



Agents Property  
**AUCTION**

TOGETHER WE GET RESULTS

# Auction Catalogue



THIS AUCTION

## Monday 12th December

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



Andrew Craig

WOOD  
ESTATE AGENTS

kimmitt & roberts

Michael Poole



**Richard Francis**  
Auctioneer MNAVA

**01661 831 360**  
[www.agentspropertyauction.com](http://www.agentspropertyauction.com)



## Buyers Guide

### IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

#### Particulars of Sale:

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

#### Price Guides:

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

#### Option 1 Terms & Conditions:

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

#### Option 2 Terms & Conditions:

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

#### Administration Fee:

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

#### Deposits:

Deposits may be paid by cheque, bankers draft or by prior arrangement into the Client Account of The Agents Property Auction. Unfortunately cash cannot be accepted. Proof of identity and address is required for all successful buyers in order for us to comply with money laundering regulations. Original documents must be provided, photocopies are not accepted. For proof of identity we can accept – current signed passport, current full UK/EU photo card driving licence, resident permit issued by the Home Office to EU Nationals. Fire Arms Certificate. For proof of address we can accept – A utility bill issued in the last three months (not a mobile phone bill), local authority tax bill, bank or building society statement containing current address. We reserve the right to conduct a soft imprint online identification search on any successful buyer.

#### Remote Bidding:

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

#### Sales Agreed:

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

#### Amendments to Catalogue:

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

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

## Venue Location

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

Tel: 0191 236 4111

#### Directions:

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





## Order Of Sale

| Lot No          | Address  | Post Code | Partner Agent              |
|-----------------|--|-----------|----------------------------|
| <b>OPTION 1</b> |  |           |                            |
| Lot 1           | 60 Tower Street West , Hendon, Sunderland        | SR2 8JY   | Andrew Craig               |
| Lot 2           | 10 Percy Street, Alnwick                         | NE66 1AE  | Rook Matthews Sayer        |
| Lot 3           | 4 Fourth Street, Blackhall Colliery              | TS27 4EP  | Kimmitt & Roberts          |
| Lot 4           | 17 Smith Street, Sunderland                      | SR2 0RG   | Kimmitt & Roberts          |
| Lot 5           | 18 Keir Hardie Avenue, Shotton                   | DH6 2PS   | Kimmitt & Roberts          |
| Lot 6           | 14 Ninth Street, Blackhall Colliery              | TS27 4EX  | Kimmitt & Roberts          |
| Lot 7           | 2 Rudds Place, Middlesbrough                     | TS5 6JL   | Andrew Craig/Michael Poole |
| Lot 8           | 16 Straker Street, Hartlepool                    | TS26 8BP  | Kimmitt & Roberts          |
| Lot 9           | 538 John Williamson Street, South Shields        | NE33 5LW  | Andrew Craig               |
| Lot 10          | 66 Brookfield Road, Stockton                     | TS19 7NR  | Michael Poole              |
| Lot 11          | 35 and 35a Woodhorn Road, Ashington              | NE63 9AS  | Rook Matthews Sayer        |
| Lot 12          | 61 Hodgsons Road, Blyth                          | NE24 1NH  | Rook Matthews Sayer        |
| Lot 13          | 1 General Bucher Court, Bishop Auckland          | DL14 6EY  | JW Wood Estate Agents      |
| Lot 14          | 9 & 9a George Street, Ashington                  | NE63 9HJ  | Rook Matthews Sayer        |
| Lot 15          | 6 Dent Street, Shildon, Bishop Aukland           | DL4 2DJ   | JW Wood Estate Agents      |
| Lot 16          | Flat 3, 30 Clayton Road, Jesmond                 | NE2 4RQ   | Rook Matthews Sayer        |
| Lot 17          | 1 Hardwick Street, Horden, Peterlee              | SR8 4JH   | Kimmitt & Roberts          |
| Lot 18          | 35 St James Gardens, Bishop Auckland             | DL14 0BG  | JW Wood Estate Agents      |
| Lot 19          | 33 Red Barns, Newcastle                          | NE1 2TP   | Rook Matthews Sayer        |
| Lot 20          | 117 Marshall Wallis Road, South Shields          | NE33 5PR  | Andrew Craig               |
| Lot 21          | 88 Borrowdale Avenue, Walker                     | NE6 4HL   | Mike Rogerson              |
| Lot 22          | 43 Seventh Row, Ashington                        | NE63 8HX  | Rook Matthews Sayer        |
| Lot 23          | 5 Beechwood Street, Sunderland                   | SR2 7LU   | Andrew Craig               |
| Lot 24          | 55 Seventh Row, Ashington                        | NE63 8HX  | Rook Matthews Sayer        |
| Lot 25          | 13 Hepscott Avenue, Blackhall                    | TS27 4HP  | Kimmitt & Roberts          |
| Lot 26          | 25 High Street, Belford, Alnwick                 | NE70 7NG  | Rook Matthews Sayer        |
| Lot 27          | 26 Powburn Gardens, Fenham                       | NE4 9UE   | Rook Matthews Sayer        |
| Lot 28          | 73 Rosalind Street, Ashington                    | NE63 9BN  | Rook Matthews Sayer        |
| Lot 29          | 20 Collingwood Street, Newbiggin By The Sea      | NE64 6HT  | Rook Matthews Sayer        |
| Lot 30          | 12 Stewart Street, High Barnes, Sunderland       | SR4 7HQ   | Andrew Craig               |
| Lot 31          | 26 Albert Terrace, Esh Winning                   | DH7 9PQ   | JW Wood Estate Agents      |
| Lot 32          | 62 Welfare Crescent, Newbiggin                   | NE64 6RZ  | Rook Matthews Sayer        |
| Lot 33          | 62 Fifth Street, Horden, Peterlee                | SR2 4LA   | Kimmitt & Roberts          |
| Lot 34          | 12 Queens Parade Stanley                         | DH9 8JY   | JW Wood Estate Agents      |
| Lot 35          | 118 Sycamore Street, Ashington                   | NE63 0HL  | Rook Matthews Sayer        |
| Lot 36          | 9 Park Road Stanley                              | DH9 7QB   | JW Wood Estate Agents      |
| Lot 37          | 61 Toward Road ,Hendon, Sunderland               | SR2 8JG   | Andrew Craig               |
| Lot 38          | 4 Windsor Road, Dipton Stanley                   | DH9 9EL   | JW Wood Estate Agents      |
| Lot 39          | 14 Milton Grove, Shotton                         | DH6 2RD   | Kimmitt & Roberts          |
| Lot 40          | 5 Bradley Terrace Dipton Stanley                 | DH9 9AZ   | JW Wood Estate Agents      |
| Lot 41          | 16 A J Cook Terrace, Shotton, Peterlee           | DH6 2PR   | Kimmitt & Roberts          |
| Lot 42          | Former Greenland School, School Terrace, Stanley | DH9 7QN   | Rook Matthews Sayer        |
| Lot 43          | 1 & 1a Hylton Street, Graswell                   | DH4 4DP   | Kimmitt & Roberts          |
| Lot 44          | 150 Station Road, Ashington                      | NE63 8HG  | Rook Matthews Sayer        |
| Lot 45          | 120 Imeary Street, South Shields                 | NE33 4EL  | Andrew Craig               |
| Lot 46          | 5 Eighth Street, Horden, Peterlee                | SR8 4LY   | Kimmitt & Roberts          |
| Lot 47          | 4 Harwood Close, Cramlington                     | NE23 6AN  | Rook Matthews Sayer        |



## Order Of Sale

| Lot No          | Address  | Post Code | Partner Agent                     |
|-----------------|--|-----------|-----------------------------------|
| Lot 48          | 17 Viola Street, Concord, Washington               | NE37 2QL  | Andrew Craig                      |
| Lot 49          | 8 Elwin Street, Pelton, Chester Le Street          | DH2 1EB   | JW Wood Estate Agents             |
| Lot 50          | 64 Derwent Street, Hartlepool                      | TS26 8BN  | Kimmitt & Roberts                 |
| Lot 51          | 12 St Oswalds Street, Hartlepool                   | TS24 8NR  | Kimmitt & Roberts                 |
| Lot 52          | Plot 36, Otterburn Hall Estate                     | NE19 1HE  | Rook Matthews Sayer               |
| Lot 53          | Plot 37, Otterburn Hall Estate                     | NE19 1HE  | Rook Matthews Sayer               |
| Lot 54          | Plot 39, Otterburn Hall Estate                     | NE19 1HE  | Rook Matthews Sayer               |
| Lot 55          | Plot 40, Otterburn Hall Estate                     | NE19 1HE  | Rook Matthews Sayer               |
| Lot 56          | Plot 41, Otterburn Hall Estate                     | NE19 1HE  | Rook Matthews Sayer               |
| Lot 57          | Plot 43, Otterburn Hall Estate                     | NE19 1HE  | Rook Matthews Sayer               |
| Lot 58          | Plot 46, Otterburn Hall Estate                     | NE19 1HE  | Rook Matthews Sayer               |
| Lot 59          | 149 Salisbury Street, Blyth                        | NE24 1JN  | Mike Rogerson                     |
| Lot 60          | 63 Ninth Street, Blackhall Colliery                | TS27 4LZ  | Kimmitt & Roberts                 |
| Lot 61          | 47 Croft Road, Blyth                               | NE24 2EL  | Rook Matthews Sayer/Mike Rogerson |
| Lot 62          | 32 Rowan Court, Forest Hall                        | NE12 9QT  | Mike Rogerson                     |
| Lot 63          | 57/57a Otto Terrace, Thornhill, Sunderland         | SR2 7LP   | Andrew Craig                      |
| Lot 64          | 235 Hampstead Road, Benwell, Newcastle             | NE4 8TP   | Rook Matthews Sayer               |
| Lot 65          | 2 Stokoes Buildings, Leadgate, Consett             | DH8 6DW   | JW Wood Estate Agents             |
| Lot 66          | 44 Poplar Street, Stanley                          | DH9 7AY   | JW Wood Estate Agents             |
| Lot 67          | 134/136 North Road, Darlington                     | DL1 2EJ   | JW Wood Estate Agents             |
| Lot 68          | 9 Johnson Street, Bishop Auckland                  | DL14 8TJ  | JW Wood Estate Agents             |
| Lot 69          | Butsfield, Durham Road, Birtley                    | DH3 1TS   | Andrew Craig                      |
| Lot 70          | 88 Clayport Gardens, Alnwick                       | NE66 1EG  | Rook Matthews Sayer               |
| Lot 71          | 155 Fairfield Road, Stockton                       | TS19 7HQ  | Michael Poole                     |
| Lot 72          | 71 Hampden Street, South Bank                      | TS6 6LQ   | Michael Poole                     |
| <b>OPTION 2</b> |  |           |                                   |
| Lot 73          | 2 Church View, Lanchester                          | DH7 0ES   | JW Wood Estate Agents             |
| Lot 74          | 21 Ashleigh Road, Fenham                           | NE5 2BT   | Rook Matthews Sayer               |
| Lot 75          | 5 Oak Street, Seaton Burn                          | NE13 6HD  | Andrew Craig/Rook Matthews Sayer  |
| Lot 76          | Walwick Cottage, Humshaugh, Hexham                 | NE46 4BJ  | Rook Matthews Sayer               |
| Lot 77          | 61 Shipley Avenue, Fenham                          | NE4 9QY   | Rook Matthews Sayer               |
| Lot 78          | 17 Royal Street, Sunderland                        | SR2 9RJ   | Andrew Craig                      |
| Lot 79          | 33 Cairn Park, Longframlington                     | NE65 8JS  | Rook Matthews Sayer               |
| Lot 80          | 19 Greens Park, Warkworth                          | NE65 0GY  | Rook Matthews Sayer               |
| Lot 81          | 451 West Dyke Road, Redcar                         | TS10 4PS  | Michael Poole                     |
| Lot 82          | Orchard House, Townfoot, Alston                    | CA9 3HX   | Rook Matthews Sayer               |
| Lot 83          | 10 West Avenue, Guidepost, Choppington             | NE62 5PL  | Rook Matthews Sayer               |
| Lot 84          | 120 Perth Avenue, South Shields                    | NE34 9DP  | Andrew Craig                      |
| Lot 85          | 15 Sunnyside Terrace, Cleadon                      | SR6 7XE   | Andrew Craig                      |
| Lot 86          | 19 The Grove, Forest Hall                          | NE12 9PE  | Rook Matthews Sayer               |
| Lot 87          | 118 Boldon Lane, South Shields                     | NE34 0BY  | Andrew Craig                      |
| Lot 88          | Blackhall Mill Club House, Chopwell Road, Chopwell | NE17 7TN  | Rook Matthews Sayer               |
| Lot 89          | 19 Plough Road, Hall Road, Sunderland              | SR3 2UQ   | Andrew Craig                      |
| Lot 90          | 82 Southwood Gardens, Kenton, Newcastle            | NE3 3BX   | Rook Matthews Sayer               |
| Lot 91          | 62 Cleaswell Hill, Choppington                     | NE62 5DZ  | Rook Matthews Sayer               |
| Lot 92          | 32 St Marys Avenue, South Shields                  | NE34 6AE  | Andrew Craig                      |
| Lot 93          | 3 The Terrace, Shotton                             | DH6 2LY   | Kimmitt & Roberts                 |



## Order Of Sale

| Lot No  | Address  | Post Code | Partner Agent                     |
|---------|--|-----------|-----------------------------------|
| Lot 94  | 8 East Street, Hett, Durham                            | DH6 5LP   | JW Wood Estate Agents             |
| Lot 95  | 55 Morpeth Avenue, South Shields                       | NE34 0RS  | Andrew Craig                      |
| Lot 96  | The Little Gables, 4 Woolsington Park South, Newcastle | NE13 8BJ  | Rook Matthews Sayer               |
| Lot 97  | 20 Orpington Road, Park End, Middlesbrough             | TS3 0DT   | Michael Poole                     |
| Lot 98  | 38 High Meadows, Newcastle                             | NE3 4PW   | Andrew Craig/Rook Matthews Sayer  |
| Lot 99  | 13 East View, Bedlington                               | NE22 7HD  | Rook Matthews Sayer               |
| Lot 100 | 17 Bevan Grove, Shotton                                | DH6 2LQ   | Kimmitt & Roberts                 |
| Lot 101 | 9 Glamis Avenue, Sunderland                            | SR4 8PB   | Andrew Craig                      |
| Lot 102 | 17 Poplar Drive, Whitburn, Sunderland                  | SR6 7AS   | Andrew Craig                      |
| Lot 103 | 8 Lothian Court, Blakelaw                              | NE5 3TZ   | Andrew Craig/Rook Matthews Sayer  |
| Lot 104 | 19 Coleridge Square, Hebburn                           | NE31 1QD  | Andrew Craig                      |
| Lot 105 | 1 Langdale, Birtley                                    | DH3 2EJ   | Andrew Craig                      |
| Lot 106 | 35 Normanby Close, Seaham                              | SR7 0EE   | Kimmitt & Roberts                 |
| Lot 107 | 63 Lutterworth Road, Longbenton                        | NE12 8QR  | Andrew Craig                      |
| Lot 108 | 1a Walnut Place, Montagu Estate, Newcastle             | NE3 4QS   | Andrew Craig/Rook Matthews Sayer  |
| Lot 109 | 16 Flemingfield, Shotton, Peterlee                     | DH6 2JF   | Kimmitt & Roberts                 |
| Lot 110 | 57 Fletcher Crescent, New Herrington                   | DH4 4LT   | Kimmitt & Roberts                 |
| Lot 111 | 33 Southgate Mews, Morpeth                             | NE61 2BW  | Rook Matthews Sayer/Mike Rogerson |
| Lot 112 | 12 Marlborough Court, Jarrow                           | NE32 5RB  | Andrew Craig                      |
| Lot 113 | 157 Alexandra Road, Ashington                          | NE63 9LA  | Rook Matthews Sayer               |
| Lot 114 | 24 Lisle Road, South Shields                           | NE34 6DQ  | Andrew Craig                      |
| Lot 115 | 49 Stirling Drive, Bedlington                          | NE22 5YF  | Rook Matthews Sayer               |
| Lot 116 | 35 Galashiels Road, Grindon, Sunderland                | SR4 8JL   | Andrew Craig                      |
| Lot 117 | 14 Park View Terrace, Langley Moor, Durham             | DH7 8JU   | JW Wood Estate Agents             |
| Lot 118 | 47 Jasper Avenue, Seaham                               | SR7 8NH   | Kimmitt & Roberts                 |
| Lot 119 | 25 Grey Ridges, Brandon, Durham                        | DH7 8QL   | JW Wood Estate Agents             |
| Lot 120 | 3 The Hermitage, Chester Le Street                     | DH2 3RG   | JW Wood Estate Agents             |
| Lot 121 | 6 Hylton Avenue, South Shields                         | NE34 7SD  | Andrew Craig                      |
| Lot 122 | 11 Westfield Road, Normanby, Eston                     | TS6 0HU   | Michael Poole                     |
| Lot 123 | 39 Church Street, Eyemouth, Scottish Borders           | TD14 5DH  | Tyne & Tweed Estate Agents        |
| Lot 124 | 11 East View, Morpeth                                  | NE61 1UT  | Mike Rogerson                     |
| Lot 125 | 29 Larnie Terrace, Low Fell                            | NE9 5RP   | Andrew Craig                      |
| Lot 126 | 18 The Hall Close, Ormesby                             | TS7 9BY   | Michael Poole                     |
| Lot 127 | 25 Henderson Road, St Gabriels, Sunderland             | SR4 7ST   | Andrew Craig                      |
| Lot 128 | 80 Woodvale Drive, Hebburn                             | NE31 1RB  | Andrew Craig                      |
| Lot 129 | 27 Park Avenue, Newcastle                              | NE3 2HJ   | Rook Matthews Sayer               |
| Lot 130 | 29 Foxcover, Linton Colliery, Ashington                | NE61 5SR  | Rook Matthews Sayer               |
| Lot 131 | 40 Lindisfarne Lane, Morpeth                           | NE61 2UL  | Mike Rogerson                     |
| Lot 132 | 5 Flexsbury Gardens, Felling                           | NE10 9JA  | Andrew Craig                      |
| Lot 133 | 3 March Terrace, Dinnington                            | NE13 7AF  | Rook Matthews Sayer               |
| Lot 134 | Flat 5, 45 Regent Road, Gosforth                       | NE3 1ED   | Andrew Craig                      |
| Lot 135 | 5 Ainsdale Way, Middlesbrough                          | TS4 3JU   | Michael Poole                     |
| Lot 136 | 44 Westmoreland Rise, Peterlee                         | SR8 2EW   | Kimmitt & Roberts                 |
| Lot 137 | 15 Croft Way, Belford                                  | NE70 7ET  | Rook Matthews Sayer               |
| Lot 138 | 37 Whitby Avenue, Middlesbrough                        | TS6 9NH   | Michael Poole                     |
| Lot 139 | 13 Burn Hall, Darlington Road, Durham                  | DH1 3SR   | JW Wood Estate Agents             |
| Lot 140 | 20 Cotemedede, Leam Lane, Gateshead                    | NE10 8JQ  | Andrew Craig                      |
| Lot 141 | 13 Edward Avenue, Horden                               | SR8 4RQ   | Kimmitt & Roberts                 |



