



# Auction Catalogue

This Auction

Monday 26th January 2015

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



Agents Property  
**AUCTION**

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## Buyers Guide

### IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

#### Particulars of Sale:

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

#### Price Guides:

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

#### Option 1 Terms & Conditions:

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

#### Option 2 Terms & Conditions:

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

#### Administration Fee:

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

#### Deposits:

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

#### Remote Bidding:

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

#### Sales Agreed:

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

#### Amendments to Catalogue:

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

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

## Venue Location

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

Tel: 0191 236 4111

#### Directions:

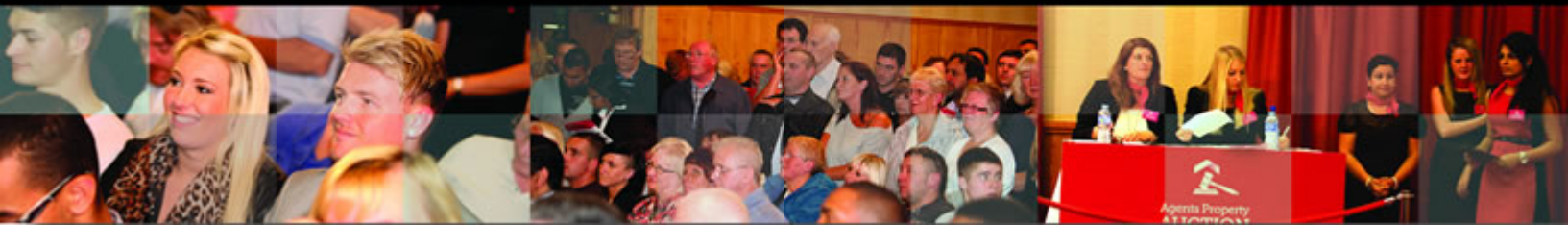
Join A1 north for 2.5 miles then turn off left for Wideopen (A1056). Take the 2nd exit at the roundabout and the hotel lies straight ahead. For all Sat/Nav system please type in 'A1056 Sandy Lane' for directions to hotel.





## Order Of Sale

Lot No	Address	Post Code	Partner Agent
<b>OPTION 1</b>			
Lot 1	14 Elvet Close, Heaton, Newcastle	NE6 2SJ	Rook Matthews Sayer
Lot 2	33a Front Street, Leadgate, Consett	DH8 7SB	JW Wood Estate Agents/Kimmitt & Roberts
Lot 3	29 and 29a Commercial Street, Crook, Co Durham	DL15 9HR	JW Wood Estate Agents/Kimmitt & Roberts
Lot 4	East Ord Stores, East Ord, Berwick	TD15 2NS	Rook Matthews Sayer
Lot 5	97 Ashfield Close, Newcastle	NE4 6RL	Rook Matthews Sayer
Lot 6	Otterburn Hall Hotel, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 7	25 Vicarage Avenue, Stockton	TS19 0AF	Michael Poole/Kimmitt & Roberts
Lot 8	50 Sunnycrow, Silksworth, Sunderland	SR3 1DQ	Andrew Craig
Lot 9	19 Stainton Street, Middlesbrough	T63 6QF	Michael Poole/Kimmitt & Roberts
Lot 10	Otterburn Hall Annex, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 11	21 & 22 South Crescent, Horden, Peterlee	SR8 4AF	Andrew Craig/Kimmitt & Roberts
Lot 12	22 Ridley Terrace, Cambois, Northumberland	NE24 1QS	Rook Matthews Sayer
Lot 13	6 Vicarage Street, Stockton	TS19 0AJ	Michael Poole/Kimmitt & Roberts
Lot 14	Coach House, Otterburn Hall, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 15	2 Grange Terrace, Shotton Colliery	DH6 2JP	Andrew Craig/Kimmitt & Roberts
Lot 16	Lodge 1, Otterburn Hall, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 17	62 Thornton Street, Middlesbrough	TS3 6PH	Michael Poole
Lot 18	90 Richmond Road, South Shields	NE34 0QQ	Andrew Craig
Lot 19	8 Marion Street, Sunderland, Tyne and Wear	SR2 8RG	Andrew Craig/Kimmitt & Roberts
Lot 20	3 Lancaster Hill, Peterlee, Co Durham	SR8 2EQ	Kimmitt & Roberts
Lot 21	9 Harris Street, Darlington	DL1 4HZ	JW Wood Estate Agents/Andrew Craig
Lot 22	Lodges 4,5,6,9, Otterburn Hall, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 23	38 Ruskin Crescent, Thornley, Co Durham	DH6 3DG	Andrew Craig/Kimmitt & Roberts
Lot 24	Lodges 10,11, 12, Otterburn Hall, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 25	44 Carlow Street, Middlesbrough	TS1 4SD	Michael Poole
Lot 26	16 Thickley Terrace, Shildon, Co Durham	DL4 2LJ	JW Wood Estate Agents/Kimmitt & Roberts
Lot 27	24 Henry Street North Ormesby, Middlesbrough	TS3 6TZ	Michael Poole
Lot 28	15 Worcester Terrace, Sunderland	SR2 7AG	Andrew Craig
Lot 29	The Old Randal's Building, Sunderland	SR4 1AR	Andrew Craig
Lot 30	Lodge 3, Otterburn Hall, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 31	30-31 Newhouse Road, Esh Winning, Durham	DH7 8JU	JW Wood Estate Agents
Lot 32	30 Ninth Street, Peterlee	SR8 4LZ	Kimmitt & Roberts
Lot 33	Lodge 7, Otterburn Hall, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 34	47 Clairville Road, Middlesbrough	TS4 2HH	Michael Poole/Kimmitt & Roberts
Lot 35	25 Front Street, Westgate, Crook	DL13 1RY	JW Wood Estate Agents/Andrew Craig
Lot 36	Lodge 8, Otterburn Hall, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 37	34 Rushie Avenue, Benwell, Newcastle	NE15 6LT	Andrew Craig/Rook Matthews Sayer
Lot 38	Lodge 14, Otterburn Hall, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 39	8 Craggs Street, Stockton	TS19 0BX	Michael Poole/Kimmitt & Roberts
Lot 40	37 The Cove, Captains Wharf, South Shields, Tyne & Wear	NE33 1JQ	Andrew Craig
Lot 41	14 Child Street, Brotton, Saltburn By The Sea	TS12 2SU	Andrew Craig/Michael Poole
Lot 42	139 Waterloo Walk, Washington	NE37 3EL	Andrew Craig
Lot 43	Lodge 2, Otterburn Hall, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 44	6 Richardson Avenue, South Shields	NE34 9RR	Andrew Craig
Lot 45	Land at Vernon Place/ Robinsons Buildings, Newbiggin	NE64 6EB	Rook Matthews Sayer
Lot 46	70 Briardale, Delves Lane, Consett	DH8 7BD	JW Wood Estate Agents
Lot 47	15 Beverley Road, Holwood Estate, Middlesbrough	TS4 3LE	Michael Poole



## Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	Single Garage, At The Bottom Of The Brandon Grove, Sandyford	NE2 1PA	Andrew Craig
<b>OPTION 2</b>			
Lot 49	10 Westoe Avenue, South Shields	NE33 3EY	Andrew Craig
Lot 50	20 George Street, Redcar, Cleveland	TS10 2BN	Michael Poole
Lot 51	3 Shaw Lane, East Woodburn, Hexham	NE48 2SL	Rook Matthews Sayer
Lot 52	38 Upper Howick Street, Alnwick, Northumberland	NE66 1UZ	Rook Matthews Sayer
Lot 53	19 Stuart Terrace, Gateshead	NE10 0ET	Andrew Craig
Lot 54	2 Powburn Gardens, Fenham, Newcastle	NE4 9UE	Rook Matthews Sayer
Lot 55	1 Hugh Avenue, Shiremoor, Newcastle Upon Tyne	NE27 0QT	Rook Matthews Sayer
Lot 56	Harleen House, Birtley Lane, Birtley	DH3 2PJ	Andrew Craig
Lot 57	7 Pine Street, Chester Le Street	DH3 3DW	JW Wood Estate Agents
Lot 58	8 Salisbury Place, South Shields	NE33 2NF	Andrew Craig
Lot 59	125 Lambton Road, Belle Vue, Middlesbrough	TS4 2ST	Michael Poole
Lot 60	66 Nicholson Terrace, Forest Hall, Newcastle	NE12 9DP	Rook Matthews Sayer
Lot 61	10 Henry Street, Gosforth, Newcastle	NE3 1DQ	Andrew Craig
Lot 62	9 Fairburn Avenue, Benton, Newcastle	NE7 7TT	Rook Matthews Sayer
Lot 63	2 Summerdale House, Snows Green Road, Shotley Bridge	DH8 0ES	JW Wood Estate Agents
Lot 64	10 Balmoral Avenue, Catchgate, Stanley	DH9 8FH	JW Wood Estate Agents
Lot 65	37 Rothley Avenue, Fenham, Newcastle	NE5 2DU	Rook Matthews Sayer
Lot 66	17 Ravenside Terrace, Chopwell, Newcastle	NE17 7LE	Rook Matthews Sayer
Lot 67	21 Overdale Court, Guidepost, Northumberland	NE62 5YU	Rook Matthews Sayer
Lot 68	Iona, Thropton, Northumberland	NE65 7LU	Rook Matthews Sayer
Lot 69	14 Kent Court, Kingston Park, Newcastle	NE3 2XH	Rook Matthews Sayer
Lot 70	Greensleaves, 29 Balkwell Avenue, North Shields	NE29 7JN	Rook Matthews Sayer
Lot 71	5 Larch Terrace, Craghead, Stanley	DH9 6BQ	JW Wood Estate Agents
Lot 72	23 Low Lane, South Shields	NE34 0LE	Andrew Craig
Lot 73	Evergreen, Hill Top Road, Dipton, Stanley	DH9 9JY	JW Wood Estate Agents
Lot 74	5 Percy Mews, Alnwick	NE66 1PS	Rook Matthews Sayer
Lot 75	35 Dunn Road, Peterlee	SR8 5JF	Kimmitt & Roberts
Lot 76	Flat 2 Northumberland House, Ryton, Northumberland	NE40 3PT	Rook Matthews Sayer
Lot 77	19 Elm Park Terrace, Shotley Bridge	DH8 0NA	JW Wood Estate Agents
Lot 78	73 Howick Street, St Peters Riverside, Sunderland	SR6 0DE	Andrew Craig
Lot 79	48 South Street, Newbottle, Houghton Le Spring	DH4 4EH	Kimmitt & Roberts
Lot 80	19 Dowding Lane, Central Grange Newcastle	NE3 3GP	Rook Matthews Sayer
Lot 81	10 Ivy Way, Pelton, Chester Le Street	DH2 1DR	JW Wood Estate Agents
Lot 82	34 Lichfield Way, Jarrow	NE32 4UW	Andrew Craig
Lot 83	Gilesvil Wood Terrace, South Shields	NE33 4UY	Andrew Craig
Lot 84	68 Bayfield, West Allotment, Whitley Bay	NE27 0FE	Rook Matthews Sayer
Lot 85	17 Beechbrooke, Ryhope, Sunderland	SR2 0NZ	Andrew Craig
Lot 86	38 Appledore Road, Blyth	NE24 3TG	Rook Matthews Sayer
Lot 87	29 Kipling Avenue, Boldon Colliery	NE35 9EE	Andrew Craig
Lot 88	12 Esk Street, Gateshead	NE9 5NJ	Andrew Craig
Lot 89	1 Blyton Avenue, South Shields	NE34 9BN	Andrew Craig
Lot 90	27 Fisherwell Road, Pelaw, Gateshead	NE10 0RB	Andrew Craig
Lot 91	21 Grove Road, North Ormesby, Middlesbrough	TS3 6EH	Michael Poole
Lot 92	42 Fern Dene Road, Gateshead	NE8 4RX	Andrew Craig
Lot 93	8 Victory Terrace, Redcar	TS10 1QN	Michael Poole



## Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	36 Foundry Court, St Peters Basin, Newcastle	NE6 1UG	Andrew Craig
Lot 95	30 General Graham Street, High Barnes, Sunderland	SR4 7HL	Andrew Craig
Lot 96	16 Heaton Gardens, South Shields	NE34 9TZ	Andrew Craig
Lot 97	191 Park Road South, Middlesbrough	TS4 2RA	Michael Poole
Lot 98	52 Elliott Road, Peterlee, Co Durham	SR8 5JA	Kimmitt & Roberts
Lot 99	104 Baltimore Avenue, Sunderland	SR5 4QX	Andrew Craig
Lot 100	3 Colwell Road, Fenham, Newcastle	NE5 2EE	Rook Matthews Sayer
Lot 101	39 and 41 Vindomara Road, Ebchester, Co Durham	DH8 0PP	JW Wood Estate Agents
Lot 102	7 The Crescent, Hetton Le Hole	DH5 9JS	Michael Poole
Lot 103	20 Wells Grove, South Shields	NE34 6JR	Andrew Craig
Lot 104	70 Greens Place, South Shields	NE33 2AQ	Andrew Craig
Lot 105	75 Milburn Street, Sunderland	SR4 6AU	Andrew Craig
Lot 106	West Percy House, Amble, Northumberland	NE65 0AG	Rook Matthews Sayer
Lot 107	41 Holyrod Close, Thornaby, Stockton	TS17 7JX	Michael Poole
Lot 108	16 Shakespeare Street, Jarrow	NE32 3PP	Andrew Craig
Lot 109	11 Johnson Grove, Norton, Stockton	TS20 1BX	Michael Poole
Lot 110	21 Edith Terrace, Jarrow	NE32 5HS	Andrew Craig
Lot 111	28 Tyne View Gardens, Pelaw	NE10 0YP	Andrew Craig
Lot 112	1 Gifford Square, Sunderland	SR4 8PD	Andrew Craig
Lot 113	53 Jubilee Crescent, Rothbury, Northumberland	NE65 7QZ	Rook Matthews Sayer
Lot 114	10 Park Place, Chester Le Street	DH3 3RZ	JW Wood Estate Agents
Lot 115	89 Longford Street, Middlesbrough	TS4 4RJ	Michael Poole
Lot 116	30 Elm Street, Jarrow	NE32 5JD	Andrew Craig
Lot 117	15 Oakdale, Nedderton Village, Bedlington	NE22 6BE	Rook Matthews Sayer
Lot 118	44 Torcross Way, Redcar, Cleveland	TS10 2RU	Michael Poole
Lot 119	Milestone House, Rothbury, Northumberland	NE65 7SZ	Rook Matthews Sayer
Lot 120	2 Antliff Terrace, Annfield Plain, Stanley	DH9 8QR	JW Wood Estate Agents
Lot 121	38 Warwick Street, Heaton, Newcastle	NE6 5AQ	Rook Matthews Sayer
Lot 122	11 Institute Terrace East, Pelton, Chester Le Street	DH2 1QR	JW Wood Estate Agents
Lot 123	Woodbine Cottage, Catchgate, Stanley	DH9 8LB	JW Wood Estate Agents
Lot 124	2 Velvet Hall, Station Cottages, Hencliffe, Berwick Upon Tweed	TD15 2JX	Tyne & Tweed Estate Agents
Lot 125	145 Melrose Crescent, Seaham	SR7 0LA	Kimmitt & Roberts
Lot 126	11 Kensington Way, Chester Le Street	DH2 2BF	JW Wood Estate Agents



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

14 Elvet Close, Heaton, Newcastle NE6 2SJ

**ROOK  
MATTHEWS  
SAYER**



#### Description:

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



EPC : D

**Call:** Rook Matthews Sayer 0191 2761283

**Price Guide:** £69,950+

### Lot No. 2

33a Front Street, Leadgate, Consett DH8 7SB

**WOOD**  
ESTATE AGENTS

**kimmitt & roberts**



#### Description:

FOR SALE WITH NO RESERVE PRICE An investment opportunity to purchase a two bedroom first floor flat especially to buy to let investor or a client looking for a project to refurbish. The property is offered for sale with vacant possession and located on a busy road with a mixture of commercial and residential properties.

Property briefly comprises of entrance hall with stairs to first floor landing, living room, kitchen, bathroom and two bedrooms.



EPC Band:- E

**Call:** J W Wood 01207 502109

**Price Guide:** £1+

### Lot No. 3

29 and 29a Commercial Street, Crook, Co Durham DL15 9H

**WOOD**  
ESTATE AGENTS

**kimmitt & roberts**



#### Description:

An investment opportunity to purchase a two bedroom first flat offered for sale with vacant possession and a one bedroom ground floor currently tenanted generating an income of £300pcm.

