	Willowcroft, Northside, Birtley	DH3 1RD	Andrew Craig
Lot 78	8 Salisbury Place, South Shields	NE33 2NF	Andrew Craig
Lot 79	24 Sycamore Road, Linthorpe, Middlesbrough	TS5 6QZ	Michael Poole
Lot 80	11 Best View, Shiney Row, Houghton Le Spring	DH4 7QW	Kimmitt & Roberts
Lot 81	4 Trewitt Road, Whitley Bay	NE26 2QS	Rook Matthews Sayer
Lot 82	2 Antliff Terrace, Annfield Plain, Stanley	DH9 8QR	JW Wood Estate Agents
Lot 83	66 Nicholson Terrace, Forest Hall, Newcastle	NE12 9DP	Rook Matthews Sayer
Lot 84	275 West Dyke Road, Redcar	TS10 4JU	Michael Poole
Lot 85	10 Henry Street, Gosforth, Newcastle	NE3 1DQ	Andrew Craig
Lot 86	25 Alton Close, West Lane, Middlesbrough	TS5 4NX	Michael Poole
Lot 87	5 Pinewood Street, Fencehouses, Houghton Le Spring	DH4 6AY	Kimmitt & Roberts
Lot 88	8 Wetherfell Close, Ingleby Barwick	TS17 0QH	Michael Poole
Lot 89	9 Fairburn Avenue, Benton, Newcastle	NE7 7TT	Rook Matthews Sayer
Lot 90	31 Redworth Road, Billingham	TS23 3JE	Michael Poole
Lot 91	26 Rosslyn Terrace, Millfield, Sunderland	SR4 7DJ	Andrew Craig
Lot 92	2 Summerdale House, Snows Green Road, Shotley Bridge	DH8 0ES	JW Wood Estate Agents
Lot 93	Braefoot, Falstone, Hexham	NE48 1AA	Rook Matthews Sayer



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	Flat 3, Northumberland House, Ryton Village,	NE40 3PT	Rook Matthews Sayer
Lot 95	280 Maple Street, Ashington, Northumberland	NE63 0QL	Rook Matthews Sayer
Lot 96	61 Tosson Terrace, Heaton	NE6 5LY	Rook Matthews Sayer
Lot 97	Black Bull Farm Cottage, Main Street, Lowick	TD15 2UA	Tyne & Tweed Estate Agents
Lot 98	38 Warwick Street, Heaton, Newcastle	NE6 5AQ	Rook Matthews Sayer
Lot 99	19 Jenifer Avenue, Castletown, Sunderland	SR5 3BD	Andrew Craig
Lot 100	7 Pine Street, Chester Le Street	DH3 3DW	JW Wood Estate Agents
Lot 101	57 Warton Terrace, Heaton, Newcastle	NE6 5LS	Rook Matthews Sayer
Lot 102	17 Ravenside Terrace, Chopwell, Newcastle	NE17 7LE	Rook Matthews Sayer
Lot 103	125 Lambton Road, Belle Vue, Middlesbrough	TS4 2ST	Michael Poole
Lot 104	3 Pooley Road, Denton Burn, Newcastle	NE5 2SS	Rook Matthews Sayer
Lot 105	135 Roman Avenue, Walker, Newcastle Upon Tyne	NE6 4AE	Rook Matthews Sayer
Lot 106	21 Overdale Court, Guidepost, Northumberland	NE62 5YU	Rook Matthews Sayer
Lot 107	3 Shaw Lane, East Woodburn, Hexham	NE48 2SL	Rook Matthews Sayer
Lot 108	15 Viewforth Drive, Fulwell Grange, Sunderland	SR5 1PX	Andrew Craig
Lot 109	Flat 3,13 Hawthorne Road, Gosforth, Newcastle	NE3 4DE	Rook Matthews Sayer
Lot 110	Iona, Thropton, Northumberland	NE65 7LU	Rook Matthews Sayer
Lot 111	14 Kent Court, Kingston Park, Newcastle	NE3 2XH	Rook Matthews Sayer
Lot 112	28 Askrigg Close, Chester Le Street	DH2 1TX	JW Wood Estate Agents
Lot 113	Greensleves, 29 Baker Avenue, North Shields	NE29 7JN	Rook Matthews Sayer
Lot 114	14 Elvet Close, Heaton, Newcastle	NE6 2SJ	Rook Matthews Sayer
Lot 115	18 Hawthorn Road, Ashington, Northumberland	NE63 9BH	Rook Matthews Sayer
Lot 116	22 Low Lane, Brookfield, Middlesbrough	TS5 8EA	Michael Poole
Lot 117	4 Whitewell Lane, Ryton, Tyne and Wear	NE40 3PG	Rook Matthews Sayer
Lot 118	Hazel Rigg, Garden House Farm, Chester Le Street	DH2 3RD	JW Wood Estate Agents
Lot 119	155 Orchard Grove, Kip Hill, Co Durham	DH9 8NY	JW Wood Estate Agents
Lot 120	24 Cherrygarth, Ingleby Barwick	TS17 5AP	Michael Poole
Lot 121	5 Larch Terrace, Craghead, Stanley	DH9 6BQ	JW Wood Estate Agents
Lot 122	5 Hedley Street, Gateshead	NE8 4XN	Andrew Craig
Lot 123	10 Balmoral Avenue, Catchgate, Stanley	DH9 8FH	JW Wood Estate Agents
Lot 124	Evergreen, Hill Top Road, Dipton, Stanley	DH9 9JY	JW Wood Estate Agents
Lot 125	23 Low Lane, South Shields	NE34 0LE	Andrew Craig
Lot 126	2 Tindale Crescent, Rowlands Gill	NE39 2NN	Rook Matthews Sayer
Lot 127	9 Grosvenor Drive, Cleadon	SR6 7SZ	Andrew Craig
Lot 128	19 Dowding Lane, Central Grange Newcastle	NE3 3GP	Rook Matthews Sayer
Lot 129	90 Ingram Drive, Blyth, Northumberland	NE24 5ED	Rook Matthews Sayer
Lot 130	13 Kinver Drive, Chapel Park, Newcastle	NE5 1UA	Rook Matthews Sayer
Lot 131	353 Bamburgh Avenue, South Shields	NE33 3HY	Andrew Craig
Lot 132	27 Windsor Gardens, Alnwick, Northumberland	NE66 1LW	Rook Matthews Sayer
Lot 133	5 Percy Mews, Alnwick	NE66 1PS	Rook Matthews Sayer
Lot 134	7 Bowman Drive, Hexham, Northumberland	NE46 3BU	Rook Matthews Sayer
Lot 135	1 Paul Lea, Beamish, Co Durham	DH9 0RB	JW Wood Estate Agents
Lot 136	35 Dunn Road, Peterlee	SR8 5JF	Kimmitt & Roberts
Lot 137	Flat 2 Northumberland House, Ryton, Northumberland	NE40 3PT	Rook Matthews Sayer
Lot 138	17 Charlton Road, Sunderland	SR5 1HP	Andrew Craig
Lot 139	4 Lumley Drive, Peterlee	SR8 1NL	Kimmitt & Roberts
Lot 140	73 Howick Street, St Peters Riverside, Sunderland	SR6 0DE	Andrew Craig
Lot 141	16 Helmsdale Avenue, Felling	NE10 0JD	Andrew Craig



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 142	62 Haverley Drive, Station Farm Estate, Seaham	SR7 0JP	Kimmitt & Roberts
Lot 143	19 Elm Park Terrace, Shotley Bridge	DH8 0NA	JW Wood Estate Agents
Lot 144	37 Rothley Avenue, Fenham, Newcastle	NE5 2DU	Rook Matthews Sayer
Lot 145	48 South Street, Newbottle, Houghton Le Spring	DH4 4EH	Kimmitt & Roberts
Lot 146	18 Canterbury Way, Wideopen, Newcastle	NE13 6JW	Rook Matthews Sayer
Lot 147	Cheviot View, Newton Barns, Northumberland	NE66 3DY	Rook Matthews Sayer
Lot 148	20 Cecil Court, Ponteland	NE20 9EE	Rook Matthews Sayer
Lot 149	White Wickets, Flint Hill, Stanley	DH9 9JD	JW Wood Estate Agents



Merry Christmas

AND HAPPY NEW YEAR

From everyone at
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

93/95 Moore Street, Gateshead NE8 3PN

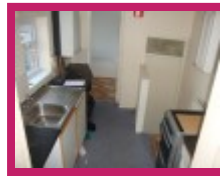
Andrew Craig

kimmitt & roberts



Description:

An investment opportunity to purchase this pair of flats located in this residential area of Gateshead. The upper flat benefits from double glazed window, gas central heating and is offered for sale with vacant possession while the ground floor flat has gas central heating and is tenanted producing an income of £325pcm. Property briefly comprises of two bedroom ground floor flat and a three bedroom first floor flat.



EPC : F &G

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

Call: Andrew Craig 0191 4875330

Price Guide: £75,000+

Lot No. 2

109 Cairo Street Sunderland SR2 8QN

Andrew Craig



Description:

A two bedroom mid link cottage situated in this popular residential area. The property is tenanted to a protected tenant at £368.33 pcm. The accommodation briefly comprises entrance hall, two bedrooms, living room, kitchen, bathroom/wc and a yard to the rear.

EPC : E

Call: Andrew Craig 0191 5653377

Price Guide: £25,000+

Lot No. 3

9 Girven Terrace, Easington Lane, Houghton Le Spring DH5 0

Andrew Craig

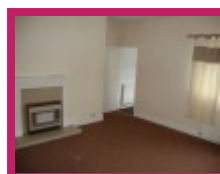
kimmitt & roberts



Description:

A two bedroom house situated on Girven Terrace, Easington Lane. The property is offered for sale with vacant possession and the accommodation briefly comprises of living room, dining room, kitchen, rear lobby, bathroom, first floor are two bedrooms and there is a yard to the rear.

EPC : E



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

Call: AC 0191 4921234 K&R 0191 5848080

Price Guide: £42,000+

Lot No. 4

6 Wansbeck Street, Ashington, Northumberland NE63 0XJ

Andrew Craig
**ROOK
MATTHEWS
SAYER**

Description:

A two bedroom mid terrace house situated on Wansbeck Street, Ashington. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, first floor are two bedrooms and a bathroom/wc. Externally there is a garden to front and yard to rear.



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

Call: RMS 01670 850850 AC 0191 2859042

Price Guide: £29,950+

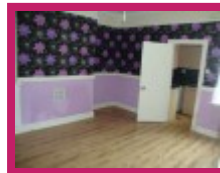
Lot No. 5

24/26 Talbot Road, South Shields NE34 0QJ

Andrew Craig

Description:

An investment opportunity to purchase this PAIR OF flats comprising of a 2 bed lower and a 3 bed upper flat-TWO BEDROOM GROUND FLOOR FLAT -The accommodation comprises of entrance hallway, lounge, kitchen, two bedrooms and bathroom. Externally lies a shared yard to the rear. The property is currently tenanted generating an income of £107.12 per week -THREE BEDROOM FIRST FLOOR FLAT - Features of note include gas central heating and double glazing. The accommodation comprises of entrance hallway, lounge, three bedrooms, kitchen and bathroom. Externally lies a shared yard to the rear. Sold with vacant possession.



EPC 24 -D 26- C

Call: Andrew Craig 0191 4271722

Price Guide: £89,950+

Lot No. 6

34 Rushie Avenue, Benwell, Newcastle NE15 6LT

Andrew Craig
**ROOK
MATTHEWS
SAYER**

Description:

A three bedroom end of terrace house situated on Rushie Avenue, Benwell. The property benefits from double glazing, gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, rear lobby, cloaks/wc, first floor are three bedrooms and a bathroom. Externally there are gardens to the front and rear.



EPC : E
The auction administration fee on this lot is £1500+VAT

Call: AC 0191 2859024 RMS 0191 2744661

Price Guide: £50,000+

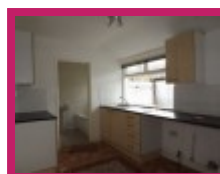
Lot No. 7

49 Eden Terrace, Lynemouth, Northumberland NE61 5TX

Andrew Craig
**ROOK
MATTHEWS
SAYER**

Description:

A two bedroom mid terrace house situated on Eden Terrace, Lynemouth. The property benefits from a good sized garden and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, bathroom/wc, with two bedrooms to the first floor. Externally there is a lawned garden to the front and a yard to the rear.



EPC Band E
The auction administration fee on this lot is £1500+VAT

Call: AC 0191 2859024 RMS 01670 850850

Price Guide: £19,950+

Lot No. 8

50 Sunnybrow, Silksworth, Sunderland SR3 1DQ

Andrew Craig



Description:

Ready to move into well presented two bedroom mid link property situated in a quiet cul de sac on this popular residential estate with amenities close at hand including shops, schools, sport centre and access to Sunderland City Centre. This family home briefly comprises of entrance porch, lounge, well appointed kitchen and conservatory to the ground floor whilst to the first floor there are two bedrooms and family bath with white suite. With the added benefit of driveway and garage, double glazing and combi gas central heating. Externally there are gardens to the front and rear. This is sure to impress all that view !!!!!!!