## Order Of Sale

| Lot No  | Address   | Post Code | Partner Agent         |
|---------|---|-----------|-----------------------|
| Lot 142 | 5 Holmfield, South Shields                      | NE34 6LU  | Andrew Craig          |
| Lot 143 | 8 Blagdon Terrace, Seaton Burn                  | NE13 6EY  | Rook Matthews Sayer   |
| Lot 144 | 5 Biscop Terrace, Jarrow                        | NE32 5TW  | Andrew Craig          |
| Lot 145 | 18 Sheridan Road, South Shields                 | NE34 9JL  | Andrew Craig          |
| Lot 146 | 3 Coach Lane, Hazelrigg, Newcastle              | NE13 7AS  | Rook Matthews Sayer   |
| Lot 147 | 11 Embleton Avenue, Middlesbrough               | TS5 7EA   | Michael Poole         |
| Lot 148 | 30 Victoria Road East, Hebburn                  | NE31 1QN  | Andrew Craig          |
| Lot 149 | Denethorpe, Stockton Road, Sunderland           | SR2 0NE   | Andrew Craig          |
| Lot 150 | 4 The Steadings, Ashington                      | NE63 8XR  | Rook Matthews Sayer   |
| Lot 151 | 12 Middle Park, Alston                          | CA9 3AR   | Rook Matthews Sayer   |
| Lot 152 | 45 Hallington Mews, Killingworth                | NE12 6UF  | Rook Matthews Sayer   |
| Lot 153 | 9 Pastures Close, Marske by The Sea, Redcar     | TS11 6EB  | Michael Poole         |
| Lot 154 | 172 Mortimer Road, South Shields                | NE34 0RW  | Andrew Craig          |
| Lot 155 | 38 Hawthorne Avenue, South Shields              | NE34 8BE  | Andrew Craig          |
| Lot 156 | 25 Low Lane, South Shields                      | NE34 0LG  | Andrew Craig          |
| Lot 157 | 101 Portia Street, Ashington                    | NE63 9DT  | Rook Matthews Sayer   |
| Lot 158 | 18 Meadowfield, Ponteland                       | NE20 9XF  | Rook Matthews Sayer   |
| Lot 159 | 70 Cottingwood Green, Blyth                     | NE24 4TQ  | Rook Matthews Sayer   |
| Lot 160 | 50 Bridge Water Court, Longlands, Middlesbrough | TS4 2GE   | Michael Poole         |
| Lot 161 | 2 Castle Way, Pegswood                          | NE61 6XH  | Mike Rogerson         |
| Lot 162 | 12 Crofthead Close, Blyth                       | NE24 3JH  | Mike Rogerson         |
| Lot 163 | 32 Cecil Court, Ponteland                       | NE20 9EE  | Rook Matthews Sayer   |
| Lot 164 | West Farm Cottage, Kirkwhelpington              | NE19 2RS  | Rook Matthews Sayer   |
| Lot 165 | 5 The Grove, Easington Colliery, Peterlee       | SR8 3BU   | Kimmitt & Roberts     |
| Lot 166 | 16 Quarry Road, Hebburn                         | NE31 2UN  | Andrew Craig          |
| Lot 167 | 17 Mount Close, South Hylton, Sunderland        | SR4 0LR   | Andrew Craig          |
| Lot 168 | 6 Harrington Gardens, Choppington               | NE62 5TX  | Rook Matthews Sayer   |
| Lot 169 | 38 Derwent Mews, Blackhall, Consett             | DH8 8TU   | JW Wood Estate Agents |
| Lot 170 | 3 Ealing Court, Newcastle                       | NE3 2YD   | Rook Matthews Sayer   |
| Lot 171 | 19 Hindmarsh Drive, Ashington                   | NE63 9FA  | Rook Matthews Sayer   |
| Lot 172 | 22 Abingdon Court, Kingston Park                | NE3 2YQ   | Rook Matthews Sayer   |
| Lot 173 | 3 Vale View, Burnhope, Stanley                  | DH7 0EA   | JW Wood Estate Agents |
| Lot 174 | 8 Marden Close, Morpeth                         | NE61 2XS  | Rook Matthews Sayer   |
| Lot 175 | 29 Hazelmoor, Hebburn                           | NE31 1DH  | Andrew Craig          |
| Lot 176 | 1 Victoria Avenue, Windy Nook                   | NE10 9HR  | Andrew Craig          |
| Lot 177 | 3 Sheriffs Moor Avenue, Easington Lane          | DH5 0PB   | Kimmitt & Roberts     |
| Lot 178 | 3 Albert Street, Chester Le Street              | DH3 3DR   | Andrew Craig          |
| Lot 179 | 16 Bullers Green, Alnwick                       | NE61 1DF  | Mike Rogerson         |
| Lot 180 | 37 Hewitson Terrace, Felling, Gateshead         | NE10 9HQ  | Andrew Craig          |
| Lot 181 | 31 Simpson Close, Boldon Colliery               | NE35 9JP  | Andrew Craig          |
| Lot 182 | 177 Inverness Road, Jarrow                      | NE32 4JR  | Andrew Craig          |
| Lot 183 | 2 Burtons Yard, North Broomhill, Amble          | NE65 9UA  | Rook Matthews Sayer   |
| Lot 184 | 5 Queen Elizabeth Avenue, Sheriff Hill          | NE9 6RE   | Andrew Craig          |
| Lot 185 | 8 The Royalty, Sunderland                       | SR2 7PP   | Andrew Craig          |
| Lot 186 | 1 King Street, Alnwick                          | NE66 1XL  | Rook Matthews Sayer   |
| Lot 187 | 9 Byron Close, Guidepost                        | NE62 5DF  | Mike Rogerson         |
| Lot 188 | 483 Plessey Road, Blyth                         | NE24 3LU  | Rook Matthews Sayer   |
| Lot 189 | Amble Guest House, 16 Leazes Street, Amble      | NE65 0AL  | Rook Matthews Sayer   |



## Order Of Sale

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| Lot No  | Address                          | Post Code | Partner Agent                    |
|---------|----------------------------------|-----------|----------------------------------|
| Lot 190 | 19 Lyme Park, Ingleby Barwick    | TS17 5BX  | Michael Poole                    |
| Lot 191 | Lukes Lodge, Ravenshill, Kielder | NE48 1ER  | Rook Matthews Sayer              |
| Lot 192 | Flat 26 Main Street, Seahouses   | NE68 7RQ  | Andrew Craig/Rook Matthews Sayer |



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

60 Tower Street West , Hendon, Sunderland SR2 8JY

Andrew Craig



#### Description:

A two bedroom mid terraced cottage with rear yard. Close to local shops, schools and the City Centre. In need of full refurbishment. Ideal for investors.  
EPC Band G

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £5000+

### Lot No. 2

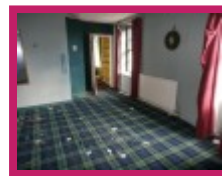
10 Percy Street, Alnwick NE66 1AE

ROOK  
MATTHEWS  
SAYER



#### Description:

A most unusual and historic terraced property with rounded corner on to Lisburn Street and small shared yard to the rear. The property is now ready for renovation and refurbishment, with accommodation extending to entrance hall, generous sitting room and kitchen/dining room on the ground floor, plus 2 bedrooms and bathroom on the first floor. Parking is available in the rear lane where there is also a garage. This is a unique opportunity and an early inspection is recommended. The town centre is within easy walking distance.



EPC Band E

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £59,950+

### Lot No. 3

4 Fourth Street, Blackhall Colliery TS27 4EP

kimmitt & roberts



#### Description:

OPEN VIEWING - SATURDAY 26TH NOVEMBER AT 12:45PM TUESDAY 29TH NOVEMBER AT 2:15PM An extended two bedroomed mid terraced house, conveniently situated close to village amenities. It has been improved to include a refitted kitchen and UPVC double glazing. It comprises of Lounge, Dining Room, Kitchen, Bathroom/wc, Two Bedrooms & Yard EPC Band D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £18,000+



**Lot No. 4**

17 Smith Street, Sunderland SR2 0RG



**Description:**

We have pleasure in bringing to the market this three bedroom mid terraced home with gas central heating and double glazing. The property has accommodation which comprises; Entrance Hall, Lounge, Dining Room, Kitchen and Bathroom. To the First Floor there are three bedrooms. Perfect for young first time buyers or investors alike, we anticipate much interest! The property is in need of some updating but is priced accordingly.



EPC Band D

**Call:** Kimmitt and Roberts 0191 5813213

**Price Guide:** £60,000+

**Lot No. 5**

18 Keir Hardie Avenue, Shotton DH6 2PS



**Description:**

OPEN VIEWING SATURDAY 26TH NOVEMBER 2016 AT 2PM AND THURSDAY 1ST DECEMBER AT 11AM.

An investment opportunity currently let at £435pcm we are awaiting sight of the tenancy agreement. A delightful three bedroomed semi detached home which offers gas central heating system, double glazing and briefly comprising of entrance lobby, lounge, kitchen and ground floor bathroom/W.C. To the first floor elevation there are three bedrooms, whilst to the exterior are enclosed gardens to both front and rear. An ideal family home situated in this ever popular village.



EPC Band E

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £40,000- £50,000

**Lot No. 6**

14 Ninth Street, Blackhall Colliery TS27 4EX



**Description:**

OPEN VIEWING - SATURDAY 26TH NOVEMBER AT 12:55PM TUESDAY 29TH NOVEMBER AT 2:25PM An extended two bedroomed mid terraced property, situated in a pleasant street. It has been updated, and includes UPVC double glazing, gas central heating system, and modern kitchen units and adapted bathroom.

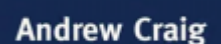
EPC Band E

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £18,000+

**Lot No. 7**

2 Rudds Place, Middlesbrough TS5 6JL

**Description:**

A two bedroom house situated on Rudds Place offered for sale with vacant possession. The property was previously let and was generating an income of £4420 per annum. The property briefly comprises of entrance hall, living room, kitchen, shower room to the ground floor and two bedrooms to the first floor. Externally there is yard to the rear.

EPC ; E

**Call:** Michael Poole 01642 254222 Andrew Craig 0191 4875330

**Price Guide:** £49,950+

**Lot No. 8** 16 Straker Street, Hartlepool TS26 8BP



**Description:**

Offering an ideal property for the local investor is this two bedroomed mid terraced home boasting gas central heating system, double glazing and enclosed yard to rear elevation. EPC Band D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £19,950+

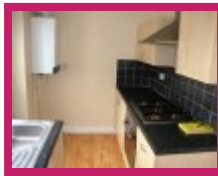
**Lot No. 9** 538 John Williamson Street, South Shields NE33 5LW



**Description:**

Appealing to both the private and residential buyer and the buy to let investor is this three bed first floor flat located in this popular residential area. The property benefits include double glazing, gas central heating via combi boiler, fitted kitchen and is offer for sale with vacant possession. Property briefly comprises of entrance hall with stairs to first floor, three bedrooms, bathroom, living room and a kitchen.

EPC Band D



**Call:** Andrew Craig 0191 4271722

**Price Guide:** £37,500+

**Lot No. 10** 66 Brookfield Road, Stockton TS19 7NR



**Description:**

Three Bedroom Mid-Terraced House Un-Modernised Central Fairfield Close to Local Schools & Amenities Bus Routes & Main Road Connections Within Easy Reach EPC Band C



**Call:** Michael Poole 01642 355000

**Price Guide:** £40,000+

**Lot No. 11** 35 and 35a Woodhorn Road, Ashington NE63 9AS



**Description:**

**\*\*PAIR OF FLATS, TWO BEDROOM GROUND FLOOR FLAT, & TWO BEDROOM FIRST FLOOR FLAT \*\* TO BE SOLD AS A PAIR\*\* Two bedroom ground floor flat, double glazing, lounge, kitchen, bathroom/wc, shared yard to rear. Two bedroom first floor flat, double glazing, lounge, kitchen, bathroom/wc, shared yard to rear. EPC Band C- 35 35a tbc**

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £39,950+

**Lot No. 12**

61 Hodgsons Road, Blyth NE24 1NH



**Description:**

A one bedroom ground floor flat offered for sale with vacant possession. The property benefits from gas central heating and double glazing. We are advised that the property has been recently let at £65 per week. Briefly comprises of entrance lobby, living room, bedroom, kitchen and bathroom. EPC Band D


**Call:** Rook Matthews Sayer 01670 352900

**Price Guide:** £20,000+

**Lot No. 13**

1 General Bucher Court, Bishop Auckland DL14 6EY



**Description:**

A one bedroom ground floor flat benefiting from double glazing and electric heating. We have been advised that the property has recently undergone improvements and an internal inspection is recommended. The property is currently rented at £350pcm (we are awaiting copies of the tenancy agreement) EPC Band D


**Call:** J W Woods 01388 604273

**Price Guide:** £25,000+

**Lot No. 14**

9 &amp; 9a George Street, Ashington NE63 9HJ



**Description:**

**\*\*SOLD AS A PAIR \*\*** A unique opportunity to purchase a pair of flats in Ashington. With double glazing throughout and gas central heating in both flats they comprise of: One Bedroom Ground floor flat entrance hall, lounge, one bedroom, bathroom with separate w.c and kitchen. Two bedroom upper flat, lounge, kitchen. Externally there is a small front garden and rear yard with off street parking. EPC Band TBC

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £35,000+

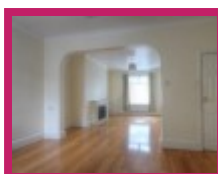
**Lot No. 15**

6 Dent Street, Shildon, Bishop Auckland DL4 2DJ



**Description:**

An immaculate two bedroomed mid terraced property with modern first floor bathroom and benefiting from uPVC double glazing and gas central heating. Living space includes an entrance hall, lounge with arch to dining room with laminate flooring, modern fitted kitchen, two double bedrooms and modern bathroom. Yard to rear.



EPC D

**Call:** J W Woods 01388 604273

**Price Guide:** £38,950+

**Lot No. 16**

Flat 3, 30 Clayton Road, Jesmond NE2 4RQ



**Description:**

INVESTMENT OPPORTUNITY a one bedroom first floor flat situated on Clayton Road offered for sale including the freehold interest of the building. (full details included within the Legal Pack)  
The property benefits from electric heating and double glazing. Briefly comprises of entrance lobby, communal hallway, entrance to flat, living room, kitchen, bathroom, bedroom.  
EPC Band D


**Call:** Rook Matthews Sayer 0191 2816700

**Price Guide:** £114,950+

**Lot No. 17**

1 Hardwick Street, Horden, Peterlee SR8 4JH



**Description:**

Situated close by to local shops and schools is this well maintained two bedroom mid terraced home, which comes with gas central heating system, double glazing, fitted kitchen with built in oven and hob along with modern refitted bathroom/wc. An ideal opportunity for both the first time buyer or local investor



EPC Band tbc

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £15,000+

**Lot No. 18**

35 St James Gardens, Bishop Auckland DL14 0BG



**Description:**

Situated in a sought after village, this mid-link home has an entrance hall, dual aspect lounge, snug and fitted dining kitchen. Three bedrooms and bathroom/wc to first floor. With the benefit of uPVC double glazing and electric central heating. Gardens to both front and rear and a pleasant open outlook to the front.

EPC: TBC


**Call:** J W Woods 01388 604273

**Price Guide:** £79,950+

**Lot No. 19**

33 Red Barns, Newcastle NE1 2TP



**Description:**

An opportunity to purchase this two bed mid link house situated in this residential development offering access into Newcastle City Centre. The property does require some upgrading and refurbishment and is offered for sale with vacant possession.

Property briefly comprises of entrance hall, living room, dining kitchen. To the first floor there are two bedrooms and a bathroom. Externally there is a paved garden to the rear.



EPC E

**Call:** Rook Matthews Sayer 0191 2816700

**Price Guide:** £95,000+

**Lot No. 20**

117 Marshall Wallis Road, South Shields NE33 5PR

**Andrew Craig**



**Description:**

An ideal investment opportunity! This two double bedroom Maisonette is situated in this popular location, having good road links to the Tyne Tunnel and Town Centre, shops, amenities and schools/colleges close by. The property briefly comprises of: - Entrance hallway with stairs to first floor landing. Lounge, kitchen, two bedrooms and bathroom. Externally there is a shared yard to the rear. An internal inspection is highly recommended. CALL TO VIEW NOW!!  
EPC Band D



**Call:** Andrew Craig 0191 4271722

**Price Guide:** £35,000+

**Lot No. 21**

88 Borrowdale Avenue, Walker NE6 4HL

**MIKE ROGERSON**



**Description:**

**DEVELOPMENT/INVESTMENT OPPORTUNITY**

A two bedroom upper flat offered for sale with vacant possession which is in need of updating. The accommodation briefly comprises of entrance with stairs to first floor, lounge, kitchen, two bedrooms and a bathroom.



EPC Band F

**Call:** Mike Rogerson 0191 2621206

**Price Guide:** £50,000+

**Lot No. 22**

43 Seventh Row, Ashington NE63 8HX

**ROOK MATTHEWS SAYER**



**Description:**

We are delighted to offer to the market this two bedroom mid terrace property situated in Seventh Row Ashington. The property benefits gas central heating and UPVC double glazing with the accommodation comprising briefly: entrance, lounge, rear lobby, bathroom/wc, kitchen, bathroom, to the first floor, bedroom one, bedroom two. Externally there is a garden to the front. Internal viewing is highly recommended to fully appreciate this fine property.  
EPC Band D

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £39,950+

**Lot No. 23**

5 Beechwood Street, Sunderland SR2 7LU

**Andrew Craig**



**Description:**

Offered for sale with vacant possession is this 7 bedroom house with 3 bathrooms which we are advised was previously used as a HMO and generated £30,960 per annum. Viewing is recommended on this well presented property which benefit from gas central heating and double glazing,



EPC Band D

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £159,950+

**Lot No. 24**

55 Seventh Row, Ashington NE63 8HX

**ROOK  
MATTHEWS  
SAYER**



**Description:**

We are delighted to offer to the market this two bedroom mid terrace property situated in Seventh Row Ashington. The property benefits gas central heating and UPVC double glazing with the accommodation comprising briefly: entrance, lounge, rear lobby, bathroom/wc, kitchen, bathroom, to the first floor, bedroom one, bedroom two. Externally there is a garden to the front. Internal viewing is highly recommended to fully appreciate this fine property. EPC Band D

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £39,950+

**Lot No. 25**

13 Hepscott Avenue, Blackhall TS27 4HP

**kimmitt & roberts**



**Description:**

An ideal opportunity for the local investor to purchase this nicely presented two bedroomed mid link home which comes with gas central heating system, double glazing, refitted kitchen/breakfast room and refitted bathroom/wc. This delightful home also boasts a floored and boarded loftroom ideal for hobby room/home office. Externally there is an enclosed garden to front elevation and yard to rear. EPC Band E

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £20,000- £30,000

**Lot No. 26**

25 High Street, Belford, Alnwick NE70 7NG

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Semi detached family house within the town of Belford, and benefiting from large rear garden vehicular access. The property was formally a police house and includes the police office, which would make an ideal study or third reception room. The ground floor includes entrance lobby and hall, sitting room. Dining room and kitchen with utility area and former office. On the first floor there are 3 bedrooms and bathroom. Gas fired central heating and PVC double glazing is included and an early inspection is recommended.