Accommodation of number 29 comprises of - entrance hall with stairs to first floor, living room, two bedrooms, bathroom and a kitchen. EPC B

Number 29a comprises of - entrance door to kitchen, living room, bathroom and bedroom. EPC D

**Call:** J W Wood 01388 604273

**Price Guide:** £45,000+

**Lot No. 4**

East Ord Stores, East Ord, Berwick TD15 2NS



**Description:**

Turn Over year end 30 September 2012 £291,522. Prominent Position. Licenced Convenience Store. Ideal First Business. Short Trading Hours. East Ord Stores is a very well established business having traded from this location for many years. It is therefore well known and well regarded with many regular and long standing customers. The business trades as a convenience store, general dealers and off licence selling a wide range of goods including alcohol, tobacco, confectionary, general goods plus much more. They also offer National Lottery scratch cards, plus have a UPS franchise, and dry cleaning service. EPC Band C

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** Was £155,000 Now £89,950+

**Lot No. 5**

97 Ashfield Close, Newcastle NE4 6RL



**Description:**

Property appealing to both the but to let (especially these looking to let to students from Newcastle college) or the private residential buyer looking for a larger home in this 5 bed 2 reception end terrace house. The accommodation is split over 3 floors and some internal works have began but need to be finished off which is reflected in the price. property briefly comprises entrance hall, living room, dining room, kitchen, utility, to the first floor 3 bedrooms, bath/W.C, to separate W.C, to the 2nd floor 2 further bedrooms. Externally there is a yard to the rear and a garden to the front. EPC Band:- E

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £99,950+

**Lot No. 6**

Otterburn Hall Hotel, Otterburn NE19 1HE



**Description:**

A rare and unusual opportunity to purchase a magnificent 25 bedroomed, Grade II listed within the Otterburn Hall Estate on the edge of the village of Otterburn and surrounded by the magnificent countryside of Northumberland National Park. The Hotel closed in 2012, but benefits from considerable updating to the bedrooms and ensuite facilities, although is in need of some further updating. We are advised significant expenditure is planned to other parts of the estate to include 60 holiday lodges with ancillary facilities. The considerable accommodation includes: two bars, substantial kitchens and spacious reception rooms. The hotel is set within extensive grounds and will include substantial acreage, confirmation to be provided in the legal pack.

EPC exempt

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £300,000+

**Lot No. 7**

25 Vicarage Avenue, Stockton TS19 0AF




**Description:**

A well presented three bedroom mid terrace house offered for sale with vacant possession. The property benefits include double glazed window, extension to the ground floor offering a dining area, gas central heating, kitted kitchen. The property would appeal to both the buy to let investor and the private residential buyer. Property briefly comprises of entrance hall, living room, dining room, to the first floor there are three bedrooms and a bathroom-wc. Externally there is a yard to the rear. Likely rental income in the region of £450pcm



EPC Band E

**Call:** Michael Poole 01642 355000

**Price Guide:** £35,000+

**Lot No. 8**

50 Sunnybrow, Silksworth, Sunderland SR3 1DQ

**Andrew Craig**

**Description:**

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



EPC D

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £75,000+

**Lot No. 9**

19 Stainton Street, Middlesbrough T63 6QF

**Michael Poole**
**kimmitt&roberts**

**Description:**

Appealing to the buy to let investor and the purchaser looking for a house needing work we offer for sale this two bedroom mid terrace. The property does require updating and modernisation and is offered for sale with vacant possession.

Property briefly comprises of entrance hall, living room, dining room, kitchen, to the first floor landing, two bedrooms and a bathroom-wc. Externally there is a yard to the rear.



EPC D

**Call:** Michael Poole 01642 254222

**Price Guide:** £24,000+

**Lot No. 10**

Otterburn Hall Annex, Otterburn NE19 1HE

**ROOK MATTHEWS SAYER**

**Description:**

An unusual and rare opportunity to acquire a 22 bedroomed hotel/residential facility within Otterburn Hall Estate. This building was part of Otterburn Hall Hotel which closed in 2012 although benefits from updated bedroom accommodation and ensuite facilities. The property benefits from extensive grounds and subject to planning there is potential to extend at the sides and off the conference facilities. With considerable parking, conference facilities and substantial second floor accommodation, ideal for further development subject to planning, this is an magnificent opportunity to create a new hotel or other residential facility in a stunning setting. The site area to be confirmed in the legal pack. EPC To Follow

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £149,950+

**Lot No. 11**

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

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

**Description:**

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

NO 22 - Comprises of entrance hall, living room, kitchen, rear lobby, bathroom, first floor are two bedrooms and there are gardens to the front and rear. EPC D



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

**Call:** K&R 0191 5183334 AC 0191 5653377

**Price Guide:** £50,000+



**Lot No. 12**

22 Ridley Terrace, Cambois, Northumberland NE24 1QS

**ROOK  
MATTHEWS  
SAYER**



**Description:**

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

EPC:E

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

**Price Guide:** £39,950+

**Lot No. 13**

6 Vicarage Street, Stockton TS19 0AJ

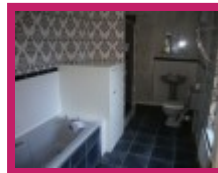
Michael Poole

kimmitt & roberts



**Description:**

A two bed mid terrace house offered for sale with vacant possession. The property does require a little updating and to fully appreciate the property internal viewing is recommended. The property benefits include double glazed window and gas central heating, fitted kitchen and 4 piece bathroom suite. Briefly comprises of entrance hall, living room, dining room, kitchen, to the first floor there are two bedrooms and a bathroom/wc. Externally there is a yard to the rear.



EPC Band To Follow

**Call:** Michael Poole 01642 355000

**Price Guide:** £39,950+

**Lot No. 14**

Coach House, Otterburn Hall, Otterburn NE19 1HE

**ROOK  
MATTHEWS  
SAYER**



**Description:**

An superb opportunity to purchase a well appointed 18 bedroomed Hotel / Bed and Breakfast, forming part of Otterburn Hall Estate . Closed in 2012, the property was used as an annex to Otterburn Hall Hotel but is now being sold as a development opportunity to create a smaller hotel. The property has benefited from some considerable investment particularly to the bedroom accommodation and ensuite facilities, but would need kitchen, unless an arrangement could be entered into with the hotel. There is a yard to the rear of the property offering potential scope for the development of kitchen facilities subject to planning permissions/consents.

Forming part of Otterburn Hall Estate, the property stands in substantial gardens and grounds with ample car parking and is surrounded by beautiful countryside within Northumberland National Park.

EPC To Follow

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £100,000+

**Lot No. 15**

2 Grange Terrace, Shotton Colliery DH6 2JP

Andrew Craig

kimmitt & roberts



**Description:**

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

EPC : C



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

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

**Price Guide:** £40,000+

**Lot No. 16**

Lodge 1, Otterburn Hall, Otterburn NE19 1HE

**ROOK  
MATTHEWS  
SAYER**

**Description:**

An opportunity to purchase a three bedroomed detached holiday lodge, in need of refurbishment within this exciting development. We are advised that this has an excellent investment potential with projected rental figures from Hoseasons available on request. Otterburn Forest Lodge Park sits within a magnificent site which include Otterburn Hall Hotel.

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.

Photographs used are generic photos of the site.  
EPC Band G

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £30,000+

**Lot No. 17**

62 Thornton Street, Middlesbrough TS3 6PH

**Michael Poole**

**Description:**

Three bedroom terrace house, ideal investment, ground floor bathroom, through lounge dining room, updating required.

EPC : F

**Call:** Michael Poole 01642 254222

**Price Guide:** £24,950+

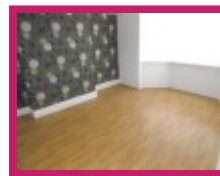
**Lot No. 18**

90 Richmond Road, South Shields NE34 0QQ

**Andrew Craig**

**Description:**

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



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £39,950+

**Lot No. 19**

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

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

**Description:**

**INVESTMENT OPPORTUNITY**

A three bedroom house let at £4,420 pa (awaiting copy of tenancy agreement)

The accommodation briefly comprises entrance hall, living room, dining room, kitchen, rear lobby, bathroom, first floor are three bedrooms and externally there is a yard to the rear.