EPC D

Call: Andrew Craig 0191 5653377

Price Guide: £75,000+

Lot No. 9

21 & 22 South Crescent, Horden, Peterlee SR8 4AF

Andrew Craig

kimmitt & roberts



Description:

A pair of semi detached houses. NO 21 - The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, rear lobby, bathroom. To the first floor there are two bedroom. Externally there are gardens to the front and rear. EPC D
NO 22 - Comprises of entrance hall, living room, kitchen, rear lobby, bathroom, first floor are two bedrooms and there are gardens to the front and rear. EPC D



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

Call: K&R 0191 5183334 AC 0191 5653377

Price Guide: £50,000+

Lot No. 10

265/266 Whitfield Road, Scotswood, Newcastle NE15 6AN

Andrew Craig

ROOK MATTHEWS SAYER



Description:

****Pair of flats available for investment purposes**** Two bedroom lower flat and two bed upper flat in need of full refurbishment. The properties benefit from double glazed windows and gas central heating. Ideal development opportunity, approximate rental value £450 pcm per flat, approx income per annum £10,800 with a possible return of 15%

EPC Rating D

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

Call: RMS 0191 2744661 AC 0191 2859024

Price Guide: £69,950+

Lot No. 11

9 Apartments, 21-23 High Market, Ashington NE63 8NE

ROOK MATTHEWS SAYER



Description:

Investment Opportunity situated on High Market, Ashington - Nine self contained flats, seven of which are currently let and generating an income of £37,740 (copies of tenancy agreements available)
EPC Bands:- B



Call: Rook Matthews Sayer 01670 850850

Price Guide: £299,950+

Lot No. 12

4 Lancaster Road, Moorside, Consett, Durham DH8 8DR

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A three bedroom semi detached house situated on Lancaster Road in Moorside. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, dining room and kitchen. To the first floor are three bedroom, bathroom and separate wc. Externally there are gardens to the front and rear.



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

Call: JWW 01207 502109 AC 0191 4921234

Price Guide: £35,000+

Lot No. 13

38 Gertrude Street, Houghton Le Spring DH4 4EA

Andrew Craig

kimmitt & roberts



Description:

A two bedroom mid terrace house situated on Gertrude Street, Houghton le Spring. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance lobby, living room, kitchen, rear lobby, inner hall, bathroom/wc, to the first floor are two bedrooms. Externally there is a yard to the rear.



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

Call: K&R 0191 5848080 AC 0191 5653377

Price Guide: £40,000+

Lot No. 14

556 John Williamson Street, South Shields NE33 5LW

Andrew Craig

kimmitt & roberts



Description:

A two bedroom ground floor flat situated on John Williamson Street, South Shields. The property benefits from double glazing, gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, two bedrooms and a bathroom/wc.



EPC : C
The auction administration fee on this lot is £1500+VAT

Call: Andrew Craig 0191 4271722

Price Guide: £39,950+

Lot No. 15

12 Londonderry Terrace, Easington Colliery, Peterlee SR8 3LF

Andrew Craig

kimmitt & roberts



Description:

A two bedroom mid terrace house on Londonderry Terrace, Easington Colliery. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, dining room with archway to living room and kitchen. To the first floor there are two bedrooms and bathroom/wc.



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

Call: K&R 0191 5183334 AC 0191 4921234

Price Guide: £22,950+

Lot No. 16

31 Armstrong Road, Wallsend Newcastle NE28 6AN

Andrew Craig

**ROOK
MATTHEWS
SAYER**



Description:

A one bedroom ground floor flat situated on Armstrong Road, Wallsend. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, bathroom/wc and bedroom.



EPC : D

The auction administration fee on this lot is £1500+VAT

Call: RMS 0191 2761283 AC 0191 2859024

Price Guide: £29,950+

Lot No. 17

16 Dewsgreen, Cramlington, Northumberland NE23 6DG

renown

**ROOK
MATTHEWS
SAYER**



Description:

A three bedroomed semi detached house occupying an end site, facing south at the rear with gardens to three sides in a cul de sac close to the town centre. The property offers, spacious accommodation with an open plan living area and kitchen on the ground floor complemented by the addition of a large double glazed conservatory, on the first floor there are three bedrooms and a bathroom. There is a garage on a site adjoining rear garden.



EPC Band:- E

Call: Renown 01670 730073 RMS 01670 531114

Price Guide: WAS £99,950 NOW £69,950+

Lot No. 18

61 Church Road, Shildon, Co Durham DL4 1DT

**WOOD
ESTATE AGENTS**



Description:

The property is located on the main shopping street of Shildon, within a mix of commercial and residential accommodation, and there is car parking nearby. Premises are a two storey mid terraced property of traditional construction. Shop and kitchen area to ground floor, one bed flat to first floor, comprising of living room, room two, bedroom, shower room/wc, yard to rear.

Sale by mortgagee in possession
21 day completion from exchange of contracts



EPC BAND E

Call: J W Wood 01388 604273

Price Guide: £24,950+

Lot No. 19

17 Townfield Newburn NE15 8PY

**ROOK
MATTHEWS
SAYER**



Description:

CASH BUYERS ONLY PLEASE REFER TO LEGAL PACK.

An investment opportunity to purchase this well presented three bedroom, two reception semi detached house located within this popular residential area. The property benefits include double glazed windows, gas central heating, garden and a garage.

Briefly comprises entrance hall, cloaks/wc, living room, dining room, kitchen, to the first floor there are three bedrooms and a bathroom/wc. Externally there are gardens to the front and rear with a drive to the front offering off street parking.

EPC : C

Call: Rook Matthews sayer 0191 267 1031

Price Guide: £89,950+

Lot No. 20

30A Newton Grange, Toronto, Bishop Auckland DL14 7RP

kimmitt & roberts

WOOD
ESTATE AGENTS



Description:

A two bedroom mid link house situated on Newton Grange, Toronto.. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, cloaks/wc, open plan living room and kitchen. First floor are two bedrooms and a bathroom/wc. Externally there is a lawned garden to the rear and a drive to the front offering off street parking.



EPC : C

Call: J W Wood 01388 604273

Price Guide: £59,950+

Lot No. 21

22 Ridley Terrace, Cambois, Northumberland NE24 1QS

ROOK MATTHEWS SAYER



Description:

MID TERRACED HOME - IDEAL INVESTMENT - NO UPPER CHAIN - TWO BEDROOMSSituated on Ridley Terrace in Cambois, this mid terraced home comprises; entrance porch, hallway, lounge, dining room, kitchen, bathroom, first floor landing and two bedrooms. Externally there is a small garden to the front and a private yard to the rear with gated access to rear lane. No Upper Chain - Ideal Investment!

EPC:E

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £39,950+

Lot No. 22

159 Waterloo Walk, Washington NE37 3EN

Andrew Craig



Description:

An investment opportunity to purchase this one bedroom apartment which is currently tenanted at £313 pcm (£3,756 per annum) We are verbally advised by the vendor that the tenant has lived in the property since July 2012 and wishes to remain in situ(we are waiting for a copy of the tenancy agreement) The property benefits include double glazed windows and gas central heating. EPC Band:- D

Call: Andrew Craig 0191 4921234

Price Guide: £9,950+

Lot No. 23

4 Park Avenue, Thornaby, Stockton TS17 7JN

Michael Poole



Description:

Offered For Sale with Immediate Possession & No Onward Chain- Mostly Double Glazed Throughout - Gas Central Heating -Original Features Including Doors, Picture Rails, Skirting Boards & Staircase -Three Good Sized Bedrooms- Off Road Parking- Good Sized Rear Garden- Property is in Need of Renovation- Would Make an Ideal Project for Investment or For a Landlord to Rent Out -DO NOT MISS OUT



EPC : E

Call: Michael Poole 01642 355000

Price Guide: £79,950+

Lot No. 24

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. 25

105 Waterloo Walk, Washington NE37 3EN

Andrew Craig

Description:

Appealing to a buy to let investor looking for a possible rent return of approx 30% is this one bedroom apartment currently offered for sale with vacant possession. We are currently marketing a similar property which is generating a rental income of £3,756 per annum.

The property benefits include double glazed windows and gas central heating. The accommodation briefly comprises of communal hall which leads to two flats, entrance hall to to flat, bedroom, bathroom and open plan living room/ kitchen.

EPC Band:- C

Call: Andrew Craig 0191 4921234

Price Guide: £9,950+

Lot No. 26

66a Stanhope Road, South Shields NE33 4BS

Andrew Craig

Description:

A ground floor retail premises for sale previously trading as a Sandwich Shop/Deli. The premises are in a prime residential area with a highly visible frontage within the vicinity of Chichester Metro.

Possibilities exist to buy and then let to a new Tenant or for owners to set up a new business venture. EPC : F

Call: Andrew Craig 0191 4271722

Price Guide: £25,000+

Lot No. 27

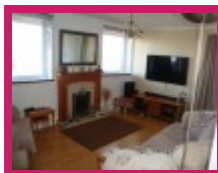
70 Borrowdale Gardens, Gateshead NE9 6ND

Andrew Craig

Description:

Appealing to both the private residential market and to the buy to let investor is this well presented one bedroom top floor flat which is offered for sale with vacant possession.

The property benefits include double glazed windows, gas central heating and a fitted kitchen. The accommodation briefly comprises communal entrance hall with stairs to flat, entrance door to flat, living room, inner hallway, bedroom, modern bathroom suite and kitchen. The property has previously been let at £350 pcm. (£4200 per annum)



EPC : C

Call: Andrew Craig 0191 4875330

Price Guide: £34,950+

Lot No. 28

2 Grange Terrace, Shotton Colliery DH6 2JP

Andrew Craig

kimmitt & roberts



Description:

A two bedroom mid terrace house situated on Grange Terrace Shotton Colliery. The property comprises of entrance hall, living room open to dining area, kitchen, first floor are two bedrooms and a bathroom/wc. EPC : C



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

Call: Kimmit & Roberts 0191 518 3334

Price Guide: £40,000+

Lot No. 29

8 Marion Street, Sunderland, Tyne and Wear SR2 8RG

Andrew Craig

kimmitt & roberts



Description:

INVESTMENT OPPORTUNITY
A three bedroom house let at £4,420 pa (awaiting copy of tenancy agreement)
The accommodation briefly comprises entrance hall, living room, dining room, kitchen, rear lobby, bathroom, first floor are three bedrooms and externally there is a yard to the rear. EPC : C

Call: Andrew Craig 0191 5653377

Price Guide: £37,950+

Lot No. 30

20 Woodlands Road, Bishop Auckland, Co Durham DL14 7LZ

WOOD
ESTATE AGENTS



Description:

We are delighted to offer for sale this mid terraced house, priced to reflect that some updating is required, but with full uPVC double glazing. Accommodation comprises: entrance lobby, spacious lounge, fitted kitchen, rear lobby and bathroom to the ground floor. To the first floor there are two bedrooms. Externally the property has a yard to the rear. Offered with immediate vacant possession and conveniently situated, this property will be of interest to a variety of purchasers, hence an appointment to view is highly recommended.



EPC : F

Call: JW Wood 01388 604 273

Price Guide: WAS £55,000 NOW £35,000+

Lot No. 31

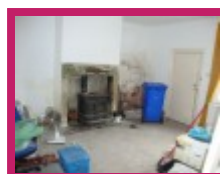
12 Robert Street, Blyth, Northumberland NE24 2HJ

ROOK
MATTHEWS
SAYER



Description:

An investment opportunity to purchase this versatile mid terrace house which was previously a pair of flats. The property does require full modernisation and refurbishment although some works including gas central heating and double glazing have been carried out. The property briefly comprises entrance hall, two ground floor rooms, cloaks/wc, rear lobby, first floor are three rooms and a bathroom. The vendor has planning permission ref 13/02129/FUL for the conversion of the single property back into two self-contained flats, erection of two storey extension to the rear, relocate staircase, install new bathroom on each level, install new kitchen on each level at rear in extension.



EPC : D

Call: Rook Matthews Sayer 01670 352900

Price Guide: £34,950+

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Newcastle upon Tyne NE2 1SQ

Telephone: 0191 281 6151
Fax: 0191 212 7765

www.mincoffs.co.uk

Lot No. 32

82 Gladstone Street, Blyth NE24 1HU

Andrew Craig

**ROOK
MATTHEWS
SAYER**



Description:

A two bedroom house situated on Gladstone Street, Blyth. The property is offered for sale with vacant possession and the accommodation briefly comprises of living room, inner lobby, kitchen, first floor are two bedrooms, bathroom/wc and there is a yard to the rear.
EPC : D
The auction administration fee on this lot is £1500+vat.