EPC Band C

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £140,000 - £170,000

**Lot No. 27**

26 Powburn Gardens, Fenham NE4 9UE

**ROOK  
MATTHEWS  
SAYER**



**Description:**

\*\*\*\*SOLD PRIOR \*\*\*\*

A great opportunity to purchase this spacious three bedroom mid link family home. Centrally located for Newcastle City Centre and all local amenities nearby. Benefits include double glazing, gas central heating and no onward chain. Some updating is required. The accommodation comprises; entrance hallway, lounge, dining room, kitchen, stairs to first floor, three bedrooms, bathroom and separate w.c. Externally there are gardens to the front and rear with off street parking.

EPC Band E

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £125,000+

**Lot No. 28**

73 Rosalind Street, Ashington NE63 9BN

**ROOK  
MATTHEWS  
SAYER**



**Description:**

**\*\*TWO BEDROOMED MID TERRACED IDEAL INVESTMENT\*\***Chain free two bedroomed mid terrace for sale on Rosalind Street, Ashington. Close to the town centre and local amenities this property would make an ideal investment or first time buy. With double glazing and gas central heating the accommodation comprise of: entrance, spacious lounge, kitchen, bathroom, stairs to first floor and two good sized bedrooms. Externally there is a garden to the front. Early viewings recommended. EPC Band C

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £29,950+

**Lot No. 29**

20 Collingwood Street, Newbiggin By The Sea NE64 6HT

**ROOK  
MATTHEWS  
SAYER**



**Description:**

**\*Three Bedroom\*Refurbishment Required\***A three bedroom mid terrace house situated on Collingwood Road Newbiggin By The Sea. The property is in need of refurbishment and briefly comprises: lounge, kitchen, conservatory, first floor landing, three bedrooms and bathroom/wc. Externally there is a small garden to the front an yard to rear. EPC Rating: D

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £27,950+

**Lot No. 30**

12 Stewart Street, High Barnes, Sunderland SR4 7HQ

**Andrew Craig**



**Description:**

This two bedroom mid terraced cottage offers stair free accommodation sure to suit a range of buyers. With no onward chain the property enjoys a good location close to the City Centre, University, local shops, schools and transport links. Call now to register your interest! EPC Band E

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £45,000+

**Lot No. 31**

26 Albert Terrace, Esh Winning DH7 9PQ

**WOOD  
ESTATE AGENTS**



**Description:**

Available for sale subject to an existing tenancy which we are advised is generating £4420per annum, we offer for sale this spacious brick built end terraced property with gas fired central heating and double glazing. It provides accommodation briefly comprising: entrance lobby, lounge, kitchen, utility room, rear lobby and bathroom/wc, along with two bedrooms on the first floor. In addition it has a self contained yard to the rear. EPC Band E

**Call:** J W Woods 0191 3869921

**Price Guide:** £35,000 - £40,000

**Lot No. 32**

62 Welfare Crescent, Newbiggin NE64 6RZ

**ROOK  
MATTHEWS  
SAYER**



**Description:**

**\*\*TWO BEDROOMED - SEMI DETACHED - KITCHEN DINER - GARDENS TO FRONT & REAR\*\***We welcome to the market this two bedroom semi detached house situated in Welfare Crescent, Newbiggin by the sea. The property has gas central heating and double glazing. The accommodation briefly comprises: Entrance, lounge, kitchen/diner, utility room to the ground floor with two bedrooms and a family bathroom to the first floor. Externally there are gardens to front and rear. Viewing recommended  
EPC Band D

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £36,950+

**Lot No. 33**

62 Fifth Street, Horden, Peterlee SR2 4LA

**kimmitt & roberts**



**Description:**

Two Bed Mid Terrace Gas Central Heating System Double Glazing Viewings Recommended  
EPC tbc

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £15,000+

**Lot No. 34**

12 Queens Parade Stanley DH9 8JY

**WOOD  
ESTATE AGENTS**



**Description:**

A large stone fronted Mid-terraced property available with immediate vacant possession situated on a prominent main road position in Annfield Plain. The property is ideally suited to investors or families and requires some improvement. The house has uPVC double glazing, gas central heating with combination boiler and the accommodation briefly comprises on the ground floor; entrance lobby, large lounge which is open plan to dining room and kitchen extension (kitchen requires some attention) to the first floor there are three bedrooms and a bathroom/w.c. Externally the property has a forecourt garden to the front and yard to the rear.



EPC D

**Call:** J W Woods 01207 235221

**Price Guide:** £59,950+

**Lot No. 35**

118 Sycamore Street, Ashington NE63 0HL

**ROOK  
MATTHEWS  
SAYER**



**Description:**

**\*\*TWO BEDROOMED MID TERRACED IDEAL INVESTMENT\*\***Chain free two bedroomed mid terrace for sale on Sycamore Street, Ashington. Close to the town centre and local amenities this property would make an ideal investment or first time buy. With double glazing and gas central heating the accommodation comprise of: entrance, spacious lounge, kitchen, bathroom, stairs to first floor and two good sized bedrooms. Externally there is a garden to the front. Early viewings recommended.  
EPC Band tbc

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £18,000+



**Lot No. 36**

9 Park Road Stanley DH9 7QB


**Description:**

Ideally suited to first time buyers or investment purchasers we are pleased to offer for sale an extended three bed-roomed mid terraced property with UPVC double glazing and gas central heating. The property requires further updating and has accommodation which includes, entrance hallway, lounge, dining room and kitchen. On the first floor there are three bedrooms a bathroom refitted with a white suite and a separate WC. The loft is boarded for storage, has Velux window and is accessed by a drop down ladder, externally there is a small forecourt garden to the front of the property and a yard to the rear, which provides off-road parking



EPC Band F

**Call:** J W Woods 01207 235221

**Price Guide:** £35,000+

**Lot No. 37**

61 Toward Road ,Hendon, Sunderland SR2 8JG

**Andrew Craig**

**Description:**

A three bedroom mid terraced property offered with no chain involved. Needing full works of modernisation and updating makes it sure to attract the likes of investors and first time buyers. Close to the City Centre, local shops and amenities. Viewing recommended.  
EPC Band G

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £25,000- £30,000

**Lot No. 38**

4 Windsor Road, Dipton Stanley DH9 9EL


**Description:**

A Three bedroomed stone fronted terraced property with open views to the front, situated in the popular commuter village of Dipton. The property is available with existing tenancy with an income of £110 per week (£5720 per annum). Requiring some improvement, the property does have the benefit of uPVC double glazing & a Gas central heating and offer accommodation which briefly comprises on the ground floor: entrance hallway, lounge, separate dining room and kitchen extension, to the first floor there are three bedrooms and a bathroom/w.c. Externally the property has forecourt area to the front and an enclosed yard to the rear with brick built store.



EPC Band E

**Call:** J W Woods 01207 235221

**Price Guide:** £64,950+

**Lot No. 39**

14 Milton Grove, Shotton DH6 2RD


**Description:**

VACANT POSSESSION, NO UPWARD CHAIN. An ideal opportunity for the first time buyer, growing family or investor to purchase this two bedroomed end link which comes with gas central heating system and double glazing. The exterior comes with enclosed patio to the rear and an enclosed garden to the front. The property is in need of updating and is priced accordingly  
EPC Band C


**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £40,000- £50,000

**Lot No. 40**

5 Bradley Terrace Dipton Stanley DH9 9AZ


**Description:**

A stone built mid-terraced house with two bedrooms which requires refurbishment and is available with no onward chain. The house has uPVC double glazing and gas central heating via combi boiler (not tested) with accommodation comprising: entrance lobby, living room, dining room (no window), kitchen with part corrugated plastic roof and a ground floor bathroom, to the first floor there is a small landing and there are two bedrooms. There is a small rear yard with three attached outhouses.



EPC Band TBC

**Call:** J W Woods 01207 235221

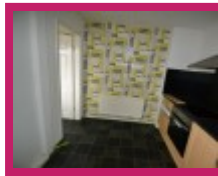
**Price Guide:** £40,000- £45,000

**Lot No. 41**

16 AJ Cook Terrace, Shotton, Peterlee DH6 2PR


**Description:**

This is a three bedroomed family home which offers gas central heating system, double glazing and gardens to both front and rear. Briefly comprises of lounge, kitchen, bathroom, separate W.C and three bedrooms to front floor elevation. An ideal opportunity for the local investor or growing family.



EPC D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £40,000- £50,000

**Lot No. 42**

Former Greenland School, School Terrace, Stanley DH9 7QN


**Description:**

Location- The site fronts onto 4 separate roads, being School Lane, School Terrace, Rydal Avenue and Keswick Road within South Moor. South Moor is a suburb of Stanley a former colliery town in County Durham and is situated around 15 miles North West of Durham City Centre and 11 Miles South West of Newcastle upon Tyne. Accommodation This former school is largely single storey and consists of red brick construction under a pitched roof, to the centre is a large inner playground area. This site would be ideal for residential redevelopment or conversion of the existing buildings subject to the correct planning permission. Site Area Circa 1.28 Acres (0.518 Hectares)  
EPC Band D

**Call:** Rook Matthews Sayer 0191 2120000

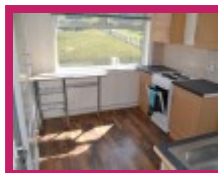
**Price Guide:** £175,000+

**Lot No. 43**

1 &amp; 1a Hylton Street, Graswell DH4 4DP


**Description:**

Kimmitt and Roberts are pleased to present these two apartments which are available as one lot at the above auction. The top floor apartment comprises 3 bedrooms, kitchen, bathroom and lounge. The property also comes with a back yard and off street parking to the rear. The ground floor apartment comprises lounge, kitchen, bathroom and 3 bedrooms with and enclosed yard to rear. One of the properties is available with vacant possession and the other is available with a tenant ( we are advised is paying £350pcm . Any viewings are strictly by appointment only and accompanied by the agent.



EPC Band C and D

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £49,950+



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**mincoffs**  
SOLICITORS

**Lot No. 44**

150 Station Road, Ashington NE63 8HG

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Deceptively spacious throughout, this three bedroomed maisonette on Station Road is available to view now. Is in need of renovation close to the town centre and schools the accommodation is ideally located. With double glazing and gas central heating the property briefly comprises: entrance, stairs to first floor, large dining kitchen, spacious lounge, landing with large storage cupboard, stairs to second floor, three bedrooms, bathroom and wc. It has a yard to the rear and garage. This unique property must be seen to be appreciated. We are advised the property also has an income from advertising on the gable end of £1300 per year. The property also rents the garage out and gets £60 per month.



EPC F

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £44,950+

**Lot No. 45**

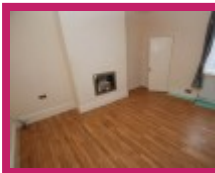
120 Imeary Street, South Shields NE33 4EL

**Andrew Craig**



**Description:**

VACANT POSSESSION - A one bedroom ground floor flat ideal for the single person, couples and investors. Conveniently positioned in this popular location within walking distance to the Town Centre and Sea Front. Briefly comprising of: - Entrance hall, lounge, kitchen, bedroom and bathroom. An internal inspection is highly recommended.



EPC D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £35,000+

**Lot No. 46**

5 Eighth Street, Horden, Peterlee SR8 4LY

**kimmitt & roberts**



**Description:**

OPEN VIEWINGSATURDAY 26TH NOVEMBER AT 1:25PM TUESDAY 29TH NOVEMBER AT 3:00PM Much improved mid terraced property with gas central heating system, UPVC double glazing and modern fittings. Situated in an area undergoing major improvement, close to all amenities.

EPC Band E

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £15,000+

**Lot No. 47**

4 Harwood Close, Cramlington NE23 6AN

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Priced to sell and to be sold chain free, this two bedroom ground floor flat is ready to view now. Within walking distance of the main shopping centre in Cramlington the property would make a fantastic first time buy or investment opportunity. Neutrally decorated throughout the property is double glazed and gas centrally heated and briefly comprises of: entrance hallway, lounge, fitted kitchen, two bedrooms and bathroom. Externally there is an open aspect garden to the front and an enclosed yard to the rear with driveway and detached single garage. Viewings are strongly recommended. Vendor has advised the property is leasehold.



EPC Band D

**Call:** Rook Matthews Sayer 01670 531114

**Price Guide:** £64,950+

**Lot No. 48**

17 Viola Street, Concord, Washington NE37 2QL

**Andrew Craig**



**Description:**

Two bed end terraced house offering a great opportunity to investors/developers or for the keen D.I.Y. enthusiast. Conveniently situated for local amenities of Concord and Washington Town Centre The property does benefit from double glazing and gas central heating system. Briefly comprises: Entrance lobby, lounge, dining/kitchen, two bedrooms and shower room. Viewing comes highly recommended to appreciate the full potential this property offers



EPC B

**Call:** Andrew Craig 0191 4921234

**Price Guide:** £39,950+

**Lot No. 49**

8 Elwin Street, Pelton, Chester Le Street DH2 1EB

**WOOD**  
ESTATE AGENTS



**Description:**

A two bedroom terraced house with open plan garden to front and enclosed yard to rear. The property requires refurbishment throughout and is available with no chain. The accommodation comprises Hall, Lounge, Dining Room, Kitchen, two Bedrooms and Bathroom/wc. It has gas fires to ground floor and uPVC double glazing. EPC Band tbc

**Call:** J W Woods 0191 3887245

**Price Guide:** £25,000+

**Lot No. 50**

64 Derwent Street, Hartlepool TS26 8BN

**kimmitt & roberts**



**Description:**

We are pleased to offer for sale this two bedroomed mid terraced home which would be ideal for local investor as currently has a tenant paying £70 per week (£303 per month). EPC Band D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £22,000+

**Lot No. 51**

12 St Oswalds Street, Hartlepool TS24 8NR

**kimmitt & roberts**



**Description:**

A two bedroom mid terrace house on St Oswald Street Hartlepool. At the time of print no access has been gained but viewings will be available leading up to the auction. EPC Band E

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £19,950+

**Lot No. 52**

Plot 36, Otterburn Hall Estate NE19 1HE

**ROOK  
MATTHEWS  
SAYER****NO  
RESERVE!****PLOT FOR SALE**

Guide Price £1.00+

**Description:**

An exciting opportunity to purchase a potential lodge site within the beautiful Otterburn Hall Estate. Located around 25 miles from Newcastle International Airport, close to the village of Otterburn, the surrounding area includes The Northumberland National Park with good access to Kielder Water, The Cheviots, The Scottish Borders and the Northumberland Coastline. The planning reference dated 1991 is C/90/E/0883. The plots are to be offered for sale with a 999 year lease full details included within the auction legal pack available to download at [www.agentspropertyauction.com](http://www.agentspropertyauction.com). We are advised that there are currently no services on the plots. We recommend that all potential buyers make their own enquires and satisfy their own requirements regarding services, planning and all statutory matters.

**Call:** Rook Matthews Sayer 01661 860228**Price Guide:** 1+**Lot No. 53**

Plot 37, Otterburn Hall Estate NE19 1HE

**ROOK  
MATTHEWS  
SAYER****NO  
RESERVE!****PLOT FOR SALE**

Guide Price £1.00+

**Description:**

An exciting opportunity to purchase a potential lodge site within the beautiful Otterburn Hall Estate. Located around 25 miles from Newcastle International Airport, close to the village of Otterburn, the surrounding area includes The Northumberland National Park with good access to Kielder Water, The Cheviots, The Scottish Borders and the Northumberland Coastline. The planning reference dated 1991 is C/90/E/0883. The plots are to be offered for sale with a 999 year lease full details included within the auction legal pack available to download at [www.agentspropertyauction.com](http://www.agentspropertyauction.com). We are advised that there are currently no services on the plots. We recommend that all potential buyers make their own enquires and satisfy their own requirements regarding services, planning and all statutory matters.

**Call:** Rook Matthews Sayer 01661 860228**Price Guide:** £1+**Lot No. 54**

Plot 39, Otterburn Hall Estate NE19 1HE

**ROOK  
MATTHEWS  
SAYER****NO  
RESERVE!****PLOT FOR SALE**

Guide Price £1.00+

**Description:**

An exciting opportunity to purchase a potential lodge site within the beautiful Otterburn Hall Estate. Located around 25 miles from Newcastle International Airport, close to the village of Otterburn, the surrounding area includes The Northumberland National Park with good access to Kielder Water, The Cheviots, The Scottish Borders and the Northumberland Coastline. The planning reference dated 1991 is C/90/E/0883. The plots are to be offered for sale with a 999 year lease full details included within the auction legal pack available to download at [www.agentspropertyauction.com](http://www.agentspropertyauction.com). We are advised that there are currently no services on the plots. We recommend that all potential buyers make their own enquires and satisfy their own requirements regarding services, planning and all statutory matters.

**Call:** Rook Matthews Sayer 01661 860228**Price Guide:** £1+**Lot No. 55**

Plot 40, Otterburn Hall Estate NE19 1HE

**ROOK  
MATTHEWS  
SAYER****NO  
RESERVE!****PLOT FOR SALE**

Guide Price £1.00+

**Description:**

An exciting opportunity to purchase a potential lodge site within the beautiful Otterburn Hall Estate. Located around 25 miles from Newcastle International Airport, close to the village of Otterburn, the surrounding area includes The Northumberland National Park with good access to Kielder Water, The Cheviots, The Scottish Borders and the Northumberland Coastline. The planning reference dated 1991 is C/90/E/0883. The plots are to be offered for sale with a 999 year lease full details included within the auction legal pack available to download at [www.agentspropertyauction.com](http://www.agentspropertyauction.com). We are advised that there are currently no services on the plots. We recommend that all potential buyers make their own enquires and satisfy their own requirements regarding services, planning and all statutory matters.