EPC : C

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £37,950+

**Lot No. 20**

3 Lancaster Hill, Peterlee, Co Durham SR8 2EQ



**Description:**

An opportunity to purchase this two bedroom third floor (top floor) apartment offered for sale with vacant possession. The property will appeal to both the private residential buyer and the buy to let investor with the likely rental income to be in the region of £300 pcm. The property benefits from gas central heating and briefly comprises of communal entrance hall with stairs to the top floor. (communal entrance hall services three flats each on their own floor), entrance hall to flat, living room, kitchen, two bedrooms and bathroom/w.c.



EPC Band C

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

**Price Guide:** £29,950+

**Lot No. 21**

9 Harris Street, Darlington DL1 4HZ




**Description:**

A two bedroom mid terrace house on Harris Street, Darlington. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession.

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



EPC : D

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

**Call:** JWW 01325 485151 AC 0191 4921234

**Price Guide:** £45,000+

**Lot No. 22**

Lodges 4,5,6,9, Otterburn Hall, Otterburn NE19 1HE



**Description:**

A rare opportunity to purchase a cluster of four holiday lodges, in need of refurbishment within this exciting development. Ideal opportunity for investors looking to expand their portfolio. Otterburn Forest Lodge Park forms part of the Otterburn Hall Estate for which we are advised considerable development is planned. We are advised that there is excellent investment potential with the management company having contracts in place with Hoseasons for marketing and bookings (which is of course optional) with circa 2000 families anticipated visiting per season. Projected occupancy rates and rental income details are available on request. Otterburn Forest Lodge Park sits within a magnificent site which includes Otterburn Hall Hotel. Photographs used are generic photos of the site. EPC's for Lodge 4 & 6 : G EPC for Lodges 5 & 9 : F

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £100,000+

**Lot No. 23**

38 Ruskin Crescent, Thornley, Co Durham DH6 3DG




**Description:**

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

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



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

EPC : C

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

**Price Guide:** £24,950+

**Lot No. 24**

Lodges 10,11, 12, Otterburn Hall, Otterburn NE19 1HE



**Description:**

A rare opportunity to purchase a cluster of three holiday lodges, in need of refurbishment within this exciting development. Ideal for investors looking to expand their portfolio. Otterburn Forest Lodge Park forms part of the Otterburn Hall Estate for which we are advised considerable development is planned. We are advised that there is excellent investment potential with the management company having contracts in place with Hoseasons for marketing and bookings (which is of course optional) with circa 2000 families anticipated visiting per season. Projected occupancy rates and rental income details are available on request. Photographs used are generic photos of the site. EPC Ratings - G

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £75,000+

**Lot No. 25**

44 Carlow Street, Middlesbrough TS1 4SD



**Description:**

This two bedroom house will make an ideal purchase for an investor being situated within easy reach of the town centre and university and available with immediate vacant possession. The property comprises of entrance porch, lounge, kitchen, bathroom, two bedrooms and rear yard. EPC D


**Call:** Michael Poole 01642 254222

**Price Guide:** £36,950+

**Lot No. 26**

16 Thicklely Terrace, Shildon, Co Durham DL4 2LJ




**Description:**

THICKLEY TERRACE, SHILDON .... A three bedroom mid terrace house in need of updating. The property does require full modernisation and accommodation briefly comprises of entrance lobby, entrance hall, living room, dining room, kitchen to the first floor, bathroom and three bedrooms. Externally there is a yard to the rear.



EPC : E

**Call:** J W Wood 01388 604273

**Price Guide:** £25,000+

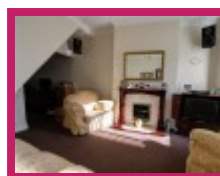
**Lot No. 27**

24 Henry Street North Ormesby, Middlesbrough TS3 6TZ



**Description:**

Two Bedroom Terrace House - Two Reception Rooms- Sealed Unit Double Glazing- Combination Gas Central Heating System- Security AlarmRear Yard -Ideal Investment



EPC D

**Call:** Michael Poole 01642 254222

**Price Guide:** £27,950+

**Lot No. 28**

15 Worcester Terrace, Sunderland SR2 7AG

**Andrew Craig**

**Description:**

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

Epcs : D

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £74,950+

**Lot No. 29**

The Old Randals Building, Sunderland SR4 1AR

**Andrew Craig**

**Description:**

A great investment opportunity offering a mix of residential and commercial usage. The ground floor to the dwelling would suit traders looking for storage unit or lock up being situated just behind a busy through road with access roads to major trunk roads. The property offers flexible usage and will appeal to a wide range of buyers. The first floor currently has planning permission (02/01938/FUL) to convert the unit from office space into a residential flat where the beginning of works has commenced. To fully appreciate the property of offer a viewing is recommended.

EPC -exempt


**Call:** Andrew Craig 0191 5653377

**Price Guide:** £35,000+

**Lot No. 30**

Lodge 3, Otterburn Hall, Otterburn NE19 1HE



**Description:**

An exciting opportunity to purchase this 3 bedroom lodge within the grounds of Otterburn. Otterburn Hall is currently under re development where a number of dwellings within the grounds have been sold and refurbishment programmes are already under way and this gives you the opportunity to join this revolution.

The lodges do require a full refurbishment and modernisation project carried out on them and there is a show lodge available for anyone to view to see what the end product can be. We have the choice of a number of lodges available for sale with bedroom numbers varying for 2, 3 and 4 beds.

Photographs used are generic photos of the site.

EPC : G

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £30,000+

**Lot No. 31**

30-31 Newhouse Road, Esh Winning, Durham DH7 8JU



**Description:**

Ideally suited for family occupation, we have pleasure in offering for sale this substantial double fronted end terraced property with gas fired central heating and double glazing. Offering flexible and adaptable accommodation with 3 reception rooms and 5 bedrooms, it is situated close to the village centre with its good range of everyday shopping facilities and amenities. Esh Winning is a semi rural village with a range of local shops and amenities available. A more comprehensive range of shopping and recreational facilities and amenities are available within Durham City Centre which lies approximately 6 miles distant.

EPC B


**Call:** J W Wood 0191 3869921

**Price Guide:** £115,000+

**Lot No. 32**

30 Ninth Street, Peterlee SR8 4LZ

**kimmitt & roberts**



**Description:**

2 Bed Mid Terrace Lounge & Kitchen Rear Yard Requiring Refurbishment  
Epc Band E

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

**Price Guide:** £15,000+

**Lot No. 33**

Lodge 7, Otterburn Hall, Otterburn NE19 1HE

**ROOK  
MATTHEWS  
SAYER**



**Description:**

An opportunity to purchase a three bedroomed detached holiday lodge, in need of refurbishment within this exciting development. Otterburn Forest Lodge Park forms part of the Otterburn Hall Estate for which we are advised considerable investment is planned. There is excellent investment potential with projected rental figures from Hosesasons available on request. Otterburn Forest Lodge Park sits within a magnificent site which includes Otterburn Hall Hotel.

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.

Photographs used are generic photos of the site  
EPC Band G

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £30,000+

**Lot No. 34**

47 Clairville Road, Middlesbrough TS4 2HH

**Michael Poole**

**kimmitt & roberts**



**Description:**

Offering great potential is this substantially sized property with accommodation spread over three floors. The property has been upgraded and modernised over the years and benefits include double glazed window, gas central heating and offers the potential (subject to necessary planning permissions and consents) to either convert into flats or retain as a single dwelling house. Accommodation briefly comprises : entrance vestibule, entrance hall, living room, reception room, inner hall, shower room, dining kitchen. On the first floor are three bedrooms, bathroom/separate wc, second kitchen, shower room. Second floor are two bedrooms, a further kitchen, shower room/wc. Externally there is a yard to the rear and a garden to the front. EPC : F

**Call:** Michael Poole 01642 254222

**Price Guide:** £130,000+

**Lot No. 35**

25 Front Street, Westgate, Crook DL13 1RY

**WOOD  
ESTATE AGENTS**

**Andrew Craig**



**Description:**

An opportunity to purchase this two bed mid terrace cottage offered for sale with no chain involved. As well as suiting owner occupiers the property will appeal to those looking for a holiday home, buy to let or investment. The buyer will have the opportunity to update and improve the property. Property briefly comprises of entrance lobby, living room, kitchen, shower room/wc. To the first floor landing there are two bedrooms. Externally there is an outhouse and a town house garden to the front. EPC : TBC

**Call:** J W Wood 0191 3869921/AC 0191 4921234

**Price Guide:** £49,950+

**Lot No. 36**

Lodge 8, Otterburn Hall, Otterburn NE19 1HE



**Description:**

An opportunity to purchase a three bedroomed detached holiday lodge, in need of refurbishment within this exciting development. Otterburn Forest Lodge Park forms part of the Otterburn Hall Estate for which we are advised considerable investment is planned. We are advised that there is excellent investment potential with projected rental figures from Hoseasons available on request. Otterburn Forest Lodge Park sits within a magnificent site which includes Otterburn Hall Hotel. 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. Photographs used are generic photos of the site  
EPC Band G

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £30,000+

**Lot No. 37**

34 Rushie Avenue, Benwell, Newcastle NE15 6LT




**Description:**

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

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £50,000+

**Lot No. 38**

Lodge 14, Otterburn Hall, Otterburn NE19 1HE



**Description:**

An exciting opportunity to purchase a lodge within the grounds of Otterburn Hall Estate. Otterburn Hall is currently under re development where a number of dwellings within the grounds have been sold and refurbishment programmes are already under way and this gives you the opportunity to join this revolution. This Lodge requires a full refurbishment and modernisation project, there is a show lodge available for anyone to view to see what the end product can be. We have the choice of a number of lodges available for sale with sizes varying from 2, 3 and 4 bedrooms.