Call: AC 0191 5653377 RMS 01670 352900

Price Guide: £25,000+

Lot No. 33

21 Howarth Terrace, Haswell, Co Durham DH6 2BN

Andrew Craig

**kimmitt
roberts**



Description:

A three bedroom first floor flat on Howarth Terrace, Haswell. The property is offered for sale with vacant possession and the accommodation briefly comprises of entrance hall, with access to rear, wc, first floor is the living room, kitchen, bathroom and three bedrooms.
EPC : E

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



Call: AC 0191 4921234 K&R 0191 5813334

Price Guide: £25,000+

Lot No. 34

9/9a Wellbeck Road, Byker, Newcastle NE6 2HU

Andrew Craig

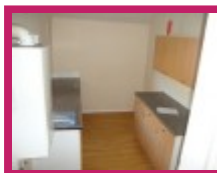
**ROOK
MATTHEWS
SAYER**



Description:

A pair of flats situated on Welbeck Road, Byker. The properties are offered for sale with vacant possession and the accommodation briefly comprises of a one bedroom lower flat and a two bedroom upper flat. Externally there is a yard to the rear.
EPC's : D & E

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



Call: RMS 0191 2761283 AC 0191 2859024

Price Guide: £59,950+

Lot No. 35

18 Findon Hill, Sacriston, Durham DH7 6LR

Andrew Craig

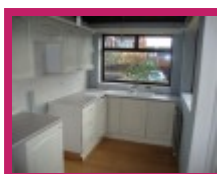
**WOOD
ESTATE AGENTS**



Description:

A two bedroom mid terrace house situated on Findon Hill, Sacriston. The property is offered for sale with vacant possession and the accommodation briefly comprises of entrance hall, living room, dining area, kitchen, first floor are two bedrooms and a bathroom/wc. Externally there is a townhouse garden to the front and a yard to the rear.
EPC : D

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



Call: AC 0191 4921234 JWW 0191 3869921

Price Guide: £75,000+

Lot No. 36

33 Lichfield Road, Southwick, Sunderland SR5 2NW

Andrew Craig

kimmitt & roberts



Description:

A two bedroom semi detached house situated on Litchfield Road Sunderland, The property is offered for sale with vacant possession and the accommodation briefly comprises of entrance hall, living room, dining room, kitchen, first floor are two bedrooms and the bathroom/wc. EPC : D



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

Call: Andrew Craig 0191 5160239

Price Guide: £45,000+

Lot No. 37

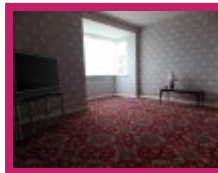
8 Canterbury House, Baxter Road, Town End Farm, Sunderland SR5 4LN

Andrew Craig



Description:

CANTERBURY HOUSE, BAXTER ROAD, TOWN END FARM Welcoming to the market this two bedroom second floor apartment which is available with vacant possession and is a perfect opportunity for first time buyers and investors alike. The flat comprises of two good sized bedrooms, lounge with square bay window, bathroom and kitchen with fitted wall and floor units. Additional benefits include gas central heating, double glazing and an allocated parking bay.



EPC Band C

Call: Andrew Craig 0191 5160239

Price Guide: £32,950+

Lot No. 38

7 George Street, Ashington, Northumberland NE63 9HJ

ROOK MATTHEWS SAYER



Description:

*THREE BEDROOMED MID TERRACED IDEAL INVESTMENT - EPC RATING:D**Available with no upper chain this larger style three bedroomed mid terraced property is located on George Street, Ashington. Close to local town centre and Wansbeck Hospital it is an ideal investment. Comprising of: Large entrance hall, lounge, dining room, kitchen, stairs to first floor, three good sized bedrooms and family bathroom. Externally there is an enclosed front garden and yard to the rear with garage for off street parking. EPC : D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £42,950+

Lot No. 39

21 Caldicot Close, Eston, Middlesbrough TS6 9SN

Andrew Craig

Michael Poole



Description:

An Investment Opportunity- In Need of Full Refurbishment Throughout - UPVC Double Glazing - Ideal Buy to Let Property- Available with Immediate Vacant Possession Ground Floor Features, Lounge, Dining Room & Kitchen -Three Bedrooms Epc Band G

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

Call: MP 01642 285041 AC 0191 4921234

Price Guide: £29,950+

Lot No. 40

115 Goldspink Lane, Sandyford, Jesmond NE2 1NR

**ROOK
MATTHEWS
SAYER**



Description:

A great investment opportunity to purchase this well presented five bedroom maisonette located in this popular residential area offering convenient access into Newcastle City Centre and serviced by the many local amenities. The property is currently tenanted until June 2015 and generating an income of £20,800.

The property has been upgraded by the current vendors and includes double glazed windows, gas central heating, bathroom/wc and a further shower room/wc. The accommodation briefly comprises entrance hall with stairs leading to the first floor, living room, kitchen, bathroom, three bedrooms, stairs leading to the second floor with two further bedrooms and a shower room/wc.

EPC : E

Call: Rook Matthews Sayer 0191 2816700

Price Guide: £185,000+

Lot No. 41

11 Oswald Street, Craghead, Stanley DH9 6ED

Andrew Craig

**WOOD
ESTATE AGENTS**



Description:

A two bedroom terrace house situated on Oswald Street, Craghead.

The property benefits from double glazing, gas central heating and is offered for sale with vacant possession.

The accommodation briefly comprises of entrance hall, living room, kitchen, rear lobby, bathroom, with two bedrooms to the first floor. Externally there is a yard to the front and a lawned garden to the rear.



EPC : D

The auction administration fee on this lot is £1500+VAT

Call: AC 0191 4921234 JWW 01207 235221

Price Guide: £29,950+

Lot No. 42

19 Gill Crescent South, Fencehouse, Houghton Le Spring DH4 6AP

kimmitt & roberts



Description:

This well proportioned two bedroom end terraced home is large enough to accommodate the growing family yet compact enough for first time buyers. It has been improved to include Combi gas central heating and UPVC double-glazing, but it is priced to allow for further improvement and offers immense scope and potential. It occupies a highly convenient position, well situated for access to Houghton, Chester le Street, Washington and beyond.

EPC : D

Call: Kimmitt & Roberts 0191 584 8080

Price Guide: £27,950+

Lot No. 43

9 Harris Street, Darlington DL1 4HZ

Andrew Craig

**WOOD
ESTATE AGENTS**



Description:

A two bedroom mid terrace house on Harris Street, Darlington.

The property benefits from gas central heating and double glazing and is offered for sale with vacant possession.

The accommodation briefly comprises of entrance porch, dining room with archway to living room, kitchen and bathroom/w.c. To the first floor there are two bedrooms.



EPC : D

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

Call: JWW 01325 485151 AC 0191 4921234

Price Guide: £45,000+

Lot No. 44

Plot of land to the rear of Dodsworth Terrace, Greenside NE40 4RL


Description:

** LAND - PERMISSION FOR 4-5 BEDROOM DETACHED DWELLING***Rook Matthews Sayer offer to the market this generous plot of land to the rear of Dodsworth Terrace in Greenside. The site is of rectangular shape and extend to approximatley 0.06ha of land (600 metres squared or 0.15 acres). The illustrative plans submitted with the application show that the site could accomodate a dwelling of 2 - 2.5 storeys in height with up to five bedrooms. It is highly advisable to visit the plot to appreciate the development potential available.

Call: Rook Matthews Sayer 0191 4131313

Price Guide: WAS £55,000 NOW £19,950+

Lot No. 45

14 Simpson Street, Stanley, Co Durham DH9 0PF

Andrew Craig



Description:

A two bedroom mid terraced house in need of improvement, situated close to Stanley town centre. Available with immediate vacant possession, the property has the benefit of double glazing, gas central heating and comprises: Lobby, lounge, kitchen, 2 bedrooms, bathroom and a yard to the rear. Simpson Street is centrally located within Stanley and within walking distance of shops and amenities. Stanley is well placed for commuting purposes with the A693 and A692 highways providing easy access to Chester le Street (the A1M), Consett and Tyneside.
EPC : D

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

Call: JWW 01207 235221 AC 0191 4921234

Price Guide: £25,000 - £30,000

Lot No. 46

4 Shaftoe Street, Shield Row, Stanley DH9 0EP

Andrew Craig



Description:

A two bedroom mid terrace house on Shaftoe Terrace, Stanley. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of entrance porch, lounge, kitchen, utility room to the ground floor. To the first floor there are two bedrooms and a bathroom/w.c.


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

Call: JWW 01207 235221 AC 0191 4921234

Price Guide: £39,950+

Lot No. 47

15 Braeside, Burnhope, Stanley DH7 0AY

Andrew Craig



Description:

A 3 bedroom end terraced house in need of improvement, situated in the rural village of Burnhope. Available with immediate vacant possession, the property has the benefit of double glazing, gas central heating and offers accommodation suited to families. The accommodation is suited to families and comprises: Hall, lounge, dining room, kitchen, 3 bedrooms, bathroom and gardens.


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

Call: JWW 01207 235221 AC 0191 4921234

Price Guide: £49,950+

Lot No. 48

34 Byron Terrace, Shotton, Durham DH6 2PF

Andrew Craig

kimmitt & roberts



Description:

A three bedroom end terrace house situated on Byron Terrace Shotton Colliery. The property is offered for sale with vacant possession.

At the time of print we have not gained access to the property however viewings will be available prior to the auction.

EPC : E

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

Call: Kimmit & Roberts 0191 518 3334

Price Guide: £29,950+

Lot No. 49

1a St James Gardens & 2 St James Road, Benwell NE15 6SA

Andrew Craig

ROOK MATTHEWS SAYER



Description:

*****Pair of flats available immediately*****Two bed lower flat is available with no onward chain and full refurbishment is required. Upper flat is currently tenanted, tenancy details to follow. The properties benefit from double glazed windows and gas central heating.

EPC : D

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

Call: RMS 0191 2744661 AC 0191 2859024

Price Guide: £69,950+

Lot No. 50

10 Norburn Park, Sacriston, Co Durham DH7 6SF

Andrew Craig



Description:

NORBURN PARK, WITTON GILBERT..... First floor apartment on this popular estate. Accommodation comprises entrance hallway, lounge, kitchen with integrated hob and oven, bathroom and two double bedrooms. Externally there is a private garden to the rear and a garage in a separate block. **VIEWING RECOMMENDED!!!!!!**

EPC : C



Call: Andrew Craig 0191 4921234

Price Guide: £35,000+

Lot No. 51

2 Tunstall Terrace, Sunderland SR2 7AG

Andrew Craig



Description:

Situated in a tree lined street this mid terraced property is an ideal either as an investment or family home .Within walking distance of Sunderland city centre and Chester Road University campus , Metro and Bus stations giving easy access throughout Sunderland. The accommodation comprises to ground floor Lounge, breakfasting kitchen , bathroom with two first floor bedrooms. Externally small forecourt to front and rear yard to rear. An ideal opportunity and viewing is recommended.

EPC Band D



Call: Andrew Craig 0191 5653377

Price Guide: £74,950+

Lot No. 52

38 Ruskin Crescent, Thornley, Co Durham DH6 3DG

Andrew Craig

kimmitt & roberts



Description:

Appealing to a wide variety of buyers this two bed semi detached house offered for sale with vacant possession. The property benefits include double glazing, gas central heating, gardens to front and rear.

Property briefly comprises of lounge, kitchen, rear ,lobby and a bathroom-wc whilst to the first floor are are to bedrooms. Externally the are lawned gardens to both the fort and rear of the property.



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

Call: Kimmit & Roberts 0191 518 3334

Price Guide: £24,950+

Lot No. 53

Airedale House, Wheatley Hill, Co Durham DH6 3PT

kimmitt & roberts



Description:

Rarely do period properties become available upon the open market therefore it gives us immense pleasure to offer for sale this good sized four bedroomed detached home.Boasting gas central heating system, double glazing, four reception rooms, fully refittedkitchen/breakfast room, seperate utility room, and good sized loftroom. Occupying a good sized plot the exterior comes with ample garden to front elevation, yard, driveway and double garage.



EPC Band E

Call: Kimmitt and Roberts 0191 5848080

Price Guide: WAS £220,000 NOW £124,950+

Lot No. 54

69 The Crescent, Seghill NE23 7SL

Andrew Craig

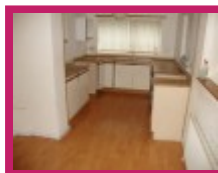
ROOK MATTHEWS SAYER



Description:

Offered for sale with vacant possession is this 2 bed semi detached house appealing to both the buy to let investor and the private residential buyer. The property benefits include double glazed windows, gas central heating, gardens to front and rear.

Property briefly comprises of entrance hall leading to an open plan breakfasting kitchen and utility area, a separate wc, living room. To the first floor there are two bedrooms and a family bathroom/wc.