**Call:** Rook Matthews Sayer 01661 860228**Price Guide:** £1+

**Lot No. 56**

Plot 41, Otterburn Hall Estate NE19 1HE

**ROOK  
MATTHEWS  
SAYER**



**NO  
RESERVE!**

**PLOT FOR SALE**

Guide Price £1.00+

**Description:**

An exciting opportunity to purchase a potential lodge site within the beautiful Otterburn Hall Estate. Located around 25 miles from Newcastle International Airport, close to the village of Otterburn, the surrounding area includes The Northumberland National Park with good access to Kielder Water, The Cheviots, The Scottish Borders and the Northumberland Coastline. The planning reference dated 1991 is C/90/E/0883. The plots are to be offered for sale with a 125 year lease full details included within the auction legal pack available to download at [www.agentspropertyauction.com](http://www.agentspropertyauction.com). We are advised that there are currently no services on the plots. We recommend that all potential buyers make their own enquires and satisfy their own requirements regarding services, planning and all statutory matters.

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £1+

**Lot No. 57**

Plot 43, Otterburn Hall Estate NE19 1HE

**ROOK  
MATTHEWS  
SAYER**



**NO  
RESERVE!**

**PLOT FOR SALE**

Guide Price £1.00+

**Description:**

An exciting opportunity to purchase a potential lodge site within the beautiful Otterburn Hall Estate. Located around 25 miles from Newcastle International Airport, close to the village of Otterburn, the surrounding area includes The Northumberland National Park with good access to Kielder Water, The Cheviots, The Scottish Borders and the Northumberland Coastline. The planning reference dated 1991 is C/90/E/0883. The plots are to be offered for sale with a 999 year lease full details included within the auction legal pack available to download at [www.agentspropertyauction.com](http://www.agentspropertyauction.com). We are advised that there are currently no services on the plots. We recommend that all potential buyers make their own enquires and satisfy their own requirements regarding services, planning and all statutory matters.

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £1+

**Lot No. 58**

Plot 46, Otterburn Hall Estate NE19 1HE

**ROOK  
MATTHEWS  
SAYER**



**NO  
RESERVE!**

**PLOT FOR SALE**

Guide Price £1.00+

**Description:**

An exciting opportunity to purchase a potential lodge site within the beautiful Otterburn Hall Estate. Located around 25 miles from Newcastle International Airport, close to the village of Otterburn, the surrounding area includes The Northumberland National Park with good access to Kielder Water, The Cheviots, The Scottish Borders and the Northumberland Coastline. The planning reference dated 1991 is C/90/E/0883. The plots are to be offered for sale with a 999 year lease full details included within the auction legal pack available to download at [www.agentspropertyauction.com](http://www.agentspropertyauction.com). We are advised that there are currently no services on the plots. We recommend that all potential buyers make their own enquires and satisfy their own requirements regarding services, planning and all statutory matters.

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £1+

**Lot No. 59**

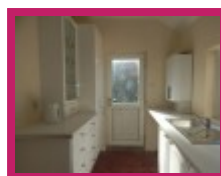
149 Salisbury Street, Blyth NE24 1JN

**MIKE  
ROGERSON**



**Description:**

We are pleased to welcome to the Auction this one bedroom ground floor flat situated on Salisbury Street in the heart of Blyth. The property is close proximity to Bus routes, road links, schools, shops, supermarkets and the local Town Centre with a weekly market. The property is double glazed with gas central heating and has recently had a new fitted kitchen replaced. This Ground Floor Flat briefly comprises; Entrance to hallway, lounge to front, family bathroom, fitted kitchen, one bedroom and rear private yard with access to the street.



EPC Band E

**Call:** Mike Rogerson 01670 361911

**Price Guide:** £20,000 - £25,000

**Lot No. 60**      63 Ninth Street, Blackhall Colliery TS27 4LZ



**Description:**  
 OPEN VIEWING - SATURDAY 26TH NOVEMBER AT 1:10PM TUESDAY 29TH NOVEMBER AT 2:35PM Very smart two bedroomed mid terraced house, occupying a pleasant open position, opposite the school. Vastly improved and well presented, it has a refitted bathroom, stylish kitchen, UPVS double glazing and gas central heating system.  
 EPC Band D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £18,000+

**Lot No. 61**      47 Croft Road, Blyth NE24 2EL



**Description:**  
 The property is a former co-op building and is situated within walking distance of the town centre and is currently used as a retail carpet centre. The surrounding area is a mix of both residential and commercial occupiers and there is significant local development and regeneration taking place with Blyth.  
 The property comprises an extensive 3 storey end terrace building of mixed stone and brick construction. Floor area of 1.190sqm/ 12,809sqft



EPC band tbc

**Call:** RMS 0191 2120000 MR 01670 361911

**Price Guide:** £179,950+

**Lot No. 62**      32 Rowan Court, Forest Hall NE12 9QT



**Description:**  
 This well presented one bedroom top floor flat (3rd floor) is situated in a lovely, popular part of Forest Hall conveniently positioned on bus transport links to nearby Killingworth, Forest Hall, the City and beyond as well as the Palmersville metro station. There are also local schools and amenities nearby. The main A1 and A19 trunk roads north and south are easily accessible., the property also comes with Low Maintenance service charges through Brannens.  
 The property is accessed via a secure external communal door with intercom security system and staircase to the top floor. A private door opens into the flat which is airy and bright and has an Entrance Hallway leading to the Bedroom, Bathroom, Living Room and Kitchen. There is also electric storage heating and UPVC double glazing. We are advised that the property had an electrical upgrade in 2014  
 EPC Band E

**Call:** Mike Rogerson 0191 2154020

**Price Guide:** £39,950+

**Lot No. 63**      57/57a Otto Terrace, Thornhill, Sunderland SR2 7LP



**Description:**  
 An ideal investment opportunity to purchase this pair of flats (ground floor has one bedroom and first floor has two) located close to the City Centre, University and excellent road links. Deceptively spacious accommodation with gas central heating and double glazing. Viewing is highly recommended.  
 EPC Band 57- D 57A E



**Call:** Andrew Craig 0191 5653377

**Price Guide:** £94,950+



**Lot No. 64**      235 Hampstead Road, Benwell, Newcastle NE4 8TP



**Description:**

Attention Investors and First Time Buyers, Two bedroom ground floor flat, gas central heating, double glazing, no onward chain, popular & central location Centrally located for Newcastle City Centre, local shops and amenities is this two bedroom ground floor flat. The accommodation comprises; entrance hallway, lounge, kitchen, two bedrooms and a bathroom. Externally there is a shared yard to the rear EPC Band E

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £35,000+

**Lot No. 65**      2 Stokoes Buildings, Leadgate, Consett DH8 6DW



**Description:**

A stone-built two-bedroomed terraced house, situated in the centre of Leadgate village at the edge of Consett. The house has uPVC double glazing and central heating and includes accommodation comprising: entrance lobby, living room, fitted kitchen, two bedrooms and a bathroom. Situated close to the central crossroads in Leadgate, the house is close to local shops and schools and is within 1.6 miles of Consett town centre, which has further amenities including Consett Academy secondary school and the retail park that include three major supermarkets. It is approximately 12 miles from Durham and Newcastle via the A691 and A692.

EPC Band C



**Call:** J W Woods 01207 502109

**Price Guide:** £35,000+

**Lot No. 66**      44 Poplar Street, Stanley DH9 7AY



**Description:**

A two bedroomed terraced house situated on Poplar Street in South Moor. The accommodation comprises on the ground floor: entrance lobby, lounge with feature fireplace and kitchen, to the first floor there are two bedrooms and a bathroom/w.c. EPC Band D



**Call:** J W Woods 01207 235221

**Price Guide:** £17,500+

**Lot No. 67**      134/136 North Road, Darlington DL1 2EJ



**Description:**

The property is located on the popular North Road, within a mix of commercial and residential accommodation. Premises are a two storey mid terraced property of with shop and kitchen area to ground floor and two bed flat to first floor. In brief to first floor accommodation comprises entrance hall, lounge, kitchen, bathroom and two bedrooms. Current rent is £385 per month for each shop & flat. Total £770 per month EPC Band F136 - E

**Call:** J W Wood 01325 485151

**Price Guide:** £59,950+

**Lot No. 68**

9 Johnson Street, Bishop Auckland DL14 8TJ


**Description:**
**\*\*NO RESERVE PRICE \*\***

Requiring complete refurbishment following water damage, this is a two bedroomed mid terraced property with uPVC double glazing. Accommodation comprises: entrance lobby, lounge, kitchen, two bedrooms and first floor bathroom. Yard to rear. EPC Band D

**Call:** J W Woods 01388 604273

**Price Guide:** £1+

**Lot No. 69**

Butsfield, Durham Road, Birtley DH3 1TS

**Andrew Craig**

**Description:**

A rare opportunity to purchase this unique detached house located on a corner plot with garage and outbuildings in the rear. The property is located within this popular residential area offering easy road access to the A1, Low Fell, Newcastle City Centre and the immediate local facilities. To fully appreciate that potential of this property viewings are highly recommended. Briefly comprising of entrance hall with stairs to cellar, two reception rooms, kitchen, bathroom, to the first floor there are three bedrooms. Externally there are gardens to three sides and two garages

EPC Band tbc


**Call:** Andrew Craig 0191 4921234

**Price Guide:** £149,950+

**Lot No. 70**

88 Clayport Gardens, Alnwick NE66 1EG



**Description:**

Semi detached house in Alnwick providing good family accommodation now ready for refurbishment and updating. The ground floor comprises of entrance lobby with stairs off, living room with coal effect gas fire, kitchen with a range of units and bathroom. On the first floor there are three bedrooms. Gas central heating and timber double glazing is included and there is on street parking. This is an ideal property for permanent living or investment purposes. It is available with vacant possession and no upper chain. Alnwick has day to day shopping facilities,

EPC Band TBC


**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £49,950+

**Lot No. 71**

155 Fairfield Road, Stockton TS19 7HQ



**Description:**

Perfect Little Bachelor Pad, Retirement Bungalow or Singleton's Space. This Very Smart One Bed Semi-Detached Bungalow is Available with No Onward Chain, Gardens to Front and Rear Plus Outhouse.

EPC Band C


**Call:** Michael Poole 01642 355000

**Price Guide:** £35,000-£40,000

**Lot No. 72**

71 Hampden Street, South Bank TS6 6LQ

Michael Poole



**Description:**

A freehold end terrace house offered for sale with vacant possession.

EPC Band TBC

**Call:** Michael Poole 01642 955180

**Price Guide:** £7,000+



Agents Property  
**AUCTION**

## Option 2

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

**Lot No. 73**

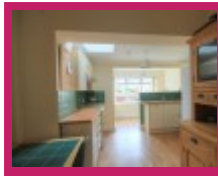
2 Church View, Lanchester DH7 0ES

**WOOD**  
ESTATE AGENTS



### Description:

A well presented and extended two bedroomed terraced property situated in the centre of this traditionally popular village. Available with immediate vacant possession the property is ideally suited to first time buyers or retirement purchasers being within easy reach of shops and facilities. The house has the benefit of uPVC Double glazing, gas central heating with combination boiler and comprises on the ground floor; entrance lobby, lounge, shower room/w.c. and an extended kitchen/dining room, to the first floor there are two bedrooms (both with fitted wardrobes) and a bathroom/w.c. Externally the property has a forecourt garden to the front and a small yard to the rear.



EPC Band C Agents Note: The property was flooded due to natural causes in the freak storm in 2012. Council Tax band B subject to review because of improvement indicator.

**Call:** J W Woods 01207 235221

**Price Guide:** £99,950+

**Lot No. 74**

21 Ashleigh Road, Fenham NE5 2BT

**ROOK  
MATTHEWS  
SAYER**



### Description:

Attractive two bedroom semi-detached bungalow with potential to extend into the loft space. Offered with free chain possession this property would be an ideal Investment or purchase for an owneroccupier. The property briefly comprises of a lounge, dining room, conservatory, kitchen, two bedrooms and a shower room. Externally there are gardens to the front and rear with a detached garage.



EPC D

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £104,950+

**Lot No. 75**

5 Oak Street, Seaton Burn NE13 6HD

**Andrew Craig**

**ROOK  
MATTHEWS  
SAYER**



### Description:

**\*\*ATTENTION LANDLORDS\*\* TENANTED MID TERRACED THREE BEDROOM HOUSE WITH OFF STREET PARKING.** Situated within easy reach of local amenities including:- shops, schools, bus routes and road links (including A19 and A1). The property briefly comprises:- entrance hallway, lounge, kitchen, downstairs wet room/w.c, three bedrooms. Externally there is a good sized garden and off street parking. The property does require some updating. Viewing essential. The property is rented at £450pcm we are advised the tenant has been in approx 7 years (copy of tenancy agreement awaited)



EPC Band C

**Call:** AC 0191 2859024 RMS 0191 2847999

**Price Guide:** £45,000+

**Lot No. 76**

Walwick Cottage, Humshaugh, Hexham NE46 4BJ

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Walwick Cottage is a charming period property situated within Roman Wall country with glorious views over the surrounding farmland and valley beyond. The village of Humshaugh is close by which has a thriving community, enjoying a village shop, first school, public house, doctors surgery as well as leisure facilities within the George Hotel which overlooks the River North Tyne. There are excellent road links to Newcastle, Carlisle and Hexham, which has an array of shopping; first, middle and high schools; leisure facilities; railway/bus stations. Walwick Cottage sits amidst beautiful gardens and offers versatile, spacious accommodation - viewing is essential to appreciate this. The property benefits from oil central heating, double glazing, driveway parking for several cars, open barn and outbuilding. Accommodation briefly comprises reception hall with stone flagged floor; cloakroom/WC; superb sitting room with inglenook fireplace; dining room; breakfasting kitchen with integrated appliances; inner hall; utility room with stairs leading to hobby/storage room; four bedrooms (master with en-suite); family bathroom. EPC Band E

**Call:** Rook Matthews Sayer 01434 601616

**Price Guide:** £320,000+

**Lot No. 77**

61 Shipley Avenue, Fenham NE4 9QY

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Fantastic spacious five bedroom family home in the heart of Fenham. Benefits include an extended lounge, 21ft plus dining room an extended breakfasting kitchen and no onward chain. The property does require updating but does have double glazing and gas central heating. The accommodation comprises; entrance porch, hallway, lounge, dining room, breakfasting kitchen, separate w.c, stairs lead up to five bedrooms and family bathroom. Externally there are gardens to the front and rear with a driveway providing off street parking and an attached garage.

EPC Band D



**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £145,000+

**Lot No. 78**

17 Royal Street, Sunderland SR2 9RJ

**Andrew Craig**



**Description:**

A very well presented and ready to move in to two double bedroom mid terraced home offered to the market with no chain involved. Having recently undergone works of modernisation and upgrading to include contemporary kitchen and bathroom, neutrally decorated rooms and a re-wire, this immaculate and spacious home offers ideal living space for first time buyers and growing families alike. Located within close proximity to the City Centre as well as local shops and schools. Viewing comes highly recommended.

EPC Band D



**Call:** Andrew Craig 0191 5653377

**Price Guide:** £69,950+

**Lot No. 79**

33 Cairn Park, Longframlington NE65 8JS

**ROOK  
MATTHEWS  
SAYER**



**Description:**

A detached bungalow situated on Cairn Park, Longframlington. Cairn Park is located on the outskirts of the village which has a range of local amenities including two pubs, both serving food, cafe, butchers and local shop. The bungalow has double glazing and gas central heating and is available with no further chain. Accommodation briefly comprises of:- Entrance hall, lounge, kitchen, conservatory, and master bedroom with ensuite, three further bedrooms and bathroom/WC. Externally the property has gardens to front and rear, driveway and single garage. Entrance Porch-Double glazed entrance door to front, double



**Call:** Rook Matthews Sayer 01665 511711

**Price Guide:** £164,950+

**Lot No. 80**

19 Greens Park, Warkworth NE65 0GY

**ROOK  
MATTHEWS  
SAYER**

**Description:**

FIRST FLOOR LUXURY APARTMENT WITH AMAZING WARKWORTH CASTLE VIEWS!! accessible via a secure entry phone system and is fully alarmed. The spacious accommodation briefly comprises entry hall, lounge with generous bay window, dining kitchen, two bedrooms with ensuite to master bedroom and further family bathroom. Benefiting from modern electric wall heaters and double glazing throughout, this apartment has a designated parking space and communal outside space. We can also advise there is no upper chain to this property and the owners have advised the lease has 116 years left on the Lease.



EPC D

**Call:** Rook Matthews Sayer 01665 713358

**Price Guide:** \*\*WAS £215,000 - NOW £149,950+\*\*

**Lot No. 81**

451 West Dyke Road, Redcar TS10 4PS

**Michael Poole**

**Description:**

A quality two bedroom terraced home which is immaculately presented throughout and worthy of early inspection. The many features include gas central heating new combi boiler installed in January 2016), UPVC double glazing, lounge with Limestone fireplace and coal effect electric fire, breakfast kitchen with built-in oven, hob, microwave and an additional free standing fridge freezer, conservatory, attractively fitted bathroom with shower, low maintenance gardens to the front and rear and a detached single brick garage with remote control door accessed from the rear. The property is available with immediate vacant possession. The location is ideal for access to bus services, supermarket shopping and commuter links to the A174, A66 and A19.



EPC Band C

**Call:** Michael Poole 01642 285041

**Price Guide:** £84,950+

**Lot No. 82**

Orchard House, Townfoot, Alston CA9 3HX

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Situated in the historic market town of Alston, this stone built, under a slate roof, grade II listed, four bedroom family home must be viewed to appreciate the location, size and quality on offer. Benefiting from gas central heating, Orchard House is full of charm and character, retaining many original features. Lovely views are enjoyed from the rear garden and the accommodation is light and spacious, briefly comprising sitting room leading to the breakfasting kitchen; dining room; snug; cloakroom; four bedrooms to the first floor; family bathroom; cellar and workshop; to the front, there is a walled gravelled and paved garden. The rear garden enjoys a pleasant paved patio area, raised decked seating area, lawn, timber shed and lovely open views.

EPC Band D

**Call:** Rook Matthews Sayer 01434 601616

**Price Guide:** £149,950+

**Lot No. 83**

10 West Avenue, Guidepost, Choppington NE62 5PL

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Attention investors! To be sold chain free this three bedroom semi-detached property is ready to view now. In need of some refurbishment the property is priced to sell and would make a fantastic family home or first time buy. Recently double glazed the property has also had a new combi boiler installed and briefly comprises of; entrance hall, lounge, kitchen, dining room, stairs to the first floor landing, three good size bedrooms and family bathroom. Externally there is a garden to the front and a generous enclosed garden to the rear. A must view property



EPC Band tbc

**Call:** Rook Matthews Sayer 01670 531114

**Price Guide:** £59,950+

**Lot No. 84**

120 Perth Avenue, South Shields NE34 9DP

**Andrew Craig**



**Description:**

Offered with vacant possession and no upward chain is this three bedroom Semi-Detached family home situated in this popular location on the outskirts of South Shields, with access to amenities, shops, schools and the A19 Northbound and Southbound for commuting. The property briefly comprises of: - Entrance hall, lounge, kitchen/diner, three bedrooms, bathroom and separate w.c. Externally there are gardens to the front and a sunny garden to the rear. Further benefits include gas central heating and double glazing. An internal inspection is highly recommended. CALL TO VIEW NOW!!