Photographs used are generic photos of the site  
EPC : F

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £40,000+

**Lot No. 39**

8 Craggs Street, Stockton TS19 0BX




**Description:**

Appealing to a variety of potential buyers is this two bed mid terrace house offering good size living accommodation and offered for sale with vacant possession. The property briefly comprises of entrance hall, lounge through dining room and a kitchen to the ground floor. There are two bedrooms and a bathroom-wc to the first floor. Externally there is a yard to the rear. For the buy to let investor a likely rental income would be in the region of £350pcm (£4200per annum)

EPC Band D


**Call:** Michael Poole 01642 355000

**Price Guide:** £35,000+

**Lot No. 40**

37 The Cove, Captains Wharf, South Shields, Tyne & Wear NE33 1JQ

**Andrew Craig**



**Description:**

**CAPTAINS WHARF, SOUTH SHIELDS** An opportunity to acquire this two bed first floor apartment on Captains Wharf, South Shields with fabulous views over the River Tyne. Ideally located for access to South Shields Town Centre and public transport links including Bus links, Metro station and the Ferry Landing. Property floor plan comprises of communal entrance, first floor landing entrance door to hallway, two bedrooms, open plan lounge and kitchen and bathroom w/c. Property is to be sold as vacant possession. Viewing Recommended!



EPC Band C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £79,950+

**Lot No. 41**

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

**Andrew Craig**

**Michael Poole**



**Description:**

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

**Call:** AC 0191 5653377 MP 01642 285041

**Price Guide:** £25,000+

**Lot No. 42**

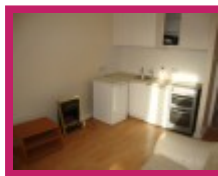
139 Waterloo Walk, Washington NE37 3EL

**Andrew Craig**



**Description:**

An investment opportunity on this one bed apartment offered for sale with vacant possession and located within this residential area of Washington. The property briefly comprises of communal entrance hall, entrance door to flat with stairs down to lower level, bedroom, bathroom and open plan lounge/ kitchen. The property benefits include double glazed window, gas central heating and two balconies. Externally there are communal gardens. Similar 1 bed properties within the development rent for approx £300pcm ( £3600 per annum )



EPC Band:- E

**Call:** Andrew Craig 0191 4921234

**Price Guide:** £9,950+

**Lot No. 43**

Lodge 2, Otterburn Hall, Otterburn NE19 1HE

**ROOK MATTHEWS SAYER**



**Description:**

Fantastic opportunity to purchase a newly refurbished lodge within an idyllic setting on the Otterburn Hall Estate. With two bedrooms, this refurbished lodge has an open plan lounge, dining room and kitchen with french doors to the front, two double/twin bedrooms and a refurbished bathroom/wc. Situated in this unique location of wooded grounds surrounding the historic Otterburn Hall. This property would make an excellent investment and can be let for holiday lets providing a useful income. Otterburn is located within magnificent Northumbrian countryside, making it an ideal base for walkers and nature lovers.



EPC Band F  
Photographs used are generic photos of the site.

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £60,000+



**Lot No. 44**

6 Richardson Avenue, South Shields NE34 9RR

**Andrew Craig**



**Description:**

RICHARDSON AVENUE, SOUTH SHIELDS - This one bedroom first floor flat situated on Richardson Avenue in South Shields, ideally located close to local amenities, popular schools and transport links. Accommodation briefly comprises of : Entrance to hallway with stairs to first floor. Lounge, kitchen, shower room and bedroom. Externally lies a shared yard to the rear. Viewing is highly recommended. EPC : E

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £25,000 - £30,000

**Lot No. 45**

Land at Vernon Place/ Robinsons Buildings, Newbiggin NE64 6EB

**ROOK MATTHEWS SAYER**



**Description:**

BUILDING SITE FOR SALE with PLANNING PERMISSION granted for ONE DETACHED DWELLING, (plans available at our Ashington office). The site is positioned CLOSE TO NEWBIGGIN BAY AND BEACH and the property will ultimately enjoy costal views. The site lies within easy walking distance of all Newbiggin amenities. APPROXIMATE SITE DIMENSIONS 54 FEET MAX (16.46M), WIDTH 39 FEET (11.89M), (NARROWING TO 28 FEET, 8.53M).

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £39,950+

**Lot No. 46**

70 Briardale, Delves Lane, Consett DH8 7BD

**WOOD ESTATE AGENTS**



**Description:**

BRIARDALE, DELVES LANE, CONSETT ..... A three bedroom semi detached house situated on Briardale. The property is offered for sale with vacant possession and early viewing is recommended. EPC : C

**Call:** J W Wood 01207 502109

**Price Guide:** £35,000 - £40,000

**Lot No. 47**

15 Beverley Road, Holwood Estate, Middlesbrough TS4 3LE

**Michael Poole**



**Description:**

A three bedroom semi detached house located in this residential area and offered for sale with vacant possession. The property does require full modernisation and refurbishment which has been reflected in the asking price. Property briefly comprises entrance hall, living room, dining room, kitchen, to the first floor there are three bedrooms and a bathroom/wc. Externally there are gardens to both front and rear of the property. Land registry shows last sale was 21 Beverley Road in June 2012 for £85,000



EPC Band D

**Call:** Michael Poole 01642 254222

**Price Guide:** £19,950+

**Lot No. 48**

Single Garage, At The Bottom Of The Brandon Grove, Sandyford NE2 1PA

**Andrew Craig****Description:**

OFFERED FOR SALE WITH NO RESERVE PRICE !!!!!

Appealing to those looking for a residential garage within this popular residential area of Sandyford, Jesmond giving good access into Newcastle city centre aswell as major trunk roads. The garage itself is pitched roofed with double doors to the front and measures approximately 4.21 x 2.77 metres.

**Call:** Andrew Craig 0191 2859024**Price Guide:** £1+



Personal & Family



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Sintons LLP, The Cube, Barrack Road, Newcastle upon Tyne, NE4 6DB.

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## 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. 49**

10 Westoe Avenue, South Shields NE33 3EY

**Andrew Craig**



**Description:**

A great opportunity to purchase this three bedroom double fronted terraced house offered for sale with no chain involved. The property benefits from two reception rooms, mostly double glazed windows and briefly comprises of entrance porch, entrance hall, living room, two reception rooms, kitchen and a utility room to the ground floor. There are three bedrooms, bathroom and separate w.c to the first floor. Externally there is a yard to the side of the property.  
EPC Rating F

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £69,950+

**Lot No. 50**

20 George Street, Redcar, Cleveland TS10 2BN

**Michael Poole**



**Description:**

An Impressive Larger Style Terraced Property Favoured Cul-De-Sac Location-Generous Throughout - Two Double Bedrooms & Fully Boarded Loft Room- Separate Lounge & Dining Room Attractive Modern Fitted Kitchen- First Floor Bathroom with Feature Sunken Bath - UPVC Double Glazing - Gas Central Heating



EPC Band D

**Call:** Michael Poole 01642 285041

**Price Guide:** £59,950+

**Lot No. 51**

3 Shaw Lane, East Woodburn, Hexham NE48 2SL

**ROOK  
MATTHEWS  
SAYER**



**Description:**

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



EPC : D

**Call:** Rook Matthews Sayer 01434 601 616

**Price Guide:** WAS £110,000 NOW £69,950+

**Lot No. 52**

38 Upper Howick Street, Alnwick , Northumberland NE66 1UZ

**ROOK  
MATTHEWS  
SAYER**



**Description:**

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



Energy Efficiency Rating D.