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

Call: RMS 0191 2667788 AC 0191 2859024

Price Guide: £45,000+

Lot No. 55

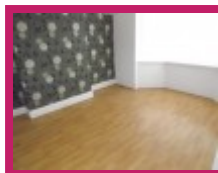
90 Richmond Road, South Shields NE34 0QQ

Andrew Craig



Description:

RICHMOND ROAD - TWO BEDROOM GROUND FLOOR FLAT - OFFERED WITH VACANT POSSESSION - Located in this popular residential area of South Shields, close to all local amenities including shops, schools and transport links. The accommodation comprises of entrance hallway, lounge, two bedrooms, kitchen and bathroom. Externally lies a yard to the rear. Viewing recommended.



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £44,950+

Lot No. 56

62 Thornton Street, Middlesbrough TS3 6PH


Description:

Three Bedroom Terrace House Ideal Investment Ground Floor Bathroom Through Lounge Dining Room Updating Required
EPC to follow

Call: Michael Poole 01642 254222

Price Guide: £29,950+

Lot No. 57

15 Worcester Terrace, Sunderland SR2 7AG



Description:

An opportunity to purchase this property divided into two flats both currently tenanted and which we are verbally advised produce an income of £150 per week (£7800 per annum awaiting copies of the tenancy agreements) Both properties benefit from gas central heating and double glazed windows and briefly comprises of communal entrance hall with entrance to ground floor flat, living room, bedroom, kitchen and bathroom-wc. From the communal hallway there are stairs to the first floor giving access to first floor flat, living room, kitchen, two bedrooms and bathroom-wc.

Epc : band to follow

Call: Andrew Craig 0191 5653377

Price Guide: £74,950+

Lot No. 58

9 Salem Hill, Hendon, Sunderland SR2 8HD



Description:

SALEM HILL, HENDON A spacious mid terraced property comprising of six bedsits and two kitchens, shower room, bathroom and cloakroom. Located within easy access of Sunderland City Centre, local amenities and the rental income is approximately £15,000 per annum making this an ideal investment opportunity.
EPC Band E

Call: Andrew Craig 0191 5653377

Price Guide: £54,950+

Lot No. 59

14 Child Street, Brotton, Saltburn By The Sea TS12 2SU




Description:

A two bedroom mid terrace house situated on Child Street, Brotton. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, first floor are two bedrooms and a bathroom/wc. Externally there is a yard to the rear. A
EPC Band C
The auction administration fee on this lot is £1500+VAT

Call: AC 0191 5653377 MP 01642 285041

Price Guide: £25,000+

Lot No. 60

66 & 68 Broughton Road, South Shields NE33 2RP

Andrew Craig



Description:

An investment opportunity to purchase this pair of flats located in this popular residential area of South Shields. Both properties benefits from double glazed windows and gas central heating, the ground floor is currently let at £95per week (£4940 per annum) awaiting copies of tenancy agreement, the upper flat is currently vacant but could generate an income in the region of £450pcm (£5400 per annum) Property briefly comprises of open plan living room, kitchen, inner hall, bedroom one and a shower room. First floor flat comprises of entrance hall with stairs to first floor, two bedrooms, living room, dining kitchen and a bathroom wc



flat 66 epc band E
flat 68 epc band C

Call: Andrew Craig 0191 4271722

Price Guide: £79,950+

Lot No. 61

8c Deanery Court, Eldon Lane, Bishop Auckland DL14 8XF

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A two bedroom end of terrace house in need of complete refurbishment and modernisation.

The accommodation briefly comprises entrance hall, kitchen, living room, first floor are two bedrooms and a bathroom.

EPC : F

Call: Jww 01388 604273 AC 0191 4271722

Price Guide: £9,950+



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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. 62

Harleen House, Birtley Lane, Birtley DH3 2PJ

Andrew Craig



Description:

HARLEEN HOUSE, DURHAM ROAD, BIRTLEY An opportunity to purchase this spacious family detached house ideally located for access to Birtley centre with local shops, leisure/swimming centre, schools, library and good road/bus links to Chester le Street, Durham, Metrocentre, Gateshead, Newcastle and A1 with both Northern and Southern destinations. Offering accommodation of entrance hall, lounge, second reception room, dining room, breakfasting kitchen and rear lobby to the ground floor. To the first floor five bedrooms one with en suite and a family bathroom. Garden to front, building to rear providing garages. Viewing recommended.
EPC : E

Call: Andrew Craig 0191 4271722

Price Guide: £199,950+

Lot No. 63

2 Powburn Gardens, Fenham, Newcastle NE4 9UE

ROOK MATTHEWS SAYER



Description:

Five bedroom semi-detached home situated in the heart of Fenham. The property offers spacious living accommodation and would suite any growing family. Centrally located for all amenities, Newcastle city centre, A1 and A69 road links. The accommodation comprises; entrance hallway, lounge, dining room, breakfasting kitchen, stairs to first floor, five bedrooms and a family bathroom. Externally there are gardens to the front and rear with a garage.



EPC Band to follow

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £164,950+

Lot No. 64

38 Upper Howick Street, Alnwick , Northumberland NE66 1UZ

ROOK MATTHEWS SAYER



Description:

An excellent example of a mid terrace period style house in the historic part of Alnwick, close to the town centre. The solid entrance door opens to hallway with access to all rooms, and rear door to the yard. The large sitting room/ dining room provides excellent reception space with exposed wood flooring and cast iron fireplace, and gives access to the fitted kitchen/ breakfast room to the rear. On the first floor there are two double bedrooms and bathroom. Gas central heating and PVC double glazing is included. There is an enclosed rear yard and unrestricted on-street parking.



Energy Efficiency Rating D.

Call: Rook Matthews Sayer 01665 510044

Price Guide: £129,950+

Lot No. 65

4 Shotley Lodge, Shotley Bridge, Consett DH8 0TZ

WOOD
ESTATE AGENTS

Andrew Craig



Description:

A spacious four bedroom detached bungalow. Approached via a private tree lined driveway the property provides deceptively spacious living accommodation which only an internal inspection will reveal and entrance hallway leads lounge/dining area, conservatory. The dining area leads onto a fitted kitchen with exceptionally useful area beyond. There are four bedrooms together with a recently refurbished bathroom with contemporary fittings. Externally there are pleasant gardens mainly laid to lawn to the front elevation which immediately abuts the driveway which in turn offers multiple private off road parking for four/five vehicles. This in turn leads to the attached garage which also provides secure parking for two/three vehicles. To the rear of the property there is a private enclosed garden area providing a mixture of lawn garden and patio area with maturing shrubs, feature pond and raised flower beds with high level hedging to all sides.
EPC Band F

Call: J W Wood 01207 502109 AC 0191 4889090

Price Guide: ORIGINALLY £385,000 NOW £229,950 +

Lot No. 66

10 Lawnsway, Fellgate, Jarrow NE32 4PT

Andrew Craig



Description:

A well presented three bedroom mid link house situated on Lawnsway Jarrow. The accommodation briefly comprises of entrance lobby, living room, dining room, rear porch, shower room/wc. First floor are three bedrooms and a bathroom/wc and externally there is a lawned area to the front and a yard to the rear.
EPC : D



Call: Andrew Craig 0191 4280025

Price Guide: £74,950+

Lot No. 67

43 Church Lane, Murton, Seaham SR7 9RL

kimmitt & roberts



Description:

We are pleased to offer for sale this traditional bay-fronted terraced property. Situated on Church Lane close to all local amenities, commuting and 'Dalton Park' retail shopping outlet. It boasts spacious accommodation and has the added bonus of a detached garage and extra garden land. We are pleased to offer for sale this traditional bay-fronted terraced property. Situated on Church Lane close to all local amenities, commuting and 'Dalton Park' retail shopping outlet. It boasts spacious accommodation and has the added bonus of a detached garage and extra garden land.



The EPC Rating is D

Call: Kimmitt & Roberts 0191 5813213

Price Guide: WAS £95,000 NOW £49,950+

Lot No. 68

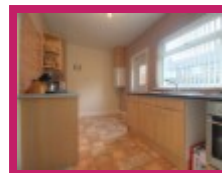
97 Wicklow Street, Middlesbrough TS1 4RH

Michael Poole



Description:

Three bedroom terrace house offered for sale by MICHAEL POOLE. Situated within easy reach of the town centre and university making an ideal purchase for an investor or first time buyer.
EPC : D



Call: Michael Poole 01642 254222

Price Guide: Was £76,995 Now £57,950+

Lot No. 69

58 Fennell Grove South Shields NE34 8TL

Andrew Craig



Description:

A three bedroom extended semi detached family home situated on the popular residential Holder House Estate. Ideally situated close to local amenities including shops, schools and with good road links to Sunderland, South Shields Town Centre and A19 for access to Tyne Tunnel, Newcastle and Durham. Accommodation briefly comprises to the ground floor of: - Entrance via UPVC door to porch, lounge, dining room and kitchen. To the first floor there are three bedrooms and a family shower room/w.c. Externally lies gardens to the front and rear with drive way leading to single garage which is accessed by an electric roller shutter door by a remote control. Viewing is highly recommended.



EPC Band:- C

Call: Andrew Craig 0191 4271722

Price Guide: £99,950+

Lot No. 70

39 Bell Villas Ponteland NE20 9BD

ROOK MATTHEWS SAYER



Description:

A charming and unusual three bedroomed semi detached cottage on Bell Villas, set back from the main road in a very pleasant and private situation. With gas fired central heating and sealed unit double glazing the accommodation comprises briefly: reception hall, cloakroom/WC, 23 lounge with attractive fireplace and French doors to the garden, fully fitted breakfasting kitchen, first floor landing, three bedrooms and refurbished bathroom/WC. There is a delightful garden and parking area. Ideal for a family or couple looking for a centrally yet discreetly situated property, early inspection is recommended.



Energy Performance Rating: E

Call: Rook Matthews Sayer 01661 860228

Price Guide: £239,950+

Lot No. 71

5 Long Bank, Birtley DH3 1PX

Andrew Craig



Description:

Offered with No Onward Chain - Located at the popular North end of Birtley, this detached bungalow comprises of entrance lobby leading to hallway with radiator, lounge with living flame fire and surround and feature bay window to the front, dining room or bedroom 3, kitchen, two bedrooms (both with wardrobes), bathroom and separate w.c. Externally there are gardens to the front and rear, the rear enjoying a pleasant southerly aspect. Driveway to the side provides off street parking and leads to the garage.



EPC : F

Call: Andrew Craig 0191 4921234

Price Guide: WAS £250,000 NOW £175,000+

Lot No. 72

Montrose, Murray Road, Chester Le Street DH2 2AT

WOOD ESTATE AGENTS



Description:

A rare opportunity to acquire a detached house within a large plot including substantial outbuilding currently comprising large 29ft Double Garage with full height first floor above. Double gates provide access to an extensive parking area and garden. The recently refurbished house comprises Hall, two Reception Rooms, fitted Kitchen, two large double Bedrooms and newly refitted Bathroom/wc. There is gas central heating and uPVC double glazing.



EPC : D

Call: J W Wood 0191 3887245

Price Guide: £129,950+

Lot No. 73

1 Craddock Avenue, Hebburn NE31 2TJ

Andrew Craig



Description:

Occupying a generous corner plot on the corner with Victoria Road West is this 1930's traditional larger style semi detached. Accommodation comprises of:- Feature hardwood front entrance door with canopy over to entrance hall. Hall has original staircase up with feature half wood panelling to walls. Front lounge with bay window and separate dining room with door and side windows accessing a lean-to garden room. The ground floor is finished off with kitchen. The first floor provides three bedrooms, bathroom and separate w.c.. Further benefits include upvc double glazing and cavity and loft insulation.



EPC Band:- D

Call: Andrew Craig 0191 4281428

Price Guide: £144,950+

Lot No. 74

2 Velvet Hall, Station Cottages, Hencliffe, Berwick Upon Tweed TD15 2JX

tyne & tweed
estate agents



Description:

This 2 bedroom mid terraced cottage offers deceptive accommodation and benefits from a charming South facing garden and ample off road parking to the rear. The accommodation is in good order throughout and includes a spacious refitted kitchen with dining area and a delightful sun room to the rear which overlooks the garden and large decked terrace. One of the double bedrooms also has en-suite facilities. Ideal as a main residence, the property would also be of interest as a holiday let or investment.



EPC : D

Call: Tyne & Tweed 01289 331555

Price Guide: £99,950+

Lot No. 75

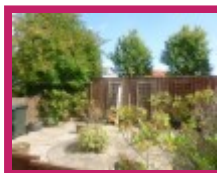
1 Hugh Avenue, Shiremoor, Newcastle Upon Tyne NE27 0QT

ROOK MATTHEWS SAYER



Description:

Three bedroomed end terraced house in this popular location in Shiremoor. Briefly comprising: Entrance lobby, lounge, dining/kitchen, to the first floor three bedrooms and re-fitted bathroom. Externally garden over the front lane, off street parking to the rear. Ideal investment/first time buy.