EPC Band C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £69,950+

**Lot No. 85**

15 Sunnyside Terrace, Cleadon SR6 7XE

**Andrew Craig**



**Description:**

Delighted to offer this End Terraced Cottage in the heart of Cleadon offering great scope and potential to alter and possibly extend (subject to planning). The home has a pleasant outlook to the rear over fields, offers versatile accommodation which has two bedrooms, large rear lounge diner, separate dining room, kitchen breakfast room, utility and ground floor bathroom. To the first floor there are two bedrooms and a dressing room with WC and wash basin and in addition there's a loft room that could be added to one of the bedrooms. Externally gardens are at the front with a garage accessed from the rear. Viewing a must, No Onward Chain. EPC E



**Call:** Andrew Craig 0191 5190011

**Price Guide:** £179,950+

**Lot No. 86**

19 The Grove, Forest Hall NE12 9PE

**ROOK MATTHEWS SAYER**



**Description:**

Occupying a large corner plot and offered with no onward chain is this beautiful older style four bedroom semi detached house offering spacious family living accommodation, whilst retaining many original features. Comprising; entrance vestibule leading into the hallway with spindle staircase up and doors leading to all ground floor rooms. The lounge is to the front with a walk in bay window and feature limestone Chesney fireplace, a further reception room with a dual aspect and feature fireplace. A delightful kitchen to the rear with a feature Dovre log burner open to the orangery which is currently used as the dining room. From the kitchen is a useful utility room, downstairs W.C and rear porch with a door leading to garden store and door leading out to the rear garden. To the first floor; a split landing leading to a spacious four piece bathroom/W.C, bedroom 4 and a spacious landing with a useful triple storage cupboard and a further three bedrooms two of which have beautiful feature fireplaces. Externally to the front and side are mature gardens mainly laid to lawn with flower, tree and shrub borders, block paved area to the side leading to the rear low maintenance courtyard garden with a feature pergola and access to the orangery. EPC F

**Call:** Rook Matthews Sayer 0191 2667788

**Price Guide:** £349,950+

**Lot No. 87**

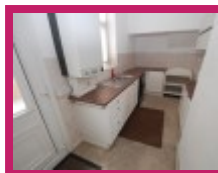
118 Boldon Lane, South Shields NE34 0BY

**Andrew Craig**



**Description:**

A traditional ground floor Tyneside Flat offered to the market with vacant possession ideal for singles or couples situated on Boldon Lane which has a range of shops and local amenities readily available together with good transport links into the Town Centre and coast. Briefly the accommodation comprises: Entrance hall, front double bedroom with bay window. Bathroom with four piece suite. Lounge with feature fireplace and door to kitchen. Benefits include gas central heating and double glazing. Externally there is a separate yard to the rear.



EPC D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £29,950+

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**Lot No. 88**

**Blackhall Mill Club House, Chopwell Road, Chopwell NE17 7TN**

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Rook Matthews Sayer are pleased to offer this 3 bedroom link detached home to the market. The property briefly comprises of a large lounge diner, breakfasting kitchen and downstairs W/C. To the first floor there are 3 good size bedrooms and a bathroom. Externally there is a yard to the front and a gravelled garden to the rear. Additional benefits are double glazing and a private parking space. Viewings are essential to realise the potential of this home



EPC band: C

**Call:** Rook Matthews Sayer 0191 4131313

**Price Guide:** £69,950

**Lot No. 89**

**19 Plough Road, Hall Road, Sunderland SR3 2UQ**

**Andrew Craig**



**Description:**

A three bedroom semi detached home being spacious and well presented making it sure to appeal to couples and growing families alike. Conveniently located within a popular residential estate. Internally the property is decorated with a modern and neutral design and briefly comprises lounge, dining kitchen, three bedrooms, bathroom and separate wc. Externally there is no vehicle access to the front and there is an open plan lawned garden and a paved rear garden with gates to allow car access. The property is warmed by combi gas central heating and has double glazed windows.



EPC Band B

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £79,950+

**Lot No. 90**

**82 Southwood Gardens, Kenton, Newcastle NE3 3BX**

**ROOK  
MATTHEWS  
SAYER**



**Description:**

A lovely traditional semi-detached house located within this popular residential area ideally suited for a growing family and benefitting from a Southerly facing garden to the rear. The property is conveniently located close to local shops, amenities and transport links as well as being well positioned for access into central Gosforth and the A1 motorway. The property comprises; lounge, dining room, breakfasting kitchen, utility room, three first floor bedrooms, family bathroom with shower, gas fired central heating via combination boiler and upvc double glazing. Externally to the rear is a pleasant Southerly facing garden whilst to the front is a garden with driveway leading to an attached garage.



EPC D

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £199,950+

**Lot No. 91**

**62 Cleaswell Hill, Choppington NE62 5DZ**

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Attention first time buyers and investors, chain free three bedroom mid terrace on Cleaswell Hill, Stakeford. In need of some updating this property would also make a lovely family home. Close to local schools, shops and amenities the property is double glazed and gas central heated and briefly comprises of; entrance hall, lounge, dining room, kitchen, stairs to first floor landing, three good size bedrooms and family bathroom. Externally there are large enclosed gardens to the front and rear. A fantastic property which must be viewed.



EPC: D

**Call:** Rook Matthews Sayer 01670 531114

**Price Guide:** £64,950+

**Lot No. 92**

32 St Marys Avenue, South Shields NE34 6AE

**Andrew Craig**



**Description:**

AN IDEAL FIRST TIME BUYER HOME SITUATED IN THIS POPULAR AND SOUGHT OFFTER LOCATION IN SOUTH SHIELDS. This bright and airy two bedroom first floor flat is situated within excellent access to amenities, shops, schools and well regarded schools. The property is decorated in a modern neutral theme and offers ready to move into accommodation. Briefly comprising of: - Entrance hall with stairs to first floor. Lounge, kitchen, bathroom, utility and two bedrooms. Externally there is a private yard to the rear. Further benefits include gas central heating and double glazing. Offered with vacant possession. Call to view now!!



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £59,950+

**Lot No. 93**

3 The Terrace, Shotton DH6 2LY

**kimmitt & roberts**



**Description:**

Rarely available upon the market we feel privileged to offer for sale this spacious, three bedroomed mid terrace Victorian villa. Having gas central heating system and many original internal features it cannot fail to impress. The exterior comes with enclosed garden to front elevation and extensive garden plot over rear cobbled lane, garden & workshop. EPC Band E

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £65,000+

**Lot No. 94**

8 East Street, Hett, Durham DH6 5LP

**WOOD**  
ESTATE AGENTS



**Description:**

Available with the benefit of immediate vacant possession, we offer for sale this deceptively spacious five bedroomed terraced property benefitting from gas fired central heating and double glazing. Situated in a pleasant position in the rural village of Hett, the property has accommodation comprising: entrance hallway, lounge, dining room, kitchen and rear lobby. To the first floor there are three bedrooms and a bathroom. To the second floor there are two bedrooms. Externally there is an extensive garden to the rear.



EPC D

**Call:** J W Woods 0191 3869921

**Price Guide:** £119,950+

**Lot No. 95**

55 Morpeth Avenue, South Shields NE34 0RS

**Andrew Craig**



**Description:**

OFFERED WITH VACANT POSSESSION IS THIS TWO BEDROOM END-TERRACED FIRST FLOOR FLAT - IDEAL FOR FIRST TIME BUYERS AND INVESTORS ALIKE - This well presented property has been well maintained and improved over recent years and offers excellent value for money. Offering ready to move into accommodation and modern, neutral decor the property briefly comprises of: - Entrance hall with stairs to first floor landing. Two receptions, kitchen, bathroom and two bedrooms. Externally to the front there is a walled forecourt, to the rear there is a garage for vehicle off road parking. Further benefits include gas central heating and double glazing



EPC D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £74,950+

**Lot No. 96**

The Little Gables, 4 Woosington Park South, Newcastle NE13 8BJ

**ROOK  
MATTHEWS  
SAYER**



**Description:**

This deceptively spacious semi detached period family home enjoys a wonderful village setting close to the edge of Newcastle City Centre with lovely private gardens and excellent access throughout the region. Comprises, hallway, sitting room, study, dining room, sun room, breakfasting kitchen, utility room, cloakroom/wc, rear lobby. First Floor: 4 bedrooms 1, bathroom. Outside: Double driveway, off street parking, attached garage, rear lawn garden.  
EPC Band D



**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £325,000+

**Lot No. 97**

20 Orpington Road, Park End, Middlesbrough TS3 0DT

**Michael Poole**



**Description:**

Attention investors and first time buyers. Michael Poole are proud to offer for sale this three bedroom end terraced house. Located within the residential area of Park End, Middlesbrough. Conveniently positioned for access to local schools, bus routes and shops this property must be viewed to be fully appreciated. The property offers two floors of living accommodation and briefly comprises, entrance hall, lounge, kitchen, landing, three bedrooms and a family bathroom. Externally there are enclosed gardens to the front and rear along with off street parking for one vehicle.  
EPC Band E

**Call:** Michael Poole 01642 254222

**Price Guide:** £49,950+

**Lot No. 98**

38 High Meadows, Newcastle NE3 4PW

**Andrew Craig**

**ROOK  
MATTHEWS  
SAYER**



**Description:**

TENANTED INVESTMENT OPPORTUNITY. WELL PRESENTED MODERN PROPERTY. This two double bed roomed end link house is worthy of an early viewing and will appeal to a wide range of prospective buyers. Available with no upper chain and located within easy reach of amenities to include local shops, schools and transport links. The layout comprises :- entrance lobby, lounge with stairs leading to first floor, well fitted kitchen, bathroom/wc, two double bedrooms. Externally there are gardens to both the front and rear, the latter is decked. With double glazed windows and gas central heating, the property is well maintained throughout. We are advised that the property is currently rented at £550pcm (awaiting sight of tenancy agreement)  
EPC Band C



**Call:** AC 0191 2859024 RMS 0191 2847999

**Price Guide:** £80,000+

**Lot No. 99**

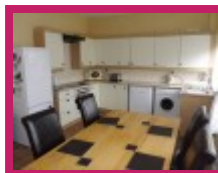
13 East View, Bedlington NE22 7HD

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Situated on East View in Bedlington, this well presented property briefly comprises; entrance hallway with stairs to first floor, lounge, kitchen / diner, first floor landing leading to Three bedrooms and a family bathroom. Externally to the front of the property is a low maintenance garden mainly gravelled with fencing to boundaries, to the rear a private yard with access to a garden over the lane that is mainly laid to lawn, fencing to boundaries, single detached garage and allocated parking. The property is also complimented by its close proximity to local amenities and transport links / services



EPC Band D

**Call:** Rook Matthews Sayer 01670 531114

**Price Guide:** £59,950+

**Lot No. 100** 17 Bevan Grove, Shotton DH6 2LQ



**Description:**

Rarely do properties become available upon the open market in this location therefore we would anticipate a lot of interest on this three bedroomed semi detached family home. Boasting gas central heating system, double glazing, spacious kitchen/Breakfast Room, gardens to both front and rear along with driveway and out buildings.

EPC Band D

**Call:** Kimmit & Roberts 0191 5183334

**Price Guide:** £54,950+

**Lot No. 101** 9 Glamis Avenue, Sunderland SR4 8PB



**Description:**

Offering immense potential due to the versatile layout of accommodation this semi detached bungalow is offered at a realistic guide price which reflects the works of improvement required. Benefiting from a good garden area to the rear of the property and offering potential for further expansion if required. The internal accommodation comprises: to the ground floor there is a lounge through dining room, kitchen/breakfasting room, ground floor bedroom and wet room. To the first floor there are two bedrooms, both having T-fall ceilings. Having a pleasant location and good local amenities and transport links, viewing is highly recommended!

EPC Band D



**Call:** Andrew Craig 0191 5653377

**Price Guide:** £119,950+

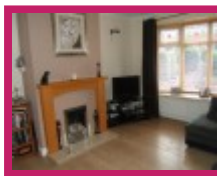
**Lot No. 102** 17 Poplar Drive, Whitburn, Sunderland SR6 7AS



**Description:**

This well presented two bedroom semi detached home offers ready to move into accommodation which is sure to appeal to a wide range of buyers! Being located within the ever popular area of Whitburn Village close to a wide range of local shops, well regarded schools and excellent transport routes to both South Shields and Sunderland. With the benefit of a driveway for multiple cars, conservatory and extensive rear garden makes this property a must to view so call us now!

EPC Band C



**Call:** Andrew Craig 0191 5160239

**Price Guide:** £115,000+

**Lot No. 103** 8 Lothian Court, Blakelaw NE5 3TZ



**Description:**

SEMI DETACHED HOUSE WHICH WE ARE ADVISED IS LET AT £600pcm ON AN AST WHICH HAS NOW EXPIRED THE PROPERTY CAN BE SOLD WITH OR WITHOUT TENANT IN PLACE - IDEAL INVESTMENT OPPORTUNITY. A spacious three bedroom house in a quiet and convenient location. Situated within easy reach of local amenities including shops and schools, and also benefiting from good road links and bus routes. This well maintained property has gas fired central heating and upvc double glazing. The accommodation briefly comprises:- porch, lounge/diner, kitchen, three good sized bedrooms and family bathroom. Externally there are gardens to front and rear. The property is situated on a pedestrianised street (off street parking is available). Viewing essential.

EPC E



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

**Price Guide:** £89,950+

**Lot No. 104** 19 Coleridge Square, Hebburn NE31 1QD

**Andrew Craig**



**Description:**

Occupying a good sized corner plot, this semi detached property offers excellent family size accommodation. Recently re-furbished to a high standard we would strongly recommend an internal inspection to appreciate. With gas central heating and double glazing, the property briefly comprises: Entrance hall, lounge with feature fireplace, re-fitted kitchen and range of modern units and w.c., to ground floor. First floor has three well proportioned bedrooms and a half tiled bathroom with modern white suite. Externally there are lawned gardens to front, side and rear.



EPC Band C

**Call:** Andrew Craig 0191 4281428

**Price Guide:** £64,950+

**Lot No. 105** 1 Langdale, Birtley DH3 2EJ

**Andrew Craig**



**Description:**

WELL PRESENTED TWO BED PROPERTY OCCUPYING A CORNER PLOT - MUST BE VIEWED  
This property is rare to the market and would be ideal for first time buyers as a starter home or those looking to downsize. The internal floor plan comprises entrance porch leading to the lounge, dining room, kitchen and conservatory to the ground floor. To the first floor there are two bedrooms and a family bathroom. Other benefits include gas central heating and double glazing. Externally the property occupies a corner plot with tree screened gardens and driveway.



EPC Band C

**Call:** Andrew Craig 0191 4921234

**Price Guide:** £119,950+

**Lot No. 106** 35 Normanby Close, Seaham SR7 0EE

**kimmitt & roberts**



**Description:**

This very smart semi is well located and has obviously been a cherished home. It provides spacious and thoughtfully designed family accommodation. Its many noteworthy features include a refitted kitchen with appliances including NEFF Oven/Grill/Microwave, Fridge Freezer and Washing Machine. The property also boasts Combi Central Heating and UPVC Double Glazing. It enjoys one of the best positions on the highly acclaimed Northlea development, and has the benefit of pleasant gardens to front and rear. The property is in need of some updating but is priced accordingly  
EPC C

**Call:** Kimmitt and Roberts 0191 5813213

**Price Guide:** £74,950+

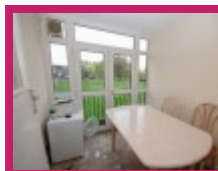
**Lot No. 107** 63 Lutterworth Road, Longbenton NE12 8QR

**Andrew Craig**



**Description:**

**\*\*ATTENTION INVESTORS\* FIRST FLOOR FLAT IN NEED OF MODERNISATION AND PRICED TO SELL.** This two bedroomed flat is spacious throughout and benefits from no upper chain. It is situated close to local amenities including shops, bus routes, metro services, local schools and road links. Briefly comprises:- entrance hallway, lounge, kitchen, extra reception room (which could be utilised as a dining room), two double bedrooms and bathroom. Externally there is off street parking available and communal green spaces. Viewing essential.



EPC Band D

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £55,000+

**Lot No. 108**

1a Walnut Place, Montagu Estate, Newcastle NE3 4QS

**Andrew Craig**

**ROOK  
MATTHEWS  
SAYER**



**Description:**

We offer for sale this well presented one bedroom bungalow, the property benefits from gas central heating and double glazing. The property briefly comprises of entrance, bedroom one, bathroom, living room, kitchen. Externally there is gardens to front and rear with drive offering off street parking.



EPC Band C

**Call:** AC 0191 2859024 RMS 0191 2847999

**Price Guide:** £59,950+

**Lot No. 109**

16 Flemingfield, Shotton, Peterlee DH6 2JF

**kimmitt & roberts**



**Description:**

This is a mid-terraced property extended to provide a good sized family home. Boasting gas central heating system, double glazing, two reception rooms, 3/4 bedrooms (one previously used as a granny flat) also having en-suite facility. Externally there is enclosed forecast to front elevation and enclosed yard to rear. Requiring cosmetic updating hence price.



EPC band: D

**Call:** Kimmit & Roberts 0191 5183334

**Price Guide:** £44,950+

**Lot No. 110**

57 Fletcher Crescent, New Herrington DH4 4LT

**kimmitt & roberts**



**Description:**

Kimmitt and Roberts are pleased to present to the market this deceptively spacious semi-detached property which is ideal for the growing family. The property provides ample accommodation and boasts both front and rear garden with views overlooking Herrington Park. Accommodation comprises entrance lobby, lounge, dining room, kitchen and wc. To the first floor the property benefits from 3 spacious bedrooms and family bathroom. Internal inspection is highly recommended!



EPC Band C

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £54,950+

**Lot No. 111**

33 Southgate Mews, Morpeth NE61 2BW

**ROOK  
MATTHEWS  
SAYER**

**MIKE  
ROGERSON**



**Description:**

We are delighted to bring to the market this well maintained four bedroom mid-terrace town house in the desirable Southgate Mews Development of Morpeth. This charming family home is within walking distance of Morpeth town centre and its amenities including excellent schools for all ages, bars/restaurants, traditional shopping and leisure facilities. The development is ideally situated for commuting with easy access to the A1 trunk road North and South, there are also public transport links with regular bus routes and the mainline railway station. The flexible accommodation spread over three floors briefly comprises of; generous entrance hall leading to downstairs cloakroom, dining room, kitchen/breakfast room with french doors to rear garden. The second floor has an 'L' shaped lounge and master bedroom with en-suite and to the third floor there are three further bedrooms and a family bathroom. Externally there are gardens to the front and rear, mainly laid to lawn and two allocated parking bays to the front. EPC Band C

**Call:** RMS 01670 511711 MR 01670 517500

**Price Guide:** £220,000+

**Lot No. 112** 12 Marlborough Court, Jarrow NE32 5RB

**Andrew Craig**



**Description:**

A deceptively spacious second floor apartment located in this popular development on Bede Burn Road. Having easy access to the amenities of Jarrow Town Centre and local shops, schools, parks and transport links via the A19. Decorated with a modern and neutral theme the internal accommodation briefly comprises of an entrance hallway, two double bedrooms, lounge, kitchen and bathroom. Benefiting from upvc double glazing, secure entry system and a garage in a nearby block. An ideal purchase for first time buyers, couples and those looking to down size.