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £129,950+

**Lot No. 53**

19 Stuart Terrace, Gateshead NE10 0ET

**Andrew Craig**



**Description:**

STUART TERRACE, GATESHEAD - A two bedroom ground floor flat situated on Stuart Terrace, Gateshead. We are advised that the title on this property includes the freehold interest of number 20 Stuart Terrace full details will be included in the legal pack. The property is offered for sale with vacant possession and early viewing is recommended. EPC : D

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £50,000 - £55,000

**Lot No. 54**

2 Powburn Gardens, Fenham, Newcastle NE4 9UE

**ROOK  
MATTHEWS  
SAYER**



**Description:**

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



EPC E

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £164,950+

**Lot No. 55**

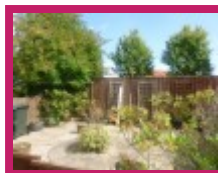
1 Hugh Avenue, Shiremoor, Newcastle Upon Tyne NE27 0QT

**ROOK  
MATTHEWS  
SAYER**



**Description:**

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



EPC Band:- E

**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £64,950+

**Lot No. 56**

Harleen House, Birtley Lane, Birtley DH3 2PJ

**Andrew Craig**

**Description:**

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

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £199,950+

**Lot No. 57**

7 Pine Street, Chester Le Street DH3 3DW



**Description:**

An improved two Bedroom house in a convenient town centre location close to amenities and railway station linking Durham and Newcastle upon Tyne. The property has been renovated and improved and includes gas central heating via radiators with combination boiler, uPVC double glazing, upgraded wall and loft insulation and alarm system. The property has been attractively priced making this an ideal first time buy or investment.  
Pine Street is conveniently located within walking distance of the numerous town centre shops, schools and amenities. The town is a good base for commuting throughout the region via the A1 (M) interchange and the train station is within walking distance. There is also a good public transport system operating from the town centre.  
EPC C

**Call:** J W Wood 0191 3887245

**Price Guide:** WAS £69,950 NOW £39,950+

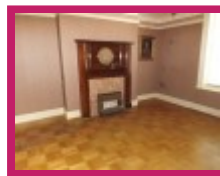
**Lot No. 58**

8 Salisbury Place, South Shields NE33 2NF

**Andrew Craig**

**Description:**

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



EPC : F

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £219,950+

**Lot No. 59**

125 Lambton Road, Belle Vue, Middlesbrough TS4 2ST



**Description:**

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



EPC : D

**Call:** Michael Poole 01642 254222

**Price Guide:** £64,950+

**Lot No. 60**

66 Nicholson Terrace, Forest Hall, Newcastle NE12 9DP



**Description:**

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



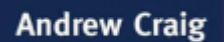
EPC D

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

**Price Guide:** WAS £99,950 NOW £79,950+

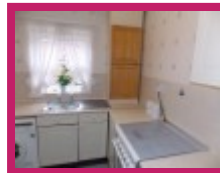
**Lot No. 61**

10 Henry Street, Gosforth, Newcastle NE3 1DQ



**Description:**

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



EPC : To Follow

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £139,950+

**Lot No. 62**

9 Fairburn Avenue, Benton, Newcastle NE7 7TT



**Description:**

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

EPC : D

**Call:** Rook Mathews Sayer 0191 2667788

**Price Guide:** £119,950+

**Lot No. 63**

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



**Description:**

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

EPC : C

**Call:** J W Wood 01207 502109

**Price Guide:** WAS ORIGINALLY BOUGHT FOR £160,000 NOW GUIDED AT £79,950+

**Lot No. 64**

10 Balmoral Avenue, Catchgate, Stanley DH9 8FH


**Description:**

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



EPC : C

**Call:** J W Wood 01207 235221

**Price Guide:** £75,000+

**Lot No. 65**

37 Rothley Avenue, Fenham, Newcastle NE5 2DU


**Description:**

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



EPC : D

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £99,950+

**Lot No. 66**

17 Ravenside Terrace, Chopwell, Newcastle NE17 7LE


**Description:**

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

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



EPC : C

**Call:** Rook Matthews Sayer 0191 4131313

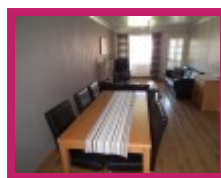
**Price Guide:** £47,950+

**Lot No. 67**

21 Overdale Court, Guidepost, Northumberland NE62 5YU


**Description:**

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



EPC Band D

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £129,950+



**Lot No. 68**

Iona, Thropton, Northumberland NE65 7LU

**ROOK  
MATTHEWS  
SAYER**



**Description:**

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



EPC : E

**Call:** Rook Matthews Sayer 01665 510044

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

**Lot No. 69**

14 Kent Court, Kingston Park, Newcastle NE3 2XH

**ROOK  
MATTHEWS  
SAYER**



**Description:**

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



EPC : C

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £109,950+

**Lot No. 70**

Greensleves, 29 Balkwell Avenue, North Shields NE29 7JN

**ROOK  
MATTHEWS  
SAYER**



**Description:**

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



EPC : D

**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £139,950+

**Lot No. 71**

5 Larch Terrace, Craghead, Stanley DH9 6BQ

**WOOD  
ESTATE AGENTS**



**Description:**

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

EPC : E

**Call:** J W Wood 01207 235221

**Price Guide:** £39,950+

**Lot No. 72**

23 Low Lane, South Shields NE34 0LE

**Andrew Craig**



**Description:**

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



EPC : C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £59,950+

**Lot No. 73**

Evergreen, Hill Top Road, Dipton, Stanley DH9 9JY

**WOOD**  
ESTATE AGENTS



**Description:**

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

**Call:** J W Wood 01207 235221

**Price Guide:** £144,950+

**Lot No. 74**

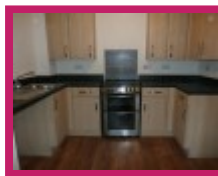
5 Percy Mews, Alnwick NE66 1PS

**ROOK**  
MATTHEWS  
SAYER



**Description:**

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



EPC : C

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £67,500+

**Lot No. 75**

35 Dunn Road, Peterlee SR8 5JF

**kimmitt & roberts**



**Description:**

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

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

**Price Guide:** £59,950+

**Lot No. 76**

Flat 2 Northumberland House, Ryton, Northumberland NE40 3PT

**ROOK  
MATTHEWS  
SAYER**



**Description:**

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



**Call:** Rook Matthews Sayer 0191 4131313

**Price Guide:** £41,950+

**Lot No. 77**

19 Elm Park Terrace, Shotley Bridge DH8 0NA

**WOOD  
ESTATE AGENTS**



**Description:**

Situated on the rural outskirts of Shotley Bridge, a two bedroom stone built terraced house, available with vacant possession. The property has the benefit of uPVC double glazing, gas central heating and comprises: Entrance lobby, lounge and a kitchen diner. To the first floor there are 2 bedrooms and a bathroom w.c. There is also a cellar and a single garage to the rear.  
Elm Park Terrace is a traditional terrace situated on the rural edge of Shotley Bridge, approximately three quarters-of-a-mile from the village centre, which offers an excellent range of local shops and facilities. It is also close to the popular villages of Medomsley and Ebchester, and is well placed for commuting to Durham and Tyneside, both of which are approximately 15 miles away.  
EPC Band E

**Call:** J W Wood 01207 502109

**Price Guide:** £59,950+

**Lot No. 78**

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

**Andrew Craig**



**Description:**

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



EPC : C

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £42,000+

**Lot No. 79**

48 South Street, Newbottle, Houghton Le Spring DH4 4EH

**kimmitt & roberts**



**Description:**

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

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** WAS £109,950 NOW £79,950+

**Lot No. 80**

19 Dowding Lane, Central Grange Newcastle NE3 3GP


**Description:**

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


**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £135,000+

**Lot No. 81**

10 Ivy Way, Pelton, Chester Le Street DH2 1DR


**Description:**

A modern well proportioned two Bedroom end link house situated at the head of a cul de sac within this recently built development. The property lies within walking distance of village amenities, schools and public transport. It has been greatly enhanced with a Conservatory extension to rear. The accommodation comprises Lobby, Lounge, Inner Lobby, Cloakroom/wc, Kitchen with beech effect units and stainless steel cooking appliances, Conservatory, two Double Bedrooms, Bathroom/wc with white suite and shower, Gardens and Parking. The modern specification includes gas central heating via radiators and uPVC double glazing



EPC Band:- C

**Call:** J W Woods 0191 3887245

**Price Guide:** £84,950+

**Lot No. 82**

34 Lichfield Way, Jarrow NE32 4UW


**Description:**

2 BED FIRST FLOOR FLAT WITH GARAGE - Situated on the ever popular and well established residential Estate at Fellgate having good road link and transport routes available via A1M, A19 and Fellgate Metro Station. The well presented accommodation comprises of: Entrance porch with stairs up. Lounge with picture window, fitted kitchen, two bedrooms (both with built in robes) and bathroom/w.c. Externally there is an open plan front garden area and a garage located nearby in a separate block. Benefits include electric heating, double glazing and an alarm system. Ideal starter home for first time buyers or anyone wishing to downsize. An early viewing is therefore urged to appreciate.