EPC Band:- E

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £64,950+

Lot No. 76

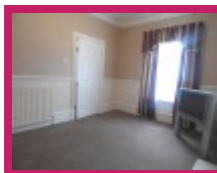
43 Wellington Street, Blyth, Northumberland NE24 2EF

ROOK MATTHEWS SAYER



Description:

****DOUBLE FRONTED END TERRACE - NO UPPER CHAIN - PERIOD FEATURES - TWO DOUBLE BEDROOMS - SUPERB FIRST TIME BUY -** On Wellington Street in Blyth. Situated within walking distance of town centre amenities and road transport links and briefly comprises: Vestibule, hallway, lounge, dining room and refitted kitchen with built in appliances, utility. Two double bedrooms (both fitted) to the first floor and family bathroom. Yard to rear with up and over door providing off street parking. Well appointed and decorated - offered with no upper chain. Internal inspection highly recommended.



EPC Band:- F

Call: Rook Matthews Sayer 01670 352900

Price Guide: £54,950+

Lot No. 77

Willowcroft, Northside, Birtley DH3 1RD

Andrew Craig



Description:

Newly built detached family home which has been constructed and built by the current owners and appointed to a high standard and comes with an Architect's certificate. There are gardens to the side and rear with the frontage block paved for parking with electronic gated access. Benefits include ground floor oak flooring with under floor heating and oak doors throughout together with a feature oak and glass staircase. Comprises of hallway, guest cloaks/w.c., lounge/dining room with dual aspect windows and French doors to the side and rear providing maximum light. Fully fitted kitchen and access to a matching utility. First floor comprises landing with spotlights to ceiling, and a continuation of the glass and oak staircase up to the second floor plus double doors leading to a study area. Master bedroom has dressing room and en-suite shower room. There are two further bedrooms, together with principal family bathroom. The second floor provides landing, two more bedrooms and a shower room. Viewing is a must to truly appreciate this family home. EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: Was £430,000 now Guided at £329,950+

Lot No. 78

8 Salisbury Place, South Shields NE33 2NF

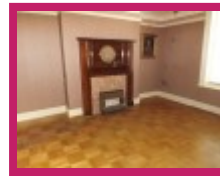
Andrew Craig



Description:

A substantial four bedroom family home over three floors ideally located just a short distance from South Shields sea front. Boasting spacious, luxurious living space throughout and views of the North Sea and Harbour from the first and second floors this property is sure to appeal to a range of potential buyers. Briefly comprises of: - Entrance into hallway, ground floor w.c., lounge, diner conservatory and kitchen/utility. To the first floor lies two bedrooms and a second kitchen. To the second floor there are a further two bedrooms and bathroom. Externally there is a paved yard to the rear with a double garage and to the front lies an established lawned garden

EPC : F



Call: Andrew Craig 0191 4271722

Price Guide: £219,950+

Lot No. 79

24 Sycamore Road, Linthorpe, Middlesbrough TS5 6QZ

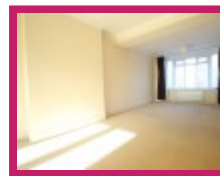
Michael Poole



Description:

Three Bedroom Semi Detached House-Vacant Possession Gravelled Two Car Driveway Low Maintenance Rear Garden With Decking Area - UPVC Double Glazing- Gas Central Heating- Open Plan Lounge Kitchen Dining Room -Modern Bathroom W.C

EPC : C



Call: Michael Poole 01642 254222

Price Guide: £95,000+

Lot No. 80

11 Best View, Shiny Row, Houghton Le Spring DH4 7QW

kimmitt & roberts



Description:

Occupying a great position with, as the name suggests, elevated distant views, this traditional two bedroom mid terraced home is ideally located for commuting throughout the region. Extended to the rear, it has gas central heating and UPV double-glazing. This is a home of genuine potential. Comprises hall, living room dining room kitchen, bathroom, to the first floor are two bedrooms and there is a yard to the rear.

EPC : E



Call: Kimmitt and Roberts 0191 5848080

Price Guide: £45,000+

Lot No. 81

4 Trewitt Road, Whitley Bay NE26 2QS

**ROOK
MATTHEWS
SAYER**



Description:

A pleasant three bedroom family mid terrace house located on this lovely pedestrianised street Trewitt Road is located centrally to the town centre of Whitley Bay and close to the metro station for transport links to Newcastle and other coastal routes. The property has the benefit of double glazing and gas central heating and has accommodation comprising of :- Entrance hallway, lounge with feature fireplace leading through to dining area leading to fitted kitchen. To the first floor there are three bedrooms and a family bathroom/w.c. Externally there is a front garden and a yard to the rear.



EPC : E

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £145,000+

Lot No. 82

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. 83

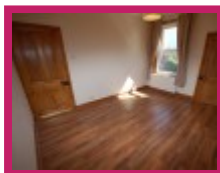
66 Nicholson Terrace, Forest Hall, Newcastle NE12 9DP

**ROOK
MATTHEWS
SAYER**



Description:

Offered with no onward chain is this spacious two bedroom first floor end of terrace flat in Forest Hall. Appealing to a variety of buyers the accommodation on offer comprises; entrance hall with stairs to the first floor, lounge with fitted storage cupboards, laminate flooring, door to the modern kitchen with a range of white fronted units, space for fridge freezer and door to rear yard, two bedrooms and a modern bathroom/W.C accessed from the landing. The property benefits from gas central heating, UPVC double glazing and a private rear yard with secure storage shed and ample on street parking.



EPC D

Call: Rook Matthews Sayer 0191 266 7788

Price Guide: WAS £99,950 NOW £79,950+

Lot No. 84

275 West Dyke Road, Redcar TS10 4JU

Michael Poole



Description:

An Outstanding Detached Bungalow- Three Double Bedrooms- Particularly Well Appointed Throughout- Having Undergone Substantial Improvement & Refurbishment 24ft plus Through Lounge Diner- Fitted Kitchen with New Built-In Double Oven & Hob- Replaced Gas Central Heating Combination Boiler & Radiators Throughout- Extensive Block Paved Frontage- Attractive Private Rear Garden -Rear Garage- UPVC Double Glazing Throughout



EPC Band D

Call: Michael Poole 01642 285041

Price Guide: £164,950+

Lot No. 85

10 Henry Street, Gosforth, Newcastle NE3 1DQ

Andrew Craig



Description:

HENRY STREET A 2 BED TERRACED BUNGALOW Situated in this sought after area within close proximity to Gosforth High Street amenities such as Sainsburys Supermarket, public transport links, shops, schools and Gosforth Central Park. Although requiring some works of updating this is sure to appeal to a wide range of buyers. The accommodation briefly comprises of:- Entrance lobby, hall, lounge, kitchen, two bedrooms and shower room. Externally there low maintenance gardens to the front and rear being mainly paved. An early viewing is a must!!!



EPC : To Follow

Call: Andrew Craig 0191 2859024

Price Guide: £159,950+

Lot No. 86

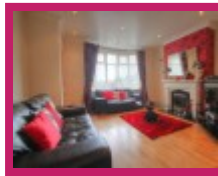
25 Alton Close, West Lane, Middlesbrough TS5 4NX

Michael Poole



Description:

Well Presented Three Bed End Terrace House- Two Spacious Reception Rooms- Combination Gas Central Heating System- UPVC Double Glazing Modern Bathroom/wc with Spa Bath & Shower Over-Secure Car Hard Standing to the Rear- Security Alarm System -Ideal for First Time Buyer or Family



EPC Band E

Call: Michael Poole 01642 254222

Price Guide: £64,950+

Lot No. 87

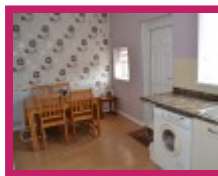
5 Pinewood Street, Fencehouses, Houghton Le Spring DH4 6AY

kimmitt & roberts



Description:

A very impressive example of its type, this mid terraced property is well worth internal inspection. A credit to its present owner, it has been refitted in recent years and is beautifully presented throughout. Features include an excellent refitted kitchen, a stylish refitted shower room, Combi gas central heating, UPVC double-glazing and attractive decor throughout. It occupies a fine position within one of the areas most respected streets, conveniently located for access to local schools, bus services, shops and is an ideal commuter base. It is available at a tempting price and early viewing is encouraged.



EPC : D

Call: Kimmit & Roberts 0191 5848080

Price Guide: £49,950+

Lot No. 88

8 Wetherfell Close, Ingleby Barwick TS17 0QH

Michael Poole



Description:

Spacious Four Bedroom Detached House- Occupying a Corner Plot with Private Rear Garden- Double Width Driveway & Double Garage Master Bedroom with Modern En-Suite Shower Room-Refurbished Fitted Kitchen- Utility Room - UPVC Double Glazed Conservatory -Modern Family Bathroom -Internal Inspection Highly Recommended -NO CHAIN



EPC Band D

Call: Michael Poole 01642 763636

Price Guide: £209,950+

Lot No. 89

9 Fairburn Avenue, Benton, Newcastle NE7 7TT

**ROOK
MATTHEWS
SAYER**



Description:

A three bedroom semi detached house situated within this popular residential area which is offered for sale with vacant possession. The property has been upgraded and modernised over the last five years by the current vendor and offers a great opportunity for the new buyer to put their stamp on it. The property has double glazed windows (excluding the utility room) and conservatory) gas central heating via a combi boiler, refitted kitchen, utility room and conservatory. The accommodation briefly comprises entrance porch, hall, living room, dining room, kitchen, utility and conservatory. To the first floor are three bedrooms and a family bathroom/wc. Externally there are gardens to both the front and rear with a driveway to the front offering off street parking leading to the garage.

Call: Rook Mathews Sayer 0191 2667788

Price Guide: £119,950+

Lot No. 90

31 Redworth Road, Billingham TS23 3JE

Michael Poole



Description:

* Very Smart Three Bedroom Mid Terrace Property * Three Double Bedrooms * Double Glazing * Gas Central Heating * Good Size Breakfast Kitchen * Off Road Parking * Good Size Rear Garden * Great Rental Property or First Time Buyer Home * Book Your Viewing Early to Avoid Disappointment!
EPC : E



Call: Michael Poole 01642 955140

Price Guide: £44,950+

Lot No. 91

26 Rosslyn Terrace, Millfield, Sunderland SR4 7DJ

Andrew Craig



Description:

This mid terraced house is situated on a private road within this popular area of Sunderland being close to local amenities including shops, schools and transport/road links making this ideal for the first time buyers, young/growing families and investors alike. Accommodation comprises entrance lobby leading to hallway, lounge with double glazed bay window, dining room and fitted breakfasting kitchen to the ground floor whilst to the first floor there are three bedrooms and a family bathroom with four piece suite. Other benefits include gas central heating and double glazing. Externally there is a front garden and rear yard. **VIEWING RECOMMENDED !!!!!**



EPC Band:- D

Call: Andrew Craig 0191 5653377

Price Guide: £89,950+

Lot No. 92

2 Summerdale House, Snows Green Road, Shotley Bridge DH8 0ES

**WOOD
ESTATE AGENTS**



Description:

A ground floor apartment with a private entrance, situated within this impressive building on the corner of Summerdale and Snows Green Road, just outside Shotley Bridge village. The original building of Summerdale House dates back to the late 19th century and retains some of the architectural characteristics of the period. It was converted into eleven apartments and a townhouse. Number 2 has a communal entrance to the side and private entrance to the rear, where there are two allocated parking spaces. The versatile accommodation comprises: hallway, two bedrooms, living room open into fitted kitchen and a bathroom. The communal entrance to the side lobby has a telecom entry system, and the apartment also has a security alarm. The windows are UPVC double glazed units, while the gas central heating combi. boiler was replaced in 2012.

EPC : C

Call: J W Wood 01207 502109

Price Guide: £84,950+

Lot No. 93

Braefoot, Falstone, Hexham NE48 1AA

**ROOK
MATTHEWS
SAYER**

Description:

Situated in the heart of the village of Falstone which is in the centre of the breathtaking Northumberland National Park, Braefoot is a well presented double fronted home, constructed of stone under a pitched slate roof and providing versatile well-proportioned accommodation with enclosed gardens, off street parking and outbuildings. Falstone is situated approx. 22 miles north of Hexham and is close to the spectacular Kielder Reservoir for sailing and water sports, Kielder Forrest for walking, cycling and pony trekking. Kielder Observatory is also close by. Braefoot is ideally suited as a family home and has been in the past run as a successful Bed & Breakfast, the property which has been refurbished and improved by the vendor provides well proportioned accommodation over three floors.
EPC : D

Call: Rook Matthews Sayer 01434 601 616

Price Guide: Was £425,000 Now £249,950+

Lot No. 94

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. 95

280 Maple Street, Ashington, Northumberland NE63 0QL

**ROOK
MATTHEWS
SAYER**

Description:

Maple Street, Ashington*Two Bedroom Terrace*No Chain*Modern Kitchen*Excellent First Time Buy* A two bedroom, mid terrace home situated on Maple Street, Ashington. The property is an excellent first time or buy to let purchase and is available with the advantage of no chain. Accommodation has double glazing, gas central heating and briefly comprises:- lounge with patio doors to garden, modern kitchen, bathroom/wc, first floor landing and two bedrooms. Externally there is an enclosed front garden.