EPC Band D

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £44,950+

**Lot No. 113** 157 Alexandra Road, Ashington NE63 9LA

**ROOK MATTHEWS SAYER**



**Description:**

A well presented three bedroom terrace situated on Alexandra Road, Ashington close to local amenities, shops, road and bus links across the North East. The property briefly comprises of entrance hallway, lounge/dining room, fitted kitchen, utility room to the first floor there are three bedrooms and family bathroom. Externally there is a small front garden and yard to rear providing off street parking and garage. Also benefiting from gas combi central heating and double glazing, viewings are highly recommended to appreciate the standard and size of accommodation on offer.



EPC C

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £35,000+

**Lot No. 114** 24 Lisle Road, South Shields NE34 6DQ

**Andrew Craig**



**Description:**

This four bedroom semi detached dormer bungalow offering traditional and versatile living space. With pleasant well stocked gardens and a driveway for multiple cars this home is sure to attract many. Having an excellent location within Harton giving easy access to local shops, schools and transport routes to surrounding areas and the Seafront. Viewing comes highly recommended.



EPC Band E

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £190,000+

**Lot No. 115** 49 Stirling Drive, Bedlington NE22 5YF

**ROOK MATTHEWS SAYER**



**Description:**

Situated on Stirling Drive within the Bower Grange Estate in Bedlington, this Semi Detached bungalow briefly comprises entrance hallway, lounge / diner, kitchen, inner hallway leading to Two bedrooms and a family bathroom / wc. Externally to the front of the property is a low maintenance garden mainly laid to lawn, extensive driveway (providing off street parking for several cars) leading to a single attached garage, to the rear a low maintenance garden with a patio area, gravelled areas, mature bushes / shrubs and fencing to boundaries. Viewing is Essential to Appreciate!!!!!!



EPC Band D

**Call:** Rook Matthews Sayer 01670 531114

**Price Guide:** £99,950+

**Lot No. 116** 35 Galashiels Road, Grindon, Sunderland SR4 8JL

**Andrew Craig**



**Description:**

This two bedroom semi detached house is ideal for first time buyers and growing families alike and has the benefit of a conservatory and modern bathroom and low maintenance gardens. Located within walking distance to local shops, a short distance away from the A19 and enjoying easy transport routes into the City Centre. Call us now to view!



EPC Band C

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £69,950+

**Lot No. 117** 14 Park View Terrace, Langley Moor, Durham DH7 8JU

**WOOD**  
ESTATE AGENTS



**Description:**

Available with the benefit of immediate vacant possession, we offer for sale this extended 2 bedroom mid terraced property which has gas fired central heating and double glazing. In need of some cosmetic updating and improving, it currently provides accommodation which briefly comprises: entrance lobby, lounge, dining room, kitchen, 2 bedrooms and shower room/wc. There is a small garden area to the front and a self contained yard area to the rear.

EPC Band D

**Call:** J W Woods 0191 3869921

**Price Guide:** £59,950+

**Lot No. 118** 47 Jasper Avenue, Seaham SR7 8NH

**kimmitt & roberts**



**Description:**

A good example of its type, this mid terraced cottage occupies an excellent position. The very flexible accommodation boasts a fitted kitchen, a bathroom, gas central heating, double-glazing etc. It is a type which rarely comes to the market. The property is in need of some updating and is priced accordingly. Early viewing is recommended.



EPC Band C

**Call:** Kimmitt and Roberts 0191 5813213

**Price Guide:** Was £79,950 Now £54,950+

**Lot No. 119** 25 Grey Ridges, Brandon, Durham DH7 8QL

**WOOD**  
ESTATE AGENTS



**Description:**

Available with the benefit of immediate vacant possession, we offer for sale this four bedroomed semi detached property benefitting from gas fired central heating and double glazing. Having been updated, the property has lounge, kitchen/breakfast room and bathroom on the ground floor. Four bedrooms to the first floor, the master with a shower cubicle, and a cloakroom. Externally there are gardens to the front and rear and parking.



EPC Band C

**Call:** J W Woods 0191 3869921

**Price Guide:** £54,950+



**Lot No. 120** 3 The Hermitage, Chester Le Street DH2 3RG



**Description:**

Luxury property within Grade 2 listed mansion. Parking in the adjacent block paved courtyard. Hall, Lounge/Dining room, Kitchen, 2 Bedrooms, En Suite Bathroom/wc, En Suite Shower room/wc. Hermitage facilities include Hall, Victorian conservatory, indoor heated pool, gym, sauna, tennis court and lake.

EPC E



**Call:** J W Woods 0191 3887245

**Price Guide:** £185,000+

**Lot No. 121** 6 Hylton Avenue, South Shields NE34 7SD

**Andrew Craig**



**Description:**

NO UPWARD CHAIN ON THIS THREE BEDROOM SEM-DETACHED HOUSE. CALL TO VIEW NOW!! Situated in the popular Marsden area in South Shields this ideal family home is conveniently positioned for excellent access to schools, amenities, shops, the Sea Front and Town Centre. The property briefly comprises of: - Entrance hall, lounge, dining room, kitchen, utility and door into the outhouse. To the first floor there are three bedrooms, bathroom and separate w.c. Externally to the front there is a pebbled area and onside driveway providing off road parking for one car. To the rear there is a lawned garden with wood decking and patio area and a timber shed. Further benefits include gas central heating and double glazing. An internal inspection is highly recommended. EPC Band C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £89,950+

**Lot No. 122** 11 Westfield Road, Normanby, Eston TS6 0HU

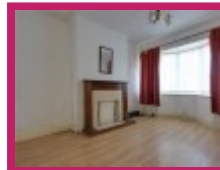
**Michael Poole**



**Description:**

Offered with no forward chain. In need of some modernisation but priced accordingly. The property offers two floors of living accommodation and briefly comprises, entrance hall, lounge, sitting room, wet room, kitchen, landing, three bedrooms and WC. Externally we have off street parking to the front of the property and an enclosed garden to the rear.

EPC Band tbc



**Call:** Michael Poole 01642 955180

**Price Guide:** £85,000+

**Lot No. 123** 39 Church Street, Eyemouth, Scottish Borders TD14 5DH

**tyne & tweed**  
estate agents



**Description:**

Within only a short walk of all town amenities and the fishing harbour, this very deceptive 3 bedroom end terraced house is offered for sale in good order throughout and boasts a sizeable rear courtyard with raised decked area. Available with early entry and no upward chain involved, the spacious accommodation includes a delightful Sun room overlooking the rear courtyard and en-suite facilities to two of the bedrooms. Viewing is very much recommended by contacting the sole selling agents.

EPC Band C



**Call:** Tyne and Tweed 01289 331555

**Price Guide:** £109,950+

**Lot No. 124** 11 East View, Morpeth NE61 1UT



**Description:**

We are pleased to offer for sale this ground floor one bedroom purpose built flat situated on the edge of the popular location of Middle Greens, the property is offered with vacant possession and no onward chain, accommodation briefly comprises of entrance porch to lounge/dining room, kitchen, bedroom, bathroom, enclosed shared rear yard and off road parking space



EPC Band D

**Call:** Mike Rogerson 01670 517500

**Price Guide:** £49,950+

**Lot No. 125** 29 Larne Terrace, Low Fell NE9 5RP

**Andrew Craig**



**Description:**

This semi detached home pleasantly positioned on Larne Crescent is available with no onward chain. This home benefits from having two reception rooms, galley style kitchen, utility area, three first floor bedrooms and bathroom. Externally there is a substantial rear garden laid to lawn with well stocked mature borders, whilst to the front there is a garden area and driveway. The property does require some cosmetic updating and improvements therefore we would recommend an internal inspection to appreciate the full potential this home has to offer.



EPC Band D

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £119,950+

**Lot No. 126** 18 The Hall Close, Ormesby TS7 9BY

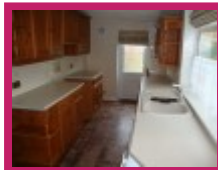
**Michael Poole**



**Description:**

A three bedroom two reception mid link house situated on a no through road within this residential area. The property benefits include gas central heating, double glazing lovely sized gardens to the rear and is offered for sale with vacant possession.

Property briefly comprises of entrance hall, living room, dining room, kitchen. To the first floor there are three bedrooms and a bathroom. Externally gardens to front and rear.



EPC Band

**Call:** Michael Poole 01642 254222

**Price Guide:** £74,950+

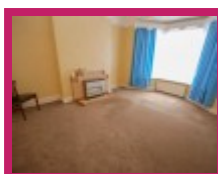
**Lot No. 127** 25 Henderson Road, St Gabriels, Sunderland SR4 7ST

**Andrew Craig**



**Description:**

A two bedroom mid terraced cottage located within easy access to many amenities including Sunderland Royal Hospital, local shops, schools and transport links to City Centre. Realistically priced accommodation is deceptively spacious and benefits from off road parking to the yard, mostly uPVC double glazing, combi gas central heating. An Ideal purchase for a range of buyers. Viewing highly recommended !!!!!



EPC Band B

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £49,950+

**Lot No. 128** 80 Woodvale Drive, Hebburn NE31 1RB

**Andrew Craig**



**Description:**

This truly outstanding family home is a credit to the present owners and offers superbly appointed and deceptively spacious living accommodation. Offered for sale with No Onward Chain, the property must be viewed internally to appreciate one of the finest houses presently available in the area. Briefly the accommodation comprises: Entrance hall, lounge with feature wall mounted electric fire. Dining/kitchen with a range of high quality units and appliances. Orangery dining room, shower room/w.c., and bar/games room. To the first floor there are four bedrooms (three of which are comprehensively fitted with a range of quality wardrobes and bedroom furniture) and family bathroom/w.c. Externally there is an open plan garden to the front with block paved driveway providing off road parking and an enclosed garden to rear on two tiers which can be accessed from the Orangery or bar/games room. EPC Band D

**Call:** Andrew Craig 0191 4281428

**Price Guide:** £184,950+

**ROOK MATTHEWS SAYER**

**Lot No. 129** 27 Park Avenue, Newcastle NE3 2HJ



**Description:**

A traditional three bedroom semi detached house benefiting from Southerly facing garden and extension to the rear. The property is conveniently located for access to local schools, shops, amenities, bus and metro links to the city centre and is offered for sale with no onward chain.



EPC D

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £160,000+

**ROOK MATTHEWS SAYER**

**Lot No. 130** 29 Foxcover, Linton Colliery, Ashington NE61 5SR



**Description:**

Chain Free. Very well presented modern three bedroomed semi detached property for sale on Foxcover, Linton colliery. Located in a quiet newly built estate the property has excellent road links for those looking for a rural property with good access to nearby towns and city centres. Deceptively spacious the property would make a fantastic first time purchase or a lovely family home. With double glazing and gas central heating the property briefly comprises: entrance porch, lounge, dining room, fitted kitchen, ground floor w.c, stairs to first floor landing, three good sized bedrooms with en-suite to master and family bathroom. Externally there is an enclosed garden to the rear and open aspect garden to the front with drive leading to single garage.



EPC C

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £99,950+

**MIKE ROGERSON**

**Lot No. 131** 40 Lindisfarne Lane, Morpeth NE61 2UL



**Description:**

Two bedroom home located in the sought after Stobhill Grange estate. Lindisfarne Lane is within walking distance of Morpeth town centre and its amenities. The accommodation over two floors consists briefly of: Entrance porch, Modern fitted kitchen, third bedroom/ family room, lounge with stairs to first floor, master bedroom, second bedroom and family bathroom with corner bath and rain shower. The is also a fully insulated and boarded loft with extended access hatch with ladders. Externally there are generous gardens to front and rear, driveway with parking for two cars leading to a detached single garage.



EPC Band D

**Call:** Mike Rogerson 01670 517500

**Price Guide:** £155,000+

**Lot No. 132**

5 Flexsbury Gardens, Felling NE10 9JA

**Andrew Craig**



**Description:**

THIS ATTRACTIVELY PRESENTED THREE BEDROOM SEMI DETACHED HOME LOOKS TO BE IDEAL FOR FAMILIES Updated to provide stylish living arrangements with modern refitted kitchen, two reception rooms, three well proportioned bedrooms and contemporary bathroom with white suite. With gardens to the front and rear along with garage providing secure off street parking. Conveniently placed for local schools, amenities and transport links. VIEWING COMES HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY AND SIZE OF THIS LOVELY HOME



EPC: C

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £109,950+

**Lot No. 133**

3 March Terrace, Dinnington NE13 7AF

**ROOK MATTHEWS SAYER**



**Description:**

Situated within the highly sought after village of Dinnington sits this superbly refurbished, 2 bedroomed mid terrace house, offering contemporary and well-appointed accommodation. With lovely open views to the front and the rear, this property benefits from gas fired central heating, sealed unit double glazing as well as many modern features. The accommodation comprises briefly: open plan 21 lounge and kitchen with feature hand built oak staircase and high gloss front kitchen units with dark work effect work surfaces and splash back. There is a rear hall/utility with double glazed French doors to the rear as well as a cloakroom/WC with contemporary white suite. To the first floor there are two double bedrooms, one with fitted wardrobes and both with beautiful views along with shower room/WC. Externally there is a gravelled garden to the front with a range of plants. To the rear there is a yard, parking and fenced, lawned rear garden. EPC C

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £134,950+

**Lot No. 134**

Flat 5, 45 Regent Road, Gosforth NE3 1ED

**Andrew Craig**



**Description:**

EXTREMELY WELL POSITIONED APARTMENT. An ideal location, within walking distance of all the amenities that Gosforth High Street has to offer, and within easy reach of Gosforth Leisure centre, Library and Regent Centre Metro. This two bedroom modern first floor flat benefits from lift access. The accommodation briefly comprises:- Entrance hall, lounge, kitchen, bathroom and two bedrooms. Externally there is off street parking available and on street permit parking. A property that should suit a wide range of buyers. Viewing essential.



EPC Band C

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £99,950+

**Lot No. 135**

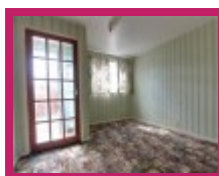
5 Ainsdale Way, Middlesbrough TS4 3JU

**Michael Poole**



**Description:**

Sensibly priced to reflect the work needed. Comprising entrance hall, lounge, dining room, kitchen, three bedrooms and a bathroom/WC to the first floor. Forecourt garden to the front of the property and an enclosed rear garden with a brick built outhouse. Combi gas central heating system, double glazing and no chain. glazing. Vacant possession is available for early occupation.



EPC C

**Call:** Michael Poole 01642 254222

**Price Guide:** £49,950+

**Lot No. 136** 44 Westmoreland Rise, Peterlee SR8 2EW



**Description:**

This is a well proportioned family home which comes ready to move into and offers good value for money. Boasting gas central heating system, double glazing, modern kitchen and bathroom fittings and three generous proportioned bedrooms. An ideal opportunity for both the local investor and first time buyer alike.

EPC Band C

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £44,950+

**Lot No. 137** 15 Croft Way, Belford NE70 7ET



**Description:**

A deceptively spacious property with flexible accommodation on a generous corner plot in a sought after location in Belford. Comprises of entrance hall, living room, kitchen/breakfast room. There is a downstairs bedroom, bathroom, dining room with double doors out on to the conservatory. The spacious conservatory has doors opening out to the garden. On the first floor there are two further bedrooms and family bathroom. There is a large separate garage with off street parking and front lawn. To the rear of the property there are extensive gardens leading down to a large enclosed garden which is lawned. The property has gas central heating and uPVC double glazing.

EPC Band C



**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £199,950+

**Lot No. 138** 37 Whitby Avenue, Middlesbrough TS6 9NH



**Description:**

Benefitting from many features including, fitted kitchen, detached garage and loft room this property must be viewed to be fully appreciated. The accommodation comprises, entrance hall, lounge, two bedrooms, loft room, kitchen/breakfast room and bathroom. Externally we have well maintained gardens to the front, side and rear of the property along with driveway and detached garage.

EPC Band D



**Call:** Michael Poole 01642 254222

**Price Guide:** £104,950+

**Lot No. 139** 13 Burn Hall, Darlington Road, Durham DH1 3SR



**Description:**

Available with the benefit of immediate vacant possession, we offer for sale this impressive two bedroomed property benefitting from gas fired central heating and double glazing. Situated within the award winning Burn Hall Country Estate development which comprises 24 individual and exclusive properties set in over 30 acres of private parkland with woodland and river walks, the property has accommodation comprising: entrance hallway, shower room/wc, 19ft lounge, bedroom with fitted wardrobes and a kitchen/dining room. There is a master suite with fitted wardrobes and en suite. Externally there is an allocated garage with up and over door, light and power and use of the communal parklands as well as additional visitor parking, all accessed via security gates.

EPC F



**Call:** J W Woods 0191 3869921

**Price Guide:** £199,950+

**Lot No. 140** 20 Cotemedede, Leam Lane, Gateshead NE10 8JQ

**Andrew Craig**



**Description:**

Attractively presented three bedroom semi detached house pleasantly situated on Cotemedede within Leam Lane. Ideal for first time buyers and families, we welcome early viewing to appreciate the property fully. Benefiting from spacious open plan diner, modern kitchen, two double bedrooms and bathroom with a white suite. Pleasant gardens to enjoy to the front and rear. Convenient for schools, amenities and transport links to the surrounding areas, viewing come recommended. EPC Band D

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £94,950+

**Lot No. 141** 13 Edward Avenue, Horden SR8 4RQ

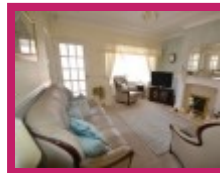
**kimmitt & roberts**



**Description:**

Having been the subject of capital expenditure by its current owner this is an immaculate two bedroomed semi detached bungalow which boasts gas central heating system, double glazing, stylish refitted spacious kitchen/breakfast room, floored and boarded loftroom ideal for storage/hobby room. The exterior comes with enclosed block paved patio to front elevation and enclosed yard to rear.