EPC Band:- D

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £64,950+

**Lot No. 83**

Gilesvil Wood Terrace, South Shields NE33 4UY


**Description:**

To appreciate the full potential of this versatile detached home, we strongly advise an early viewing to avoid disappointment. Whilst the accommodation of this bespoke property offers four bedrooms, the benefit of the grannie/extended family annex allows scope to remodel the current layout to suit the needs of any prospective purchaser. The overall square footage of this property lends itself to being a significantly sized family home with many benefits that tick the boxes. The property itself briefly comprises of reception hallway, ground floor reception room which has open access to dining area, fully fitted kitchen/breakfast room, family bathroom with four piece suite, two bedrooms and a fitted utility area finish off the ground floor accommodation. The first floor accommodation comprises landing with French doors leading to the roof terrace balcony overlooking Westoe Rugby Ground, first floor family lounge, master bedroom with en suite, study with stairs leading to loft area. Grannie/extended family annex comprising of lounge, bedroom with en suite bathroom and fitted kitchen. EPC Band:- D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £235,000+



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\* fees and charges apply

**Lot No. 84**

68 Bayfield, West Allotment, Whitley Bay NE27 0FE

**ROOK  
MATTHEWS  
SAYER**



**Description:**

A delightful two bedroom semi-detached property situated within the very popular residential development of Northumberland Park. Close to shops & amenities, good local schools, access to major road & transport links, a location which offers an appealing lifestyle briefly comprises, entrance porch, lounge, breakfasting kitchen, down stairs W.C. To the first floor, landing two bedrooms and a bathroom. Benefiting from gas central heating and double glazing throughout. Externally to the front there is a lawn area and a driveway offering off street parking. To the rear a south westerly aspect low maintenance garden, with gated access to side.



EPC: D

**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £109,950+

**Lot No. 85**

17 Beechbrooke, Ryhope, Sunderland SR2 0NZ

**Andrew Craig**



**Description:**

Three bedroom townhouse located on this ever popular residential estate in Ryhope. This modern home is decorated to the highest of standard throughout and briefly comprises of GROUND FLOOR: Entrance hallway, reception room, breakfasting kitchen with French doors to the rear garden, utility room and cloaks/w.c. FIRST FLOOR: One bedroom, lounge and a family bathroom with three piece suite. SECOND FLOOR: Two further bedrooms ( master having a ensuite shower room). Benefiting from combi gas central heating and uPVC double glazing. Externally there are gardens to the front and rear, driveway and garage to the side.



EPC: D

**Call:** Andrew Craig 0191 5653377

**Price Guide:** Was £175,000 Now £135,000+

**Lot No. 86**

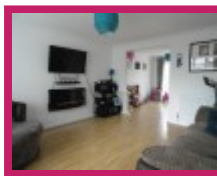
38 Appledore Road, Blyth NE24 3TG

**ROOK  
MATTHEWS  
SAYER**



**Description:**

**\*\*PRICED TO SELL- SOUGHT AFTER DEVELOPMENT-THREE BED SEMI DETACHED-GARAGE & GARDENS - EPC: C\*\***On Appledore Road, South Beach Estate in Blyth. Conveniently located for easy access to local amenities, school & beach & briefly comprising: Entrance hall, spacious lounge through dining room with French doors to rear garden & refitted kitchen. Three bedrooms to the first floor master with built in wardrobe & family bathroom. Good sized gardens to front & rear & detached garage to rear. An ideal first time buy/family purchase which must be viewed to appreciate.



EPC : C

**Call:** Rook Matthews Sayer 01670 352900

**Price Guide:** £109,950+

**Lot No. 87**

29 Kipling Avenue, Boldon Colliery NE35 9EE

**Andrew Craig**



**Description:**

**KIPLING AVENUE, BOLDON COLLIERY** - Situated in this ever popular area therefore being close to local amenities together with transport links to Boldon Complex, ASDA, pubs, schools, restaurants and cinema. We offer this three bedroom family home which is sure to appeal to a range of buyers. Internally the property comprises of an entrance hallway, lounge, dining kitchen and conservatory to the ground floor along with three bedrooms and a family bathroom to the first floor. Externally the property enjoys a large rear garden and patio area and a front driveway for off road parking. Further benefits include gas central heating and double glazing! View now to fully appreciate this nicely presented family home!

EPC : C

**Call:** Andrew Craig 0191 5190011

**Price Guide:** £99,950+

**Lot No. 88**

12 Esk Street, Gateshead NE9 5NJ

**Andrew Craig**



**Description:**

3 BED FIRST FLOOR FLAT - Spacious accommodation available with no ONWARD CHAIN, suitable for first time buyers, professionals or investors alike, due the size, layout and location. Convenient for local amenities and transport links. The internal layout comprises of: Entrance lobby with stairs to first floor landing. Three well proportioned bedrooms, lounge, kitchen and bathroom. Benefits include gas central heating and double glazing and to the rear, there is a shared yard. Viewing comes recommended to appreciate fully.



EPC Band D

**Call:** Andrew Craig 0191 4875330

**Price Guide:** WAS £70,000 now £57,950 +

**Lot No. 89**

1 Blyton Avenue, South Shields NE34 9BN

**Andrew Craig**



**Description:**

BLYTON AVENUE, SOUTH SHIELDS... This two bedroom semi detached home situated in the Simonside area of South Shields, ideally placed for easy access to local shops, schools, bus and metro links. Accommodation briefly comprises of: - Entrance hallway with stairs to first floor, lounge/diner, kitchen, two bedrooms and a shower room. Externally lies lawned gardens to the front and rear. The property benefits from neutral decor, gas central heating and double glazing throughout. Viewing is highly recommended.



EPC : D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £59,950+

**Lot No. 90**

27 Fisherwell Road, Pelaw, Gateshead NE10 ORB

**Andrew Craig**



**Description:**

3 BED SEMI DETACHED - Double fronted well presented family home enjoying a central location in Pelaw. The property sits on a generous plot, has off street parking and the addition of a conservatory to rear. Briefly comprises of Central hallway with stairs up. Lounge with feature bow window to front and patio doors to conservatory to rear. Dining/kitchen again with dual aspect windows having a range of base units and space to dine. First floor provides three bedrooms (one with robes) and bathroom/w.c. Further benefits include upvc double glazing and gas central heating.



EPC : D

**Call:** Andrew Craig 0191 4281428

**Price Guide:** Was £132,000 now £109,950+

**Lot No. 91**

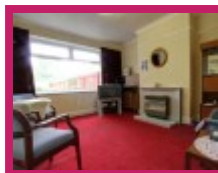
21 Grove Road, North Ormesby, Middlesbrough TS3 6EH

**Michael Poole**



**Description:**

Three Bedroom Semi Detached House- Two Reception Rooms- First Floor Shower Room- Attractive, Mature, Lawned Rear Garden- Some Updating Required- UPVC Double Glazing -Vacant Possession EPC : D



**Call:** Michael Poole 01642 254222

**Price Guide:** Was £79,950 now £59,950+

**Lot No. 92**

42 Fern Dene Road, Gateshead NE8 4RX

**Andrew Craig**



**Description:**

FERN DENE ROAD - Well presented two bed upper flat in a popular area of Gateshead ideally placed for amenities in and around Saltwell Park, Schools and transport links to Newcastle Gateshead and the Team Valley. The spacious accommodation which was formerly a three bedroom property would be ideal for a range of buyers and an internal inspection comes highly recommended. Briefly comprises of Entrance lobby with stairs up. Open plan Lounge/diner, Two bedrooms, Kitchen and bathroom/w.c. and externally there is a yard to the rear.