EPC Band:- C


Call: Rook Matthews Sayer 01670 850850

Price Guide: £39,950+

Lot No. 96

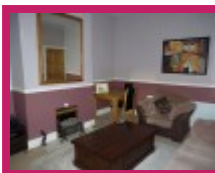
61 Tosson Terrace, Heaton NE6 5LY

**ROOK
MATTHEWS
SAYER**

Description:

AVAILABLE WITH NO ONWARDS CHAIN THIS BEAUTIFULLY PRESENTED 2 BED GROUND FLOOR TYNESIDE FLAT SITUATED ON THE HIGHLY DESIRABLE TOSSON TERRACE, HEATON. The Accommodation comprises entrance porch, entrance hall, lounge, fitted kitchen, 2 bedrooms and a shower room/WC. The property is warmed by gas central heating via combination boiler and has UPVC Double glazing. Externally there is a town garden to the front and a shared yard to the rear.

EPC Band - D


Call: Rook Matthews Sayer 0191 276 1283

Price Guide: £79,950+

Lot No. 97

Black Bull Farm Cottage, Main Street, Lowick TD15 2UA

tyne & tweed
estate agents



Description:

Occupying a generous sized plot of approximately $\frac{1}{2}$ Acre, this delightful 4 bedroom detached bungalow is situated on the outskirts of this popular village yet within easy walking distance of its amenities. The property benefits from from double glazing, oil central heating and spacious living accommodation. There is also a double garage with attached workshop/store room and extensive gardens to the front, sides and rear which are well stocked with a stream running through at the front. Viewing is strictly by appointment with the sole selling agents.



EPC : E

Call: Tyne & Tweed 01289 331555

Price Guide: £285,000+

Lot No. 98

38 Warwick Street, Heaton, Newcastle NE6 5AQ

ROOK MATTHEWS SAYER



Description:

A BEAUTIFULLY APPOINTED 3 BEDROOM MID TERRACE FAMILY HOME SITUATED WITHIN EASY REACH OF NEWCASTLE CITY CENTRE, AS WELL AS AMENITIES INCLUDING SHOPS, SCHOOLS AND TRANSPORT LINKS. The generous accommodation comprises entrance porch, entrance hall, lounge, dining room and kitchen. To the first floor there are 3 good size bedrooms and a shower room/WC. The property is warmed by gas central heating via combination boiler and benefits from double glazing. Externally there is a town garden to the front and a rear yard providing the option of off street parking.



EPC : F

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £139,950+

Lot No. 99

19 Jenifer Avenue, Castletown, Sunderland SR5 3BD

Andrew Craig



Description:

Rare to the market and ideally located for local amenities including Morrisons, general convenience and road links to the A19 and Sunderland City Centre. The accommodation on offer is based over two floors and comprises:- Porch, Hallway, Lounge with Dining Area and Kitchen. To the first floor there are three Bedrooms, Bathroom and WC. Externally there is a driveway for off road parking leading to an attached garage and an enclosed rear garden. Further benefits include gas central heating and double glazing. View early to avoid disappointment.



EPC : D

Call: Andrew Craig 0191 5160239

Price Guide: WAS £79,950 NOW £59,950+

Lot No. 100

7 Pine Street, Chester Le Street DH3 3DW

WOOD
ESTATE AGENTS



Description:

An improved two Bedroom house in a convenient town centre location close to amenities and railway station linking Durham and Newcastle upon Tyne. The property has been renovated and improved and includes gas central heating via radiators with combination boiler, uPVC double glazing, upgraded wall and loft insulation and alarm system. The property has been attractively priced making this an ideal first time buy or investment.

Pine Street is conveniently located within walking distance of the numerous town centre shops, schools and amenities. The town is a good base for commuting throughout the region via the A1(M) interchange and the train station is within walking distance. There is also a good public transport system operating from the town centre.

EPC C

Call: J W Wood 0191 3887245

Price Guide: WAS £69,950 NOW £46,950+

Lot No. 101

57 Warton Terrace, Heaton, Newcastle NE6 5LS

**ROOK
MATTHEWS
SAYER**



Description:

Appealing to both the private and residential buyer and buy to let investor is this two bedroom ground floor flat, offer for sale with vacant possession. The property is located toward to top end of Warton Terrace and benefits include double glazed windows, gas central heating and a private rear yard. Property briefly comprises of entrance lobby, entrance hall, two bedrooms, living room, kitchen and shower room/wc.



EPC Band C

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £89,950+

Lot No. 102

17 Ravenside Terrace, Chopwell, Newcastle NE17 7LE

**ROOK
MATTHEWS
SAYER**



Description:

A superb two bedroom mid terrace situated in this popular residential area and fronted onto a pedestrian walkway. The property has been tastefully upgraded and modernised by the current owner and offers double glazed windows, gas central heating, modern fitted kitchen and bathroom and neutral decor.

The accommodation briefly comprises entrance porch, living room, dining kitchen, bathroom/wc and two bedrooms. Externally there is a townhouse garden to the front and a yard to the rear.



EPC : C

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £47,950+

Lot No. 103

125 Lambton Road, Belle Vue, Middlesbrough TS4 2ST

Michael Poole



Description:

Vacant two bedroom semi with garage, gardens, driveway parking, UPVC Double glazing and gas central heating. Also boasting a conservatory to the rear, a great value property and an ideal starter home.



EPC : D

Call: Michael Poole 01642 254222

Price Guide: £64,950+

Lot No. 104

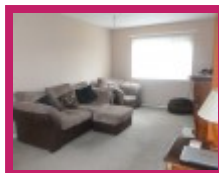
3 Pooley Road, Denton Burn, Newcastle NE5 2SS

**ROOK
MATTHEWS
SAYER**



Description:

Located in the heart of Slatyford is this well presented three bedroom mid link home. Ideal First Time Buy and priced to sell. The property benefits from a larger than average South facing rear garden, double glazing, gas central heating and no onward chain. All local amenities, bus routes, A1 and A69 road links nearby. The accommodation comprises; entrance porch, hallway, lounge, breakfasting kitchen, utility area, first floor landing, three bedrooms, bathroom and a separate w.c. Externally there are gardens to the front and rear.



EPC D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: WAS £95,000 NOW £64,950+

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Lot No. 105

135 Roman Avenue, Walker, Newcastle Upon Tyne NE6 4AE

**ROOK
MATTHEWS
SAYER**



Description:

A 3 BEDROOM MID TERRACE FAMILY HOME SITUATED WITHIN CLOSE PROXIMITY OF AMENITIES INCLUDING SCHOOLS, SHOPS AND TRANSPORT LINKS. The accommodation comprises: Entrance hall, lounge, kitchen, 3 bedrooms and a bathroom/WC. Additional benefits include gas central heating and double glazing. Externally there are gardens to the front and rear.
EPC : D

Call: Rook Matthews Sayer 0191 276 1283

Price Guide: £59,950+

Lot No. 106

21 Overdale Court, Guidepost, Northumberland NE62 5YU

**ROOK
MATTHEWS
SAYER**



Description:

An extended three bedroomed detached home situated on Overdale Court, within the Pastures Estate, Guidepost. The property offers well presented accommodation within a sought after location. Briefly comprising: Entrance porch, lounge diner, large sun room, kitchen, first floor landing, master bedroom with en-suite, two further bedrooms and bathroom/w.c. Externally there are gardens to front and rear, garage and drive. Double glazing and gas central heating.

EPC Band D



Call: Rook Matthews Sayer 01670 850850

Price Guide: £129,950+

Lot No. 107

3 Shaw Lane, East Woodburn, Hexham NE48 2SL

**ROOK
MATTHEWS
SAYER**



Description:

Quietly tucked away in the Redesdale Village of East Woodburn lies this two bedroom stone built mid terrace cottage benefiting from UPVC double glazing and dual Calor Gas or Multi fuel stove central heating. The cottage which must be viewed to be appreciated retains many characterful features and is sold with no forward chain. All first floor external walls benefit from Sempatap thermal lining to improve wall insulation. The village of West Woodburn a short distance away, boasts a village shop and Post Office for your day to day needs together with a popular public house/restaurant and first school.

EPC : D



Call: Rook Matthews Sayer 01434 601 616

Price Guide: WAS £110,000 NOW £79,950+

Lot No. 108

15 Viewforth Drive, Fulwell Grange, Sunderland SR5 1PX

Andrew Craig



Description:

This immaculately presented three bedroom semi detached home situated in the popular sought after location in Fulwell, ideally located just a short distance from Sea Road where a range of local amenities can be found including, shops, cafes, popular schools and transport links into Sunderland City Centre. Being over two floors this spacious accommodation briefly comprises of: - Entrance hall, lounge, dining room and kitchen/breakfasting room. To the first floor there are three bedrooms and a family bathroom. Externally to the rear lies a beautiful lawned garden, greenhouse and patio area. Driveway leading to an attached garage. Offered with vacant possession and internal inspection is highly recommended to fully appreciate this lovely property.
EPC Band:- D

Call: Andrew Craig 0191 5160239

Price Guide: £149,950+

Lot No. 109

Flat 3,13 Hawthorne Road, Gosforth, Newcastle NE3 4DE

**ROOK
MATTHEWS
SAYER**



Description:

****IDEAL INVESTMENT OPPORTUNITY WITH EXCELLENT RENTAL POTENTIAL**TRADITIONAL 2 BEDROOM TOP FLOOR**Traditional two bedroom top floor conversion flat situated in this popular residential area within close proximity to Gosforth High Street with its range of local shops, amenities and transport links to City Centre. The accommodation briefly comprises, entrance hall, lounge, kitchen, two bedrooms and a bathroom/w.c. Additional benefits to the property include gas central heating and double glazing.**



EPC : D

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £139,950+

Lot No. 110

Iona, Thropton, Northumberland NE65 7LU

**ROOK
MATTHEWS
SAYER**



Description:

A detached bungalow in the village of Thropton, with generous accommodation extending to sun porch, dining hall, sitting room, kitchen/ breakfast room, three bedrooms and bathroom. There is also a rear porch with separate w.c. and utility space, rear patio and garden. Oil fired central heating and PVC double glazing is included. Thropton has first school, shop and garage, and is approximately 2 miles from Rothbury with a wider range of facilities, restaurants and public houses. This area of The Coquet Valley is very popular with tourists with fishing opportunities at Caistron, around 3 miles away. Tarmac parking area to the front of the property.



EPC : E

Call: Rook Matthews Sayer 01665 510044

Price Guide: WAS £175,000 NOW £124,950+

Lot No. 111

14 Kent Court, Kingston Park, Newcastle NE3 2XH

**ROOK
MATTHEWS
SAYER**



Description:

*****IDEAL FIRST TIME BUYER/INVESTOR. 2 BED END LINK HOUSE WITH GARDEN AND GARAGE. CONVENIENT FOR SCHOOLS, AMENITIES AND TRANSPORT LINKS. FREEHOLD. NO ONWARD CHAIN****We are pleased to offer to the market this well presented two bedroom end link property situated within this popular residential area providing easy access to shops, amenities and transport links. Briefly comprising; entrance porch, lounge, kitchen, two bedrooms and a bathroom/w.c. Externally there are gardens to the front and rear and a garage.



EPC : C

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £109,950+

Lot No. 112

28 Askrigg Close, Chester Le Street DH2 1TX

**WOOD
ESTATE AGENTS**



Description:

A modern two bedroom end link house with long front garden and drive providing ample off street parking for numerous cars. The property includes a pleasant enclosed back garden with open aspect to the rear. It is situated within a popular cul de sac location. The house is well presented and well proportioned comprising Lobby, 18ft Lounge, fitted Kitchen with integral cooking appliances, two good size Bedrooms and refitted Bathroom/wc with white suite and shower. The specification includes gas central heating via radiators with combination boiler, uPVC double glazing and alarm.

EPC : D

Call: J W Wood 0191 3887245

Price Guide: £94,950+

Lot No. 113

Greensleves, 29 Baker Avenue, North Shields NE29 7JN

**ROOK
MATTHEWS
SAYER**



Description:

A unique opportunity to purchase this double fronted four bedroom link detached house situated in this popular residential area. The property offers spacious accommodation to include double glazed windows, gas central heating, a ground floor bedroom with ensuite facilities, gardens and off street parking. Property briefly comprises entrance hall, living room, dining room, kitchen, bedroom one with en suite facilities. To the first floor there are three further bedrooms, bathroom and a separate wc. Externally there are gardens to the front side and rear with off street parking to the front.