EPC Band D



**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £69,950+

**Lot No. 142** 5 Holmfield, South Shields NE34 6LU

**Andrew Craig**



**Description:**

Three bedroom semi-detached property sitting on a generous sized plot having both good sized gardens to the side and the rear. Having potential to extend to provide double garage/double storey wrap around extension (subject to planning and necessary building consents). This property therefore offers deceptively spacious accommodation with potential to improve. The ground floor comprises of a lounge, diner, kitchen/breakfast room, study and a ground floor w.c, together with good sized bedrooms to the first floor. Externally there is ample off road parking plus garage and carport. Situated in this popular location, close to the Redhead Park and nearby to local amenities and schools. Early viewing urged!

EPC D



**Call:** Andrew Craig 0191 4271722

**Price Guide:** £234,950+

**Lot No. 143** 8 Blagdon Terrace, Seaton Burn NE13 6EY

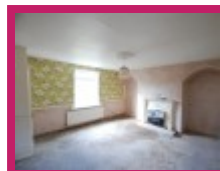
**ROOK MATTHEWS SAYER**



**Description:**

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

EPC Band C



**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £65,000+

**Lot No. 144** 5 Biscop Terrace, Jarrow NE32 5TW

**Andrew Craig**



**Description:**

Recently re-furnished to a high standard is this three bed semi detached house which is offered for sale with No Onward Chain! Offering ready to move into family accommodation, an early inspection is highly recommended to appreciate the space and quality of finish. Benefiting from gas central heating and double glazing, the accommodation briefly comprises: Entrance hall, lounge/dining room, re-fitted kitchen, utility room and cloakroom/w.c. to ground floor. To the first floor there are three well proportioned bedrooms and bathroom with a modern white suite. Externally there is a good size garden to rear with lawn and raised beds.



EPC E

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £89,950+

**Lot No. 145** 18 Sheridan Road, South Shields NE34 9JL

**Andrew Craig**



**Description:**

Conveniently situated in this popular location is this two bedroom end-terraced house conveniently positioned for popular schools, shops, amenities and transport links for commuting. The property briefly comprises of: - Entrance hall, lounge, kitchen, two bedrooms and bathroom. Externally to the front there is a lawned garden. To the rear there is a low maintenance garden with plant bedding areas, lawn and patio area. Further benefits include gas central heating and double glazing. An internal inspection is highly recommended



EPC: tbc

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £49,950+

**Lot No. 146** 3 Coach Lane, Hazelrigg, Newcastle NE13 7AS

**ROOK MATTHEWS SAYER**



**Description:**

A very well presented two bedroom upper flat with rear yard, located within this popular residential area benefiting from a range of modern fixtures and fittings throughout. The property is conveniently located close to local shops, amenities and transport links as well as being a short distance to the A1 motorway. Available for sale with no onward chain. The property is rented at £430 pcm ( we are awaiting sight of the tenancy agreement)



EPC: C

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £65,000+

**Lot No. 147** 11 Embleton Avenue, Middlesbrough TS5 7EA

**Michael Poole**



**Description:**

With this traditional style bay fronted semi-detached house you not only get three decent size bedrooms but also two reception rooms, bathroom with a white four piece suite and 18ft breakfast kitchen with solid oak units and built in appliances. There is a private enclosed rear garden, detached garage, ample parking on the driveway and the front garden has been block paved to create some useful additional parking space. Other attractions include UPVC double glazing, central heating and security alarm system.



EPC Band tbc

**Call:** Michael Poole 01642 254222

**Price Guide:** £129,950+



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**Lot No. 148** 30 Victoria Road East, Hebburn NE31 1QN

**Andrew Craig**



**Description:**

A three bedroom end terraced property offered for sale with No Onward Chain! Conveniently located for Hebburn Town Centre with its good selection of shops, schools, leisure facilities and transport links throughout the area by both bus and Metro. The property is competitively priced to allow for some cosmetic updating and benefits from gas central heating and double glazing. Briefly the accommodation comprises: Entrance hall, two separate reception rooms and dining/kitchen to the ground floor, whilst to the first floor there are three bedrooms, bathroom and separate w.c. Externally there are good sized gardens surrounding the property which occupies a corner plot and has a driveway providing off road parking.

EPC Band tbc



**Call:** Andrew Craig 0191 4281428

**Price Guide:** £64,950+

**Lot No. 149** Denethorpe, Stockton Road, Sunderland SR2 ONE

**Andrew Craig**



**Description:**

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

EPC band E



**Call:** Andrew Craig 0191 5653377

**Price Guide:** £164,950+

**Lot No. 150** 4 The Steadings, Ashington NE63 8XR

**ROOK MATTHEWS SAYER**



**Description:**

Available to view now! Grade 11 listed three bedroomed stone built barn conversion located on the outskirts of Ashington, formerly Ashington Farm, the property is beautifully presented throughout and must be viewed to appreciate the size and standard of accommodation on offer. With double glazing and gas central heating the property briefly comprises of: Entrance hall, spacious lounge with feature arched windows, fitted kitchen, three bedrooms with en-suite to master and family bathroom. Externally there is a private walled garden to the rear and designated parking bay in covered barn with parking space behind. This property is full of character and charm and is to be sold with no upper chain. Viewings are strongly recommended.

EPC Band D



**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £139,950+

**Lot No. 151** 12 Middle Park, Alston CA9 3AR

**ROOK MATTHEWS SAYER**



**Description:**

Situated within a cul-de-sac on the outskirts of Alston, this three bedroom detached bungalow, which has been extended and refurbished to a high standard, has beautiful oak finishing throughout enjoying lovely gardens and far reaching views, benefitting from central heating to radiators, under-floor heating, double glazing and solar assisted water heating. Briefly comprises entrance porch; reception hall; lounge/dining room; kitchen; utility; three bedrooms; bathroom; externally there is drive way parking; single garage; timber garden shed; the gardens are laid to lawn to the front; the rear garden has two brooks; woodland; lawn and superb views.

EPC Band C



**Call:** Rook Matthews Sayer 01434 601616

**Price Guide:** £149,950+

**Lot No. 152** 45 Hallington Mews, Killingworth NE12 6UF



**Description:**

Offered with no onward chain is this fully refurbished three bedroom mid link which will appeal to a variety of buyers. The accommodation includes; entrance hall with stairs to the first floor, useful storage cupboard, downstairs W.C, lounge to the rear leading to the conservatory, spacious dining kitchen with a good range of modern units. To the first floor, three bedrooms, two of which are doubles and a modern bathroom/W.C. Externally to the front is a small flower bed area and to the rear is a low maintenance garden with a raised decked area with patio area. The property benefits from gas central heating, UPVC double glazing and garage in a block.



EPC Band D

**Call:** Rook Matthews Sayer 0191 2667788

**Price Guide:** £115,000+

**Lot No. 153** 9 Pastures Close, Marske by The Sea, Redcar TS11 6EB



**Description:**

Sought After Location- Two Double Bedrooms - 17ft Lounge - 16ft Kitchen Dining Room - Off Road Parking & Driveway GarageUPVC Double Glazing - Recently Installed Central Heating Boiler



EPC Band tbc

**Call:** Michael Poole 01642 285041

**Price Guide:** £99,950+

**Lot No. 154** 172 Mortimer Road, South Shields NE34 0RW



**Description:**

AN IDEAL FAMILY HOME THAT MUST BE VIEWED TO FULLY APPRECIATE. CALL TO VIEW NOW!! A ready to move into three bedroom Semi-Detached Home situated in this popular and sought after location in South Shields. Briefly comprising of: Entrance hall, lounge with feature fire, kitchen and bathroom to the first floor. To the second floor there are three bedrooms and a separate w.c. Externally to the front there is a slate stone garden area with outside driveway which can provide off road parking for two cars accessed via wrought iron gates. To rear garden with lawn and wood decking area. Further benefits include gas central heating and double glazing.



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £129,950+

**Lot No. 155** 38 Hawthorne Avenue, South Shields NE34 8BE



**Description:**

VIEWING ESSENTIAL - An improved and extended three bedroom mid terraced house situated in this ever popular street in South Shields. Located within excellent access to amenities, shops and transport links into the Town Centre. The property offers family sized accommodation and is decorated to a very high standard throughout. Briefly comprising to the ground floor of: - Entrance hall, lounge, kitchen, utility/w.c. and stunning orangery room. To the first floor lies three good sized bedrooms and bathroom/w.c. Externally there is a driveway to the front and a good sized garden to the rear. Further benefits include gas central heating and double glazing.



EPC Band C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £85,000+

**Lot No. 156** 25 Low Lane, South Shields NE34 0LG

**Andrew Craig**



**Description:**

LOW LANE - TWO BEDROOM FIRST FLOOR APARTMENT- OFFERED WITH NO CHAIN !!!! - Ideally located on the popular Harton Grange development in South Shields. Situated within close proximity of local shops, bus routes and main road links for commuting. Warmed via gas central heating and benefits from double glazing and secure entry system. Communal door to hallway with stairs to the first floor, apartment door to hallway, open plan living area and kitchen, two bedrooms and bathroom. Externally lies an allocated parking bay. Ideal first time buy or investment.



EPC Band B

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £65,000+

**Lot No. 157** 101 Portia Street, Ashington NE63 9DT

**ROOK MATTHEWS SAYER**



**Description:**

\*\*TWO BEDROOMED - MID TERRACED - OFF STREET PARKING - IDEAL INVESTMENT\*\* Chain free two bedroomed mid terrace for sale on Portia Street, Ashington. The property benefits from a fitted kitchen and a spacious living room/diner. Close to local amenities this property would make an ideal investment or first time buy. With gas central heating the accommodation briefly comprise of: entrance, spacious lounge/diner, kitchen, bathroom, stairs to first floor and two good sized bedrooms. Externally there is a garden to front and to the rear double gated access to yard providing off street parking. EPC Band C

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £37,000+

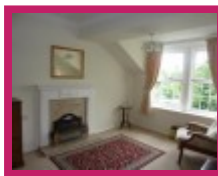
**Lot No. 158** 18 Meadowfield, Ponteland NE20 9XF

**ROOK MATTHEWS SAYER**



**Description:**

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



EPC Band C

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £54,950+

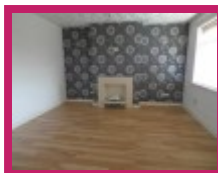
**Lot No. 159** 70 Cottingwood Green, Blyth NE24 4TQ

**ROOK MATTHEWS SAYER**



**Description:**

Good sized mid link with three bedrooms located on Cottingwood Green in Blyth. EPC: C - Situated on this popular development with pedestrianised, open aspect to the front & briefly comprising: Entrance hall, lounge, dining kitchen and ground floor cloaks/w.c. To the first floor three bedrooms and family bathroom. Externally the property has enclosed gardens to both front and rear. Benefiting from gas central heating, double glazing, situated close to local schools, amenities and road/transport links. An ideal stater/investment purchase - early inspection is highly recommended.



EPC Band C

**Call:** Rook Matthews Sayer 01670 352900

**Price Guide:** £49,950+

**Lot No. 160** 50 Bridge Water Court, Longlands, Middlesbrough TS4 2GE

Michael Poole



**Description:**

Stylish, Immaculate Three Bedroom Semi-Detached Family Home, offers two floors of stylish living accommodation and briefly comprises, entrance hall, WC, kitchen, lounge/diner, landing, three bedrooms, bathroom and en suite. The accommodation offers gardens to the front and to the rear. The front is partly laid to lawn with a double width driveway allowing for parking for several vehicles. The rear garden is mainly laid to lawn, with a flower and shrub border and a paved patio area. It is fully enclosed by fence with side access to front via gate and is not directly overlooked.



EPC Band C

**Call:** Michael Poole 01642 254222

**Price Guide:** £94,950+



**Lot No. 161** 2 Castle Way, Pegswood NE61 6XH



**Description:**

We welcome for sale this two bedroom semi detached house situated on Castleway on the popular Bothal Court Estate in Pegswood. Pegswood offers a range of local shops and transport links, with the historic market town of Morpeth near by offering a range of local amenities. The accommodation briefly comprises of an entrance hall, living room with stairs to the first floor, kitchen diner with access to rear garden, to the first floor there is a family bathroom and two bedrooms. Externally the property has a detached garage and driveway parking with gardens to the front and rear. The property benefits from double glazing throughout and gas central heating.



EPC Band C

**Call:** Mike Rogerson 01670 517500

**Price Guide:** £84,950+

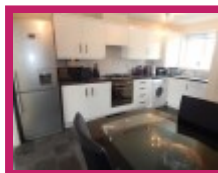


**Lot No. 162** 12 Crofthead Close, Blyth NE24 3JH



**Description:**

We are delighted to welcome to the sales market this three bedroom semi-detached house located on Millcroft Court, Blyth. The property is situated within a cul-de-sac location off Plessey Road and is ideally located close to local amenities, bus routes and Blyth town centre. The property briefly comprises: entrance hallway, downstairs WC, kitchen/diner, lounge, to the first floor; three bedrooms and a family bathroom. The property also benefits from a low maintenance garden to the rear.



EPC C

**Call:** Mike Rogerson 01670 361911

**Price Guide:** £99,950+



**Lot No. 163** 32 Cecil Court, Ponteland NE20 9EE



**Description:**

An immaculately presented and appointed one bedroom top floor apartment (2nd floor) within this purpose built block, conveniently situated for Pontelands excellent amenities. With a security alarm system and sealed unit double glazing the property stands in well-tended communal gardens with residents and visitor parking with a communal entrance hall providing access to the apartment. The accommodation itself briefly comprises; communal hall, stairs and landing with main entrance door into the apartment, reception hallway with doors to all rooms, storage cupboard, airing cupboard and double cloaks cupboard, spacious and a very light lounge has a picture window to the rear with inset ceiling spot lights, the dining kitchen is well fitted and appliances include electric oven and hob, fridge, microwave and washer/dryer with ample room for table and chairs. The double bedroom has built in wardrobes and the bathroom is fitted with a three piece suite with shower over the bath and mirror fronted bathroom cabinet.

EPC BAND E

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £119,950+

**Lot No. 164**

West Farm Cottage, Kirkwhelpington NE19 2RS

**ROOK  
MATTHEWS  
SAYER**



**Description:**

A charming, stone built, two bedroomed, mid terraced cottage in a delightful village setting with views towards the church. With electric storage heating and some sealed unit double glazing, the well-presented accommodation comprises briefly: reception hall, lounge with multi fuel stove, fitted kitchen, first floor landing, two bedrooms, bathroom/WC and staircase leading to a useful attic room. There is a beautifully tended and well stocked front garden with outhouse and parking to the rear. Ideal for a couple or family, this property would also make an excellent weekend or holiday cottage, with early inspection recommended to fully appreciate the accommodation and location.



EPC Band F

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £175,000+

**Lot No. 165**

5 The Grove, Easington Colliery, Peterlee SR8 3BU

**kimmitt & roberts**



**Description:**

Rarely available in this popular cul-de-sac at such a tempting price, we have pleasure in offering this well positioned two bedroom semi detached property with gas central heating and double glazing. Available with the benefit of immediate vacant possession the property has accommodation with comprises; Entrance Vestibule and Kitchen/Dining Room to the Ground Floor. To the first floor there are Two Bedrooms and a Bathroom. Externally there are gardens to the front with an enclosed paved yard to the rear. Priced to Sell. No Chain



EPC Band E

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £75,000+

**Lot No. 166**

16 Quarry Road, Hebburn NE31 2UN

**Andrew Craig**



**Description:**

Truly outstanding ground floor flat conveniently located for Hebburn town centre with a range of shops, schools, leisure facilities and excellent transport links though out the area. The property is a credit to its current owners and a early inspection is highly recommended. Double glazing, gas central heating. The property briefly comprises of entrance lobby, lounge opening to dining area (formally bedroom two) inner hallway, refitted kitchen, bathroom and shower room/w.c. There is a small low maintenance garden to the front and excellent side garden to the rear comprising of two decked areas, lawned area and further flag patio area. No onward chain.



EPC Band D

**Call:** Andrew Craig 0191 4281428

**Price Guide:** £49,950+

**Lot No. 167**

17 Mount Close, South Hylton, Sunderland SR4 0LR

**Andrew Craig**



**Description:**

A high level of interest is expected on this two double bedroom semi detached property. Situated on a corner plot giving room to extend subject to relevant planning permissions and located in a pleasant neighbourhood close to local schools, shops, metro station together with easy access to the A19 and City Centre. Offering huge potential and benefiting from a ground floor wc, gardens to the front, side and rear.

EPC tbc

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £45,000+

**Lot No. 168**

6 Harrington Gardens, Choppington NE62 5TX

**ROOK  
MATTHEWS  
SAYER**



**Description:**

**\*\*MODERN LINK DETACHED GARAGE & DRIVE GOOD SIZED GARDEN\*\*** A rare opportunity to purchase a modern THREE BEDROOMED LINK DETACHED home situated on HARRINGTON GARDENS, STAKEFORD. The property has been further updated and the accommodation briefly comprises: Entrance porch, kitchen diner, SPACIOUS LOUNGE, first floor landing, three bedrooms and bathroom/w.c. Externally the property has a GOOD SIZED REAR GARDEN and GARAGE AND DRIVE to the front. Viewing recommended.  
EPC band: C

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £79,950+

**Lot No. 169**

38 Derwent Mews, Blackhall, Consett DH8 8TU

**WOOD  
ESTATE AGENTS**



**Description:**

A two-bedroomed house with accommodation on the first floor, a garage and a lawned garden with views over the Derwent Valley. Built in 1991, the property has uPVC double glazing and gas central heating via combi. boiler, and an alarm system. With a ground floor entrance hall, the stairs lead to the first floor accommodation comprising: landing, lounge/dining room, fitted kitchen, two bedrooms and a bathroom. The property has fitted carpets throughout. There is a garage with a rear access door from the well-stocked, lawned rear garden, which has views to the rear over the Derwent Valley. To the front there is a covered area and a single driveway.



Agent's Note - Part of the property has a flying freehold, over the neighbour's garage. EPC Band C

**Call:** J W Woods 01207 502109

**Price Guide:** £59,950+

**Lot No. 170**

3 Ealing Court, Newcastle NE3 2YD

**ROOK  
MATTHEWS  
SAYER**



**Description:**

An extended four bedroom semi detached house located within this popular residential area. The property is ideally suited for a growing family and occupies a pleasant position within a leafy cul de sac. There are two good size receptions to the ground floor together with a fully fitted extended kitchen. To the first floor are four bedrooms together with a family bathroom/shower and a separate wc. There is a mature private garden to the rear and driveway leading to an integrated garage at the front. Modern features include upvc double glazing and gas fired central heating via combination boiler. The property is offered for sale with no onward chain.



EPC Band D

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £160,000+

**Lot No. 171**

19 Hindmarsh Drive, Ashington NE63 9FA

**ROOK  
MATTHEWS  
SAYER**



**Description:**

This well presented second floor apartment is definitely worth while viewing for those first time buyers/professional couples. The apartment is situated on the modern Barley rise development, Ashington within walking distance to Wansbeck Hospital and local transport links. The property is available with no further chain and briefly comprises: Communal entrance hall providing access to second floor, the accommodation itself comprises: Entrance hall, lounge, kitchen, two double bedrooms and bathroom/w.c. Externally there is an allocated parking bay, a lovely property that must be viewed.  
EPC Rating: C



EPC Band C

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £47,000+

**Lot No. 172** 22 Abingdon Court, Kingston Park NE3 2YQ

**ROOK MATTHEWS SAYER**



**Description:**

A larger style three bedroom semi detached house ideally suited for a growing family and located within this pleasant cul de sac. The property is conveniently located providing easy access to shops, amenities and transport links as well as being a short distance from the A1 motorway.

EPC D

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £150,000+

**Lot No. 173** 3 Vale View, Burnope, Stanley DH7 0EA

**WOOD ESTATE AGENTS**



**Description:**

Available with early vacant possession, a two bedroomed semi-detached property with a large garden situated in the semi-rural village of Burnhope. The property has the benefit of uPVC double glazing, gas central heating and is ideally suited to first time buyers and has accommodation which briefly comprises on the ground floor; entrance hallway, lounge/dining room and kitchen, to the first floor there are two bedrooms, a bathroom and access to a loft storeroom.

EPC D



**Call:** J W Woods 01207 235221

**Price Guide:** £45,000+

**Lot No. 174** 8 Marden Close, Morpeth NE61 2XS

**ROOK MATTHEWS SAYER**



**Description:**

An extended, four bedroom detached home situated on Marden Close, Kirkhill. The property occupies a pleasant site within a Cul De Sac on this highly sought after estate, superbly situated for local amenities on the estate and access to Morpeth Town Centre. The accommodation has double glazing, gas central heating and briefly comprises of:- Entrance porch, hallway, ground floor cloaks/WC, extended breakfasting kitchen, utility room, L-shape lounge diner, conservatory, first floor landing, master bedroom with ensuite, three further bedrooms and bathroom W/C. Externally the property has gardens front and rear, garage and driveway for off street parking.

EPC Band C



**Call:** Rook Matthews Sayer 01665 511711

**Price Guide:** £249,950+

**Lot No. 175** 29 Hazelmoor, Hebburn NE31 1DH

**Andrew Craig**



**Description:**

Two bedroom upper floor flat offered with vacant possession ideal for the first time buyer or investor alike. Double glazed and electric heating the property is situated in a popular residential area and an early inspection is strongly recommended. Briefly the accommodation comprises of entrance hall with stairs to first floor landing, lounge, fitted kitchen, two bedrooms and modern shower room/w.c. To the outside there is a parking space to the front.

EPC Band C



**Call:** Andrew Craig 0191 4281428

**Price Guide:** £54,950+

**Lot No. 176** 1 Victoria Avenue, Windy Nook NE10 9HR

**Andrew Craig**



**Description:**

Offering versatile living accommodation, this ground floor flat should appeal to a wide range of buyers. Available with no onward chain and realistically priced we would recommend an internal inspection to appreciate the size and layout. Can be used to accommodate three bedrooms with one reception room or two bedrooms and two reception rooms depending on individual needs. Ideal therefore, for families and professionals. Pleasantly positioned on Victoria Avenue close to local amenities, transport links and The Queen Elizabeth Hospital. Come and see for yourself the benefits of this home - Viewing essential!



EPC E

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £54,950+

**Lot No. 177** 3 Sheriffs Moor Avenue, Easington Lane DH5 0PB

**kimmitt & roberts**



**Description:**

Kimmitt and Roberts are pleased to present to the market this rare opportunity to acquire this semi-detached property in the popular street of Sheriffs Moor Avenue. Accommodation comprises entrance hallway, lounge, kitchen/dining room, 2 bedrooms and family bathroom. Externally the property boasts front and rear gardens with off street parking. Early viewing is highly recommended!



EPC Band C

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £39,950+

**Lot No. 178** 3 Albert Street, Chester Le Street DH3 3DR

**Andrew Craig**



**Description:**

This mid terraced property is situated in a convenient town centre location within walking distance of the town's many amenities including shops, schools and leisure facilities. The town is a good base for commuting throughout the region via the excellent road network and public transport facilities. Also offering a good rail service with quick access to Durham City and Newcastle upon Tyne. Ideal investor or first time buyer accommodation with an internal layout of entrance lobby, lounge, kitchen and bathroom. To the first floor two bedrooms. There is a small yard area to the rear. Benefiting from gas central heating via radiators and double glazing.



EPC Band D

**Call:** Andrew Craig 0191 4921234

**Price Guide:** £54,950+

**Lot No. 179** 16 Bullers Green, Alnwick NE61 1DF

**MIKE ROGERSON**



**Description:**

\*\*\* THREE BEDROOMS END OF TERRACE LOUNGE KITCHEN/ DINING ROOM CONSERVATORY CLOAKROOM BATHROOM REAR GARDEN EPC RATING GRADE D \*\*\*Mike Rogerson Estate agents are delighted to bring to the market this charming end of terrace family home situated in a mature residential district to the North of Morpeth town centre, the property offers traditional features from its period and flexible accommodation spread over two floors to include an entrance hall, cloakroom, lounge, kitchen/dining room and a conservatory. On the first floor are three bedrooms and the bathroom, outside there is a garden to the rear.  
EPC D

**Call:** Mike Rogerson 01670 517500

**Price Guide:** £159,950+



**Lot No. 180** 37 Hewitson Terrace, Felling, Gateshead NE10 9HQ

**Andrew Craig**



**Description:**

A spacious two bedroom upper flat pleasantly positioned on Hewitson Terrace close to local amenities at Felling. Benefiting from spacious interior, the accommodation comprises spacious lounge/dining area, kitchen, bathroom and two bedrooms. With gas central heating and double glazed windows, appealing to first time buyers, professionals and investors. Viewing comes recommended to appreciate the size and location.



EPC E

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £44,950+

**Lot No. 181** 31 Simpson Close, Boldon Colliery NE35 9JP

**Andrew Craig**



**Description:**

A two bedroom mid terrace house, benefitting from gas central heating and double glazing. The property briefly comprises of entrance, lounge, dining room, kitchen, landing, wetroom, cloaks, two bedrooms, lawned garden to front and blocked paved and lawned garden to the rear. EPC band: C

**Call:** Andrew Craig 0191 5190011

**Price Guide:** £64,950+

**Lot No. 182** 177 Inverness Road, Jarrow NE32 4JR

**Andrew Craig**



**Description:**

This outstanding presented two bedroom semi detached property with an excellent size easterly facing garden to the rear. Situated in a popular residential area the property benefits from gas central heating. Ideal for a variety of purchasers the property provides spacious and versatile living



EPC Band D

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £69,950+

**Lot No. 183** 2 Burtons Yard, North Broomhill, Amble NE65 9UA

**ROOK MATTHEWS SAYER**



**Description:**

This outstanding property needs to be viewed to fully appreciate the generous room sizes and its strong potential for development, possibly into two properties, therefore making it an interesting property for investors or indeed someone looking for a large family house. Situated in a secluded area of North Broomhill, the property is accessible via side facing iron gates which open to the paved and lawned garden. The front door leads to a hallway with doors to a downstairs cloakroom and a reception room. The large kitchen has doors to a further reception room and the main lounge, making use of the accommodation quite flexible. Stairs lead to a long landing with several doors off to four bedrooms plus dressing room and large family bathroom. To the front of the property is a double size garage and a parking area. Further visitor parking is offered close by. A truly unique property in a quiet area, your early appointment to view is strongly recommended.

EPC Band E

**Call:** Rook Matthews Sayer 01665 713358

**Price Guide:** £109,950+

**Lot No. 184** 5 Queen Elizabeth Avenue, Sheriff Hill NE9 6RE

**Andrew Craig**



**Description:**

Four Bedroom semi detached house pleasantly positioned near the Queen Elizabeth Hospital, Gateshead. Ideal for investors and growing families, the property does requires some updating and improvements. Spacious accommodation with Lounge, Conservatory, Kitchen, Four first floor bedrooms and Bathroom. Externally there is block paved driveway to the front and a garden to the rear. Viewing essential to appreciate the full potential  
EPC Band tbc

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £99,950+

**Lot No. 185** 8 The Royalty, Sunderland SR2 7PP

**Andrew Craig**



**Description:**

An ideal investment opportunity to purchase this four bedroom mid terraced house located close to the City Centre for all local amenities, University and transport links. Spacious living EPC Band tbc

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £59,950+

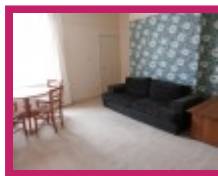
**Lot No. 186** 1 King Street, Alnwick NE66 1XL

**ROOK MATTHEWS SAYER**



**Description:**

Situated close to Alnwick town centre, and with unrestricted on street parking, this spacious first floor apartment extends to entrance lobby and large landing, sitting room/ dining room, fitted kitchen, two bedrooms and shower room. Gas fired central heating is included and there are rear stairs down to a small yard. The property is ideally suited for a single person or professional couple and may be made available to rent so good for investment purposes.



EPC Band E

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £69,950+

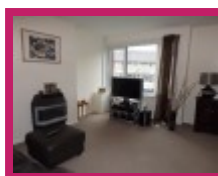
**Lot No. 187** 9 Byron Close, Guidepost NE62 5DF

**MIKE ROGERSON**



**Description:**

We welcome to the market this two bedroom maisonette located on Byron Close, in Guidepost. The property is located close to the towns local shops, schools and amenities and is within easy access of major bus routes and road links. The property benefits from gas central heating, double glazed throughout. The accommodation briefly comprising of; entrance hall, lounge, kitchen, to first floor two double bedrooms and bathroom. Externally; Storage shed and bin shed



EPC Band D

**Call:** Mike Rogerson 01670 822223

**Price Guide:** £39,950+

**Lot No. 188**

483 Plessey Road, Blyth NE24 3LU

**ROOK  
MATTHEWS  
SAYER**



**Description:**

**\*\*MUST BE VIEWED- 5 BED EXTENDED SEMI DETACHED-FANTASTIC FAMILY HOME-GARAGE & LARGE MATURE GARDEN-EPC:E\*\***On Plessey Road in Blyth. The generous accommodation briefly comprises: Entrance porch, entrance hall, lounge with sliding doors to extended dining room, kitchen, sun lounge & ground floor cloaks/w.c. To the first floor five bedrooms & shower room. Externally the property has garden to front with driveway to garage & large, well kept south facing garden to the rear. Situated on this popular road with easy access to local schools, amenities and road/transport links.



EPC Band E

**Call:** Rook Matthews Sayer 01670 352900

**Price Guide:** £99,950+

**Lot No. 189**

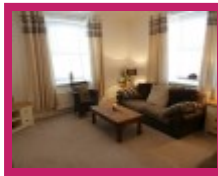
Amble Guest House, 16 Leazes Street, Amble NE65 0AL

**ROOK  
MATTHEWS  
SAYER**



**Description:**

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



EPC Band D

**Call:** Rook Matthews Sayer 01665 713358

**Price Guide:** £189,950+

**Lot No. 190**

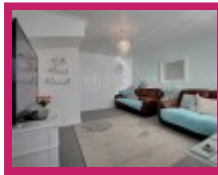
19 Lyme Park, Ingleby Barwick TS17 5BX

**Michael Poole**



**Description:**

A Superbly Presented Three Storey End Terrace Townhouse, Offering Delightful Accommodation Which We Feel Will Interest a Variety of Prospective Buyers. Providing Three Generous & Tastefully Presented Bedrooms - Spacious Lounge with Attractive Decor -Kitchen/Diner with Modern Fitted Units & Built in Oven & Hob Ground Floor Cloakroom/WC -Family Bathroom with White Three Piece Suite - Parking for Two Vehicles & Pleasant Enclosed Low Maintenance Rear Garden - Gas Central Heating System & Double Glazing -



EPC Band C

**Call:** Michael Poole 01642 7636363

**Price Guide:** £114,950+

**Lot No. 191**

Lukes Lodge, Ravenshill, Kielder NE48 1ER

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Situated in an area of natural beauty within Kielder National Park, this two bedroom detached log cabin must be viewed to appreciate the tranquil location, outstanding views and superb internal accommodation. Kielder reservoir is close by, which enjoys a number of water sports, excellent walking and mountain bike trails. Kielder has been awarded dark sky status and has recently opened an observatory. The village of Kielder itself has a post office, general dealers, petrol station and public house. This lodge has been recently carpeted and redecorated to a high standard, benefitting from UPVC double glazing, central heating to radiators. For those who like a nice stroll, Kielder castle is less than a mile of forest walk away



**Call:** Rook Matthews Sayer 01434 601616

**Price Guide:** £44,950+

**Lot No. 192**

Flat 26 Main Street, Seahouses NE68 7RQ

**ROOK  
MATTHEWS  
SAYER**

**Andrew Craig**



**Description:**

Appealing to a wide variety of buyers both private residential and those looking for a 2nd home, is this 4 bedroom maisonette located in the heart of Seahouses and enjoying excellent access to local amenities and the beach. The accommodation is spread over two floors and benefits include double glazed windows and solid fuel heating and car parking for two vehicles.

Property briefly comprises of entrance lobby, kitchen, dining room, bathroom, inner hallway, living room, and four bedrooms.

EPC BAND F

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £119,950+



## 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 in not typically enforceable in English law) for the Seller to sell and the Buyer to buy the particular lot but represents the intention to do so. However, the Seller will have the security of the non-refundable deposit. All deposit monies will be held in the Client Account of The Agents Property Auction until exchange of contracts.

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

6. Payment of Deposit Deposits may be paid by cheque, bankers draft or by prior arrangement into the Client Account of The Agents Property Auction. Unfortunately cash cannot be accepted. Proof of identity and address is required for all successful buyers in order for us to comply with money laundering regulations. Original documents must be provided, photocopies are not accepted. For proof of identity we can accept – current signed passport, current full UK/EU photo card driving licence, resident permit issued by the Home

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

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

8. Guide Prices, Reserve Prices, Estimates, Plans, Measurements and Photographs Any guide price shown in any marketing materials are only intended to be estimate of the anticipated sale price but may not be necessarily what the lot sells for. Such guide prices are not intended to be valuation of the lot and must not be relied upon by Buyers as such (Buyer must satisfy themselves by an appropriate independent valuation). Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell, The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of auction. Any estimated information is only intended to be guidance to a prospective buyer. We give no guarantee or warranty as to its accuracy and Buyers must satisfy themselves in this regard. If we have provided or referred to 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. The Agents Property Auction Limited may receive a commission for referring parties to solicitors for use of their conveyancing services.

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

#### 3.2 Charges and payment

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

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

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

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

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

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

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

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

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

#### 3.4 Miscellaneous

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

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

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

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

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

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

#### 3.5 Notices

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

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

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

#### 3.6 Governing law and jurisdiction

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

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

### Common Auction Conditions

#### Introduction

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

#### Glossary

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

#### Auction Conduct Conditions

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

#### Sale Conditions

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

#### Important Notice

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

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

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

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

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

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

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

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



Royal Institute of Chartered Surveyors (RICS).

#### Glossary

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

Wherever it makes sense:

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

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

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

**Agreed completion date**

Subject to condition G9.3:

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

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

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

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

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

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

**Auctioneers** The auctioneers at the auction.

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

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

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

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

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

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

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

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

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

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

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

**Interest rate** If not specified in the special conditions, 4% above the base rate from time to time of Barclays Bank plc. (The interest rate will also apply to judgment debts, if applicable.)  
**Lot** Each separate property described in the catalogue or (as the case may be) the property that the seller has agreed to sell and the buyer to buy (including chattels, if any).

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

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

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

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

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

**Sale conditions** The general conditions as varied by any special conditions or addendum.  
**Sale memorandum** The form so headed (whether or not set out in the catalogue) in which the terms of the contract for the sale of the lot are recorded.

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

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

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

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

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

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

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

**VAT option** An option to tax.

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

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

#### Auction Conduct Conditions

##### A1 Introduction

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

**A1.2** The catalogue is issued only on the basis that you accept these auction conduct conditions. They govern our relationship with you and cannot be 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 against that liability.

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

G2 Deposit

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

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

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

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

G2.2 The deposit

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

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

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

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

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

G3 Between contract and completion

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

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

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

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

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

Title and identity

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

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

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





paid; and

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

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

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

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

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

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

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

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

#### G5 Transfer

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

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

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

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

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

#### G6 Completion

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

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

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

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

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

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

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

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

#### G7 Notice to complete

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

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

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

(a) terminate the contract;

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

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

(d) resell the lot; and

(e) claim damages from the buyer.

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

(a) terminate the contract; and

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

G8 If the contract is brought to an end

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

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

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

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

#### G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

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

G9.5 The buyer must:

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

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

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

#### G10 Interest and apportionments

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

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

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

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

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

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

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

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

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

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

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

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

#### G11 Arrears

##### Part 1 Current rent

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

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

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

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

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

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

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

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

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

(a) so state; or

(b) give no details of any arrears.

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

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

(b) pay them to the seller within five business days of receipt in cleared funds (plus



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

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

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

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

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

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

#### G12 Management

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

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

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

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

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

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

#### G13 Rent deposits

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

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

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

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

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

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

#### G14 VAT

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

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

#### G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

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

(a) of the buyer's VAT registration;

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

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

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

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

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

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

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

#### G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

#### G17 Maintenance agreements

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

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

#### G18 Landlord and Tenant Act 1987

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

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

#### G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

(a) in its condition at completion;

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

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

G19.5 Where relevant:

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

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

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

#### G20 TUPE

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

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

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

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

(c) in respect of the Transferring Employees.

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

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



#### G21 Environmental

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

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

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

#### G22 Service Charge

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

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

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

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

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

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

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

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

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

#### G23 Rent reviews

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

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

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

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

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

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

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

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

#### G24 Tenancy renewals

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

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

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

G24.4 Following completion the buyer must:

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

#### G25 Warranties

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

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

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

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

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

#### G26 No assignment

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

#### G27 Registration at the Land Registry

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

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

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

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

#### G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

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

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

#### G30 Extra General Conditions



# Agents Property AUCTION

TOGETHER WE GET RESULTS

## Upcoming Auctions

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Monday 30th January 2017  
Monday 27th February 2017  
Monday 27th March 2017  
Monday 24th April 2017  
Wednesday 31st May 2017  
Monday 26th June 2017  
Monday 31st July 2017  
Wednesday 30th August 2017  
Monday 25th September 2017  
Monday 30th October 2017  
Monday 11th December 2017



Andrew Craig



Michael Poole



**Richard Francis**  
Auctioneer MNAVA



see website for auction terms & conditions

Agents Property Auction,  
14a Front Street, Prudhoe, Northumberland, NE42 5HN.  
Tel: 01661 831 360

Website: [www.agentspropertyauction.com](http://www.agentspropertyauction.com)  
Email: [info@agentspropertyauction.com](mailto:info@agentspropertyauction.com)