EPC : D

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £145,000+

Lot No. 114

14 Elvet Close, Heaton, Newcastle NE6 2SJ

**ROOK
MATTHEWS
SAYER**



Description:

WELL APPOINTED AND GENEROUSLY PROPORTIONED TWO BEDROOM GROUND FLOOR APARTMENT COMPETITIVELY PRICED GREAT LOCATION FOR AMENITIES VERSATILE- SOUTH FACING GARDEN NOT TO BE MISSED-Benefiting from gas central heating and double glazing the property is attractively presented throughout. The accommodation comprises: Entrance hall , an attractive and modern lounge, breakfasting kitchen, 2 double bedrooms and a good size family bathroom/WC. Additional benefits include a walk-in wardrobe to the master bedroom and a private, generously sized sun-catching garden to the front.



EPC : D

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £69,950+

Lot No. 115

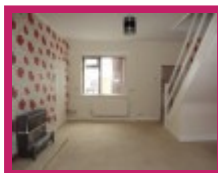
18 Hawthorn Road, Ashington, Northumberland NE63 9BH

**ROOK
MATTHEWS
SAYER**



Description:

An opportunity to purchase this three bedroomed mid terraced home situated on Hawthorn road, Ashington. The property has double glazing and gas central heating and would be an ideal first time purchase. Then accommodation is in an excellent location for access to Ashington town centre and surrounding amenities and briefly comprises: entrance porch, lounge, dining room, kitchen, bathroom/w.c, first floor landing and three bedrooms. Externally there is a small front garden and enclosed yard to the rear.



EPC : D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £54,950+

Lot No. 116

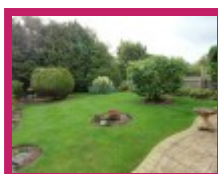
22 Low Lane, Brookfield, Middlesbrough TS5 8EA

Michael Poole



Description:

Rarely available on the market, this spacious Shannon built three bedroom house is sure to generate lots of interest. Providing generous gardens and room sizes, imprint driveway and garage as well as being located in this sought after area with easy access to road networks and amenities.



EPC : E

Call: Michael Poole 01642 254222

Price Guide: £169,950+

Lot No. 117

4 Whitewell Lane, Ryton, Tyne and Wear NE40 3PG

**ROOK
MATTHEWS
SAYER**



Description:

We are delighted to offer to the market this charming two bedroom cottage on Whitewell Terrace in the sought after 'Old Ryton Village'. Accommodation briefly comprises of: Entrance porch, generous sized lounge and kitchen with door leading out to the rear garden. Stairs lead to the first floor landing, two generous sized bedrooms, shower room and separate w.c. This property also benefits from front and rear gardens, gas central heating and double glazing.



EPC Band:- E

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £89,950+

Lot No. 118

Hazel Rigg, Garden House Farm, Chester Le Street DH2 3RD

**WOOD
ESTATE AGENTS**



Description:

Rare chance to acquire an appealing character 3 Bedroom cottage situated within the private gated grounds of The Hermitage estate. Attractively priced to reflect the need for some updating. Includes gas central heating with combi boiler and uPVC double glazing. Comprises Hall, 2 good size Reception rooms, Kitchen, 3 Bedrooms, Bathroom/wc and enclosed paved yard/garden to rear. Excellent opportunity to develop a charming home.
EPC Rating E

Call: JW Wood 0191 388 7245

Price Guide: £99,950+

Lot No. 119

155 Orchard Grove, Kip Hill, Co Durham DH9 8NY

**WOOD
ESTATE AGENTS**



Description:

A modern mid-terraced 3 bedroomed property with a garden and a garage, situated on this popular development in Kip-Hill.
Built in 2010 by Dunelm Homes, this property is ideally suited to first time buyers or small families. With the benefit of uPVC double glazing, gas central heating, the remainder of the NHBC warranty and the accommodation is well presented throughout.
EPC : B



Call: J W Wood 01207 235221

Price Guide: £114,950+

Lot No. 120

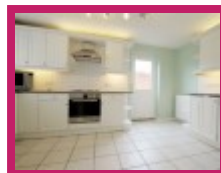
24 Cherrygarth, Ingleby Barwick TS17 5AP

Michael Poole



Description:

Available with No Forward Chain- An Attractive McLean Homes Built Four Bedroom Detached Home- Generous Separate Lounge & Dining Room- Rear "Terry Dicken" Conservatory -Four First Floor Bedrooms- Master with En-Suite Shower Room- Separate Family Bathroom- End Plot with Double Width Driveway- Established & Attractive Front & Rear Gardens- Garage - nUPVC Double Glazing & Gas Central Heating - Favoured Area of Ingleby Barwick



EPC Band D

Call: Michael Poole 01642 763636

Price Guide: Was £194,995 Now £165,000+

Lot No. 121 5 Larch Terrace, Craghead, Stanley DH9 6BQ



Description:

A semi-detached bungalow requiring improvement and modernisation. Available with the benefit of immediate vacant possession the property has UPVC double glazing, gas central heating and gardens to front and rear. The accommodation includes: Hall, lounge, kitchen bathroom and two double bedrooms. Larch Terrace is situated in the Middles area of Craghead within walking distance of local amenities within the village. Stanley town centre is approximately 1.5 miles distant. Craghead is within easy reach of Durham, Chester le Street and Consett. Agents notes: The property requires significant improvement, has a shared driveway and a water meter installed. EPC : E

Call: J W Wood 01207 235221

Price Guide: £50,000+

Lot No. 122 5 Hedley Street, Gateshead NE8 4XN



Description:

Situated in this very popular area just of Saltwell Road having local amenities readily available with the very popular Saltwell Park a short distance away providing green and recreational areas. This mid terraced home offers ideal accommodation suitable for a variety of buyers and comes with the benefit of gas central heating and double glazing. The internal floorplan provides Entrance lobby to hallway. Front lounge with bay window and open to dining room. Modern fitted kitchen, two bedrooms and bathroom/w.c., with white three piece suite. Externally there is a front town garden with a private yard to rear with double gated access.



EPC : D

Call: Andrew Craig 0191 4875330

Price Guide: Was £89,950 now £64,950+

Lot No. 123 10 Balmoral Avenue, Catchgate, Stanley DH9 8FH



Description:

A three-bedroom detached house situated within this modern estate in Catchgate and available with immediate vacant possession. Built by Bett homes in 2010, the house has UPVC double glazing and gas central heating, with accommodation comprising entrance lobby, living room, kitchen diner, W.C., landing, three bedrooms, en-suite shower room and bathroom. There is a lawned rear garden and a small front lawn, driveway and garage



EPC : C

Call: J W Wood 01207 235221

Price Guide: £80,000+

Lot No. 124 Evergreen, Hill Top Road, Dipton, Stanley DH9 9JY



Description:

This deceptively spacious two bedroom Detached Bungalow is offered for sale with no forward chain. Improved by the current owners boasting a large conservatory, a recently fitted solid wood kitchen with marble worktops and a modern bathroom suite, the property benefits from gas central heating & double glazing. Located in the popular area of Dipton and set back in a private cul-de-sac with views over Derwent Valley, the property briefly comprises; entrance hall, 23ft L-shaped lounge/dining room with French doors to a large conservatory leading to the front garden via patio doors, newly fitted kitchen with integrated appliances and a Belfast sink, modern bathroom and two double bedrooms with fitted wardrobes. Externally there is a block paved drive providing off street parking for several cars. The front garden is bordered by hedge rows and mainly laid to lawn. The private rear garden has a paved patio and a lawn.

Call: J W Wood 01207 235221

Price Guide: £144,950+

Lot No. 125 23 Low Lane, South Shields NE34 0LE

Andrew Craig



Description:

LOW LANE, SOUTH SHIELDS... Modern two bedroom first floor apartment on the popular development of Low Lane, ideally situated within close proximity to local amenities, South Tyneside District Hospital as well as having good transport links. This ready to move into apartment briefly comprises of: - Entrance into hallway with stairs to first floor, door into apartment, open plan lounge/kitchen, two bedrooms and a white bathroom suite. Externally lies communal gardens and a allocated parking space. Benefiting from gas central heating and double glazing this property must be viewed!!



EPC : C

Call: Andrew Craig 0191 4271722

Price Guide: £59,950+

Lot No. 126 2 Tindale Crescent, Rowlands Gill NE39 2NN

ROOK MATTHEWS SAYER



Description:

This beautifully presented three bedroom new build property is available for sale on Tindale Terrace. Accommodation briefly comprises of: Entrance hall leading to stunning modern kitchen, lounge with French doors leading out into the garden, stairs to first floor landing, stylish family bathroom, two bedrooms, stairs to second floor landing and master bedroom with beautiful views to the north and south. The property also benefits from gas central heating, double glazing, driveway to front and rear garden with decking area. This property is available with no upper chain



EPC Band B

Call: Rook Matthews Sayer 0191 4131313

Price Guide: WAS ORIGINALLY £140,000 NOW £115,000+

Lot No. 127 9 Grosvenor Drive, Cleadon SR6 7SZ

Andrew Craig



Description:

Situated within a cul-de-sac position and being offered with vacant possession we would urge an early inspection of this semi detached bungalow which comprises of lounge, kitchen, two bedrooms and bathroom. Further benefits include gas central heating, double glazing and gardens plus a detached garage.

EPC : TBC

Call: Andrew Craig 0191 5190011

Price Guide: £139,950+

Lot No. 128 19 Dowding Lane, Central Grange Newcastle NE3 3GP

ROOK MATTHEWS SAYER



Description:

Modern three bedroom end link town house situated in this popular residential area close to local shops, amenities and transport links to the City Centre. The accommodation briefly comprises over three floors; entrance hall, w.c, lounge, dining kitchen, three bedrooms, en suite shower room and a bathroom/w.c. Externally there is a garden to the rear. Viewing comes recommended.

EPC C



Call: Rook Matthews Sayer 0191 2847999

Price Guide: £145,000+

Lot No. 129 90 Ingram Drive, Blyth, Northumberland NE24 5ED

ROOK MATTHEWS SAYER



Description:

INVESTMENT OPPORTUNITY - MODERN MIN LINK - POPULAR DEVELOPMENT - THREE BEDROOMS **on Ingram Drive, Cowpen Farm Estate in Blyth. Briefly comprising: Entrance hall, spacious lounge through dining room, kitchen and utility. To the first floor three bedrooms and family bathroom. Lawned area to front and courtyard garden to rear. Cul de sac position - close to amenities and local schools. Viewings recommended.
EPC : C



Call: Rook Matthews Sayer 01670 352900

Price Guide: £59,950+

Lot No. 130 13 Kinver Drive, Chapel Park, Newcastle NE5 1UA

ROOK MATTHEWS SAYER



Description:

*SEMI DETACHED BUNGALOW TWO BEDROOMS FANTASTIC STANDARD OPEN PLAN LOUNGE/CONSERVATORY*This is an extremely well presented semi -detached bungalow situated in Chapel Park on Kinver Drive. Kinver Drive is one of the most sought after streets in Chapel Park. The bungalow benefits from double glazing and gas radiator heating with additional under floor heating (where stated). The property also benefits from a solar panel system. The garage has been converted to offer an entrance porch and utility area. Externally there are front and rear garden, the rear includes artificial lawn and a workshop.
EPC Band D

Call: Rook Matthews Sayer 0191 2671031

Price Guide: £185,000+

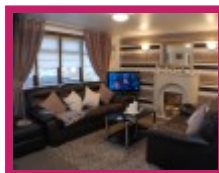
Lot No. 131 353 Bamburgh Avenue, South Shields NE33 3HY

Andrew Craig



Description:

A three bedroom Semi Detached Home in this lovely location for the coast, schools and access to town. The home has a lounge and large dining room, a fitted kitchen, ground floor cloaks and a first floor modern fitted bathroom. With drive parking, ease of maintenance gardens, gas central heating and double glazing. We feel the home is ideal for the growing family. EPC D



Call: Andrew Craig 0191 4271722

Price Guide: £84,950+

Lot No. 132 27 Windsor Gardens, Alnwick, Northumberland NE66 1LW

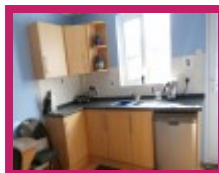
ROOK MATTHEWS SAYER



Description:

A semi detached family home close to the town centre with good off-road rear parking. The accommodation includes entrance porch and hall, sitting room with windows to front and rear, fitted kitchen and utility room plus rear porch. On the first floor there are two double bedrooms, one single room and shower room with separate w.c.. Gas fired central heating from a combination boiler and PVC double glazing is included. There are easily maintained pebbled gardens to front and rear with access to the communal off-road parking.

EPC : C



Call: Rook Matthews Sayer 01665 510044

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

Lot No. 133

5 Percy Mews, Alnwick NE66 1PS

**ROOK
MATTHEWS
SAYER**



Description:

*Affordable Housing *Ideally suited for first time buyers, this modern bright apartment provides self-contained accommodation with entry phone system just outside the town centre. The apartment is situated on the ground floor with accommodation extending to entrance hall with store cupboard, sitting room, kitchen, two bedrooms and bathroom. Electric heating is included with double glazing. There is allocated parking space available



EPC : C

Call: Rook Matthews Sayer 01665 510044

Price Guide: £69,950+

Lot No. 134

7 Bowman Drive, Hexham, Northumberland NE46 3BU

**ROOK
MATTHEWS
SAYER**



Description:

Within walking distance of Hexham town centre, close to all amenities, this two bedroom apartment must be viewed to appreciate the location, size and quality which this property has to offer. Comprising of communal entrance with telephone entry system, reception hall, lounge/dining room, kitchen with integral appliances, two bedrooms, master with en-suite and bathroom, external designated car parking space.



EPC : C

Call: Rook Matthews Sayer 01434 601 616

Price Guide: WAS £124,950 NOW £89,950+

Lot No. 135

1 Paul Lea, Beamish, Co Durham DH9 0RB

**WOOD
ESTATE AGENTS**



Description:

Rare opportunity to acquire a 3 Bedroom semi detached house in the sought after village of Beamish. Exceptional plot with Garage, Gardens to 3 sides and outlook over woodland. Large side garden currently used as parking would allow substantial extension subject to obtaining planning permission.



EPC Band to Follow

Call: JW Wood 0191 388 7245

Price Guide: £150,000+

Lot No. 136

35 Dunn Road, Peterlee SR8 5JF

kimmitt & roberts



Description:

Situated in a cul de sac is this spacious four bed semi detached family home which comes with gas central heating system, double glazed windows, four good sized bedrooms and modern kitchen and bathroom fittings. To the exterior is an ample enclosed garden to the rear and open plan garden to front elevation
EPC Band to follow

Call: Kimmit & Roberts 0191 518 3334

Price Guide: £69,950+

Lot No. 137

Flat 2 Northumberland House, Ryton, Northumberland NE40 3PT



Description:

***Very well presented lower apartment in Old Ryton Village. Accommodation comprises of: Entrance hall, lounge, modern fitted kitchen, bedroom and modern bathroom. Viewing is highly recommend to fully appreciate the standard of accommodation on offer.
Energy Rating C



Call: Rook Matthews Sayer 0191 4131313

Price Guide: £41,950+

Lot No. 138

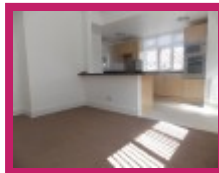
17 Charlton Road, Sunderland SR5 1HP

Andrew Craig



Description:

Beautifully presented double fronted bungalow which must be viewed to fully appreciate. Internally the property has lounge with feature fire , fully fitted kitchen , dining area, recently installed shower room & two spacious bedrooms . Other benefits include new carpeting and blinds throughout included in sale, double glazing and gas central heating, alarm system ,new plumbing, plastering & repointing . Externally enclosed front garden with established trees and border plants, driveway with double gates leading to further parking to the side of the property with on road parking to front . To the rear of the property there is a split level garden with paved patio area.



EPC Band D

Call: Andrew Craig 0191 5160239

Price Guide: £154,950+

Lot No. 139

4 Lumley Drive, Peterlee SR8 1NL

kimmitt & roberts



Description:

Kimmitt and Roberts have immense pleasure in offering for sale this delightful two bedroomed detached bungalow for sale on the open market. Boasting gas central heating system, double glazing, refitted kitchen incorporating electric oven and hob, conservatory, two bedrooms, refitted shower room/W.C with a double shower cubicle, gardens to front, side and rear, single garage and driveway. Situated in this ever popular cul-de-sac we anticipate a lot of interest and early inspection is essential to avoid disappointment.

EPC : E

Call: Kimmit & Roberts 0191 518 3334

Price Guide: £139,950+

Lot No. 140

73 Howick Street, St Peters Riverside, Sunderland SR6 0DE

Andrew Craig



Description:

HOWICK PARK, ST PETERS RIVERSIDE - No upper chain! A ground floor modern apartment offered with vacant possession and to upward chain! Ideal for stair free living and located close to Sunderland City Centre, Riverside and University. Road, Bus and Metro links are suitably in place. Briefly the property offers a secure entry system to main building, door to entrance hallway, lounge, kitchen, bedroom and bathroom. The property is heated by electric night storage heaters and is double glazed. Additional benefits include allocated parking.



EPC : C

Call: Andrew Craig 0191 5160239

Price Guide: £44,950+

Lot No. 141 16 Helmsdale Avenue, Felling NE10 0JD

Andrew Craig



Description:

HELMSDALE AVENUE - Available with no upper chain this well presented and improved two bed mid terraced house is ideal for first time buyers and professionals. Benefiting from modern style kitchen and bathroom and pleasantly positioned on this pedestrianised street in Felling being conveniently placed for local amenities including Metro Station. Comprises of lounge, kitchen, two bedrooms and bathroom/w.c. Town style front garden and yard to rear. An internal inspection comes highly recommended to appreciate fully.



EPC : D

Call: Andrew Craig 0191 4875330

Price Guide: £52,950+

Lot No. 142 62 Haverley Drive, Station Farm Estate, Seaham SR7 0JP

kimmitt & roberts



Description:

A well presented three bedroom semi well situated within this sought after estate. Having the benefits of a pleasant rear aspect, conservatory, detached garage and ample parking. Further benefits include gas central heating via combi boiler, upvc double glazing, recently refitted kitchen and a number of extras included. NO UPWARD CHAIN.



EPC : C

Call: Kimmitt & Roberts 0191 5813213

Price Guide: £99,950+

Lot No. 143 19 Elm Park Terrace, Shotley Bridge DH8 0NA

WOOD
ESTATE AGENTS



Description:

Situated on the rural outskirts of Shotley Bridge, a two bedroom stone built terraced house, available with vacant possession. The property has the benefit of uPVC double glazing, gas central heating and comprises: Entrance lobby, lounge and a kitchen diner. To the first floor there are 2 bedrooms and a bathroom w.c. There is also a cellar and a single garage to the rear.

Elm Park Terrace is a traditional terrace situated on the rural edge of Shotley Bridge, approximately three quarters-of-a-mile from the village centre, which offers an excellent range of local shops and facilities. It is also close to the popular villages of Medomsley and Ebchester, and is well placed for commuting to Durham and Tyneside, both of which are approximately 15 miles away.
EPC Band E

Call: J W Wood 01207 502109

Price Guide: £59,950+

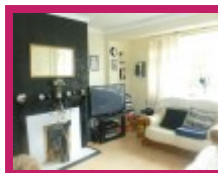
Lot No. 144 37 Rothley Avenue, Fenham, Newcastle NE5 2DU

ROOK
MATTHEWS
SAYER



Description:

Situated in this popular area of Fenham and priced to sell is this three bedroom semi detached house. Ideally located for Newcastle City Centre, A1 & A69 road links, shops and amenities. Benefiting from no onward chain, gas central heating and double glazing. The property briefly comprises entrance porch, hallway, lounge, dining room, kitchen, utility, stairs to first floor, three bedrooms and bathroom w/c. Externally there are gardens to the front and rear



EPC : D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £99,950+

Lot No. 145 48 South Street, Newbottle, Houghton Le Spring DH4 4EH



Description:

An ideal home for the growing family, this substantial mid terrace residence has been comprehensively refitted and is beautifully presented from top to bottom. Recent works include the provision of a refitted kitchen, a refitted bathroom, combi gas central heating, UPVC double glazing, re-decoration and re-carpeting throughout. It has 3 well-proportioned bedrooms (two of which are fitted) supplemented by an excellent attic room. It occupies a fine position in the heart of an attractive village, noted for combining ease of access to all the regions major centres within an attractive village setting. Internal inspection cannot fail to impress.
EPC : D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: WAS £109,950 NOW £85,000+

Lot No. 146 18 Canterbury Way, Wideopen, Newcastle NE13 6JW



Description:

Traditional two bedroom semi-detached bungalow situated in this popular residential area close to local shops, amenities and transport links to the City Centre. Briefly comprising; entrance hall, lounge, kitchen, two bedrooms a bathroom/w.c. Externally there are gardens to the front and rear and an attached garage.
EPC Band D



Call: Rook Matthews Sayer 0191 2847999

Price Guide: £125,000+

Lot No. 147 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. 148 20 Cecil Court, Ponteland NE20 9EE



Description:

A two bedroomed first floor apartment pleasantly situated in this sought after development close to Ponteland village centre and well placed for all amenities. Approached by a communal entrance hall and staircase to the first floor, the property has a reception hall, 19 lounge, breakfasting kitchen, two bedrooms both with built in wardrobes and bathroom/WC. The property stands in well tended communal gardens with residents and visitor parking. The accommodation benefits from electric heating alongwith sealed unit double glazing and security entry phone system. Ideal for a professional person or couple, internal inspection is recommended to appreciate the location and space offered by this particular property. EPC : B

Call: Rook Matthews Sayer 01661 860228

Price Guide: £134,950+

Lot No. 149

White Wickets, Flint Hill, Stanley DH9 9JD



Description:

A spacious detached house with potential, ideally suited to families. Built in 1919 as a co-operative store, the property has since been converted into a family home with garage and garden. The property has the benefit of uPVC double glazing, gas central heating and a CCTV security system. The accommodation includes: a large living room, separate dining room and kitchen. To the first floor there are three bedrooms, a bathroom and a large storage room which could be converted into further living space.



EPC Band E

Call: J W Wood 01207 235221

Price Guide: £125,000+



Merry Christmas

AND HAPPY NEW YEAR

From everyone at
Agents Property Auction



Terms & Conditions

About us and Important Auction Information

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

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

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

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

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

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

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

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

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

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

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

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

Our General Auction Terms of Business

1. Interpretation

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

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

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

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

2. Conditions applicable to the auction types

2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

2.2 Option Two Conditions

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

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

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



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

3. General provisions applicable to Sellers and Buyers

3.1 General Auction Conditions

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

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

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

3.2 Charges and payment

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

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

3.3 Proof of Identity and Proceeds of Crime Act

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

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

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

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

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

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

3.4 Miscellaneous

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

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

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

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

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

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

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

3.5 Notices

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

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

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

3.6 Governing law and jurisdiction

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

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

Common Auction Conditions

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Important Notice

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

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

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

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

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

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

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

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

Glossary

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



Wherever it makes sense:

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

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

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

Agreed completion date

Subject to condition G9.3:

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

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

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

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

Auction The auction advertised in the catalogue.

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

Auctioneers The auctioneers at the auction.

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

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

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

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

Condition One of the auction conduct conditions or sales conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The auctioneers.

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

Auction Conduct Conditions

A1 Introduction

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

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

A2 Our role

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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



A5 The contract

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

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

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

A5.4 If you do not we may either:

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

(b) sign the sale memorandum on your behalf.

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

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

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

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

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

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

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

A6 Extra Auction Conduct Conditions

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

General conditions of sale

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

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

G1 The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

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

G2 Deposit

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

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

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

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

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

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

G2.2 The deposit

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

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

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

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

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

G3 Between contract and completion

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

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

(b) pay the premiums when due;

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

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

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

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

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

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

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

Title and identity

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

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

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

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

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

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

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

(ii) the documents accompanying that application;

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



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

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

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

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

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

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

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

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

G5 Transfer

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

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

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

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

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

G6 Completion

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

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

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

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

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

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

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

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

G7 Notice to complete

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

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

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

(a) terminate the contract;

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

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

(d) resell the lot; and

(e) claim damages from the buyer.

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

(a) terminate the contract; and

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

G8 If the contract is brought to an end

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

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

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

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

G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

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

G9.5 The buyer must:

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

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

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

G10 Interest and apportionments

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

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

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

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

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

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

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

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

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

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

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

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

G11 Arrears

Part 1 Current rent

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

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

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

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

(a) so state; or

(b) give no details of any arrears.

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

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



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

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

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

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

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

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

G12 Management

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

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

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

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

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

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

G13 Rent deposits

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

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

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

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

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

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

G14 VAT

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

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

G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

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

(a) of the buyer's VAT registration;

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

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

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

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

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

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

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

G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

G17 Maintenance agreements

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

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

G18 Landlord and Tenant Act 1987

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

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

G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

(a) in its condition at completion;

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

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

G19.5 Where relevant:

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

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

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

G20 TUPE

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

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

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

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

(c) in respect of the Transferring Employees.

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



on completion.

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

G21 Environmental

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

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

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

G22 Service Charge

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

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

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

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

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

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

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

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

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

G23 Rent reviews

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

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

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

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

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

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

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

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

G24 Tenancy renewals

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

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

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

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

G24.4 Following completion the buyer must:

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

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

G25 Warranties

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

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

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

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

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

G26 No assignment

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

G27 Registration at the Land Registry

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

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

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

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

G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

G29 Contracts (Rights of Third Parties) Act 1999

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

G30 Extra General Conditions



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