EPC : to follow

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £59,950+

**Lot No. 93**

8 Victory Terrace, Redcar TS10 1QN

**Michael Poole**



**Description:**

A Superior Period Terrace Property- Internal Viewing is Absolutely Necessary to Appreciate the Generous Accommodation this Family Home Offers- Generous & Well Appointed Throughout -UPVC Double Glazing- Gas Central Heating- Front & Rear Gardens- Double Garage- Offering Spacious Accommodation over Three Levels-Separate Lounge, Sitting Room & 22ft Open Plan Kitchen Diner-Four First Floor Bedrooms - Guest Room with Shower- Converted Loft with Staircase - Offers Ideal Study or Playroom



EPC : D

**Call:** Michael Poole 01642 285041

**Price Guide:** Was £209,950 now £174,950+

**Lot No. 94**

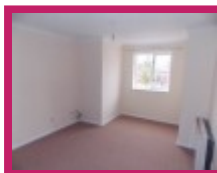
36 Foundry Court, St Peters Basin, Newcastle NE6 1UG

**Andrew Craig**



**Description:**

This modern apartment is situated on the first floor of Foundry Court, St Peter's Basin and should suite a wide range of prospective buyers including landlords, first time buyers and those looking to live within easy striking distance of Newcastle City Centre/Quayside. Well presented throughout and available with vacant possession. Briefly comprises of Communal entrance with stairs to all floors, hallway, spacious lounge, well fitted kitchen, two double bedrooms, bathroom/w.c.Electric storage heating.



EPC : D

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £79,950+

**Lot No. 95**

30 General Graham Street, High Barnes, Sunderland SR4 7HL

**Andrew Craig**



**Description:**

GENERAL GRAHAM STREET, HIGH BARNES ..... This mid terraced cottage comprises entrance lobby leading through to hallway, front master bedroom with double glazed bay window, front bedroom/reception room with stairs to the first floor, lounge, kitchen and bathroom with three piece suite to the ground floor whilst to the first floor there are two further bedrooms (one with walk in storage and another with feature fireplace). Externally there is a rear yard with up and over door. Other benefits include gas central heating and part double glazing



EPC : D

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £64,950+



**Lot No. 96**

16 Heaton Gardens, South Shields NE34 9TZ

**Andrew Craig**



**Description:**

A well presented one bedroom first floor flat offered for sale with no chain included. The property benefits from gas central heating, fitted kitchen and briefly comprises of entrance hallway with stairs to the first floor landing, lounge, kitchen, bathroom and bedroom, separate w.c.



EPC : To Follow

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £34,950+

**Lot No. 97**

191 Park Road South, Middlesbrough TS4 2RA

**Michael Poole**



**Description:**

A superb opportunity to purchase this family home. The property has been upgraded and modernised by the current owner and benefits from double glazed windows, gas central heating, cloak w.c, refitted kitchen and bathroom. The property has undergone redecoration and has refitted carpets and is sure to appeal to a wide range of purchasers. The accommodation briefly comprises of entrance hallway, cloak/w.c, living room and kitchen to the ground floor. There are three bedrooms and a family bathroom to the first floor. Externally there are gardens to the front and rear of the property with a driveway and parking to front and rear.



EPC D

**Call:** Michael Poole 01642 254222

**Price Guide:** £99,950+

**Lot No. 98**

52 Elliott Road, Peterlee, Co Durham SR8 5JA

**kimmitt & roberts**



**Description:**

An ideal opportunity for the local investor to purchase this two bedroomed semi detached home which comes with gas central heating system, double glazing, spacious, kitchen/breakfast room and enclosed garden to rear elevation.

The property comprises of gas central heating system, double glazed windows and is freehold.



EPC Rating C

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

**Price Guide:** £39,950+

**Lot No. 99**

104 Baltimore Avenue, Sunderland SR5 4QX

**Andrew Craig**



**Description:**

BALTIMORE AVENUE, TOWN END FARM - This larger than average end terraced house suitable for many buyers and would make a lovely home. Close to local amenities including shops and schools together with bus and road links to the city centre and A19. Internally the accommodation is warmed by gas central heating and double glazing and briefly comprises of an L shaped entrance hall, lounge, dining room, kitchen and utility room. To the first floor there are three double bedrooms and a family bathroom. Externally the property offers a block paved driveway and lawn areas to the front and side leading to the rear which has a decked patio area.

EPC Band D

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £85,000+

**Lot No. 100** 3 Colwell Road, Fenham, Newcastle NE5 2EE

**ROOK MATTHEWS SAYER**



**Description:**

Occupying a pleasant corner position in this popular residential area of Fenham is this three bedroom semi-detached home. Offering generous sized family living accommodation and close to well-regarded schools, local amenities. One of the main selling points of this home is the vast well-kept gardens to the front, side and rear. The gardens are stacked with mature trees, plants and shrubs with lawned and paved areas. The accommodation comprises; entrance hallway, lounge, dining room, breakfasting kitchen, utility, stairs to first floor, three bedrooms and a shower room. Further benefits include gas central heating and double glazing.



EPC Band D

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** Was £139,950 Now £99,950+

**Lot No. 101** 39 and 41 Vindomara Road, Ebchester, Co Durham DH8 0PP

**WOOD ESTATE AGENTS**



**Description:**

An interesting property that was formerly a convenience store and butcher's shop with a connected terraced house, a cellar, a large garage and further outbuilding to the rear. The property has gas central heating and requires modernisation with the accommodation comprising: entrance porch, lobby, living room, dining room, kitchen with door through to shop with entrance lobby, four bedrooms, bathroom and separate W.C. To the rear there is a porch, a lean-to (once the 'mince house'), a separate building/store with old walk-in fridge, a cellar and a large garage through the rear yard which has a W.C. and further storage cupboard.



EPC Rating D

**Call:** J W Wood 01207 502109

**Price Guide:** £90,000+

**Lot No. 102** 7 The Crescent, Hetton Le Hole DH5 9JS

**Michael Poole**



**Description:**

Occupying a fine elevated position within this highly respected terrace, this is a spacious mid terraced property providing outstanding scope and potential. Priced to allow for some updating, it already boasts UPVC double-glazing and Combi gas central heating and, with modest expenditure, will provide well-proportioned accommodation. It has the benefit of a substantial garden to the rear and early viewing is invited.



EPC : D

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £54,950+

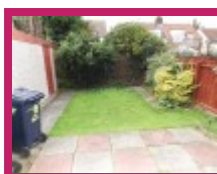
**Lot No. 103** 20 Wells Grove, South Shields NE34 6JR

**Andrew Craig**



**Description:**

This three bedroom semi detached property situated in the desirable location of Wells Grove, South Shields ideally located just a short distance from local amenities and shops. The Property is an ideal investment opportunity being in need of a full refurbishment throughout and being priced to reflect. Floor plan comprises to the ground floor of entrance hall, lounge, kitchen and bathroom. To the first floor there are three bedrooms and a separate w.c. Externally to the property lies low maintenance gardens to the front and rear with a drive way to the side providing off road parking for up to three cars and a single garage to the rear.



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £74,950+

**Lot No. 104** 70 Greens Place, South Shields NE33 2AQ

**Andrew Craig**



**Description:**

This lovely three bedroom Grade II Listed terraced house situated on the popular Lawe Top area with views of the river/north shields to the front and the roman fort to the rear. Being ideally located within close proximity to South Shields Town Centre where a range of local amenities can be found along with beautiful picturesque coastlines. The property has been the subject of recent updating yet retains its period character with an extension to the rear. Comprises Entrance hall, lounge with wood burning stove, kitchen with dining area, utility/w.c., three first floor bedrooms and bathroom. Externally there is a patio style garden to the rear with garage/work shop.



EPC Rating D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** Was £235,000 Now £189,950+

**Lot No. 105** 75 Milburn Street, Sunderland SR4 6AU

**Andrew Craig**



**Description:**

A well presented and ready to move into one bedroom cottage which has been upgraded and modernised over the years by the current vendor. The property benefits from double glazed windows, gas central heating and a fitted kitchen. The property briefly comprises of entrance hall, bedroom, living room, kitchen, rear lobby and bathroom/w.c. Externally there is a yard to the rear with up and over garage door.



EPC D

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £59,950+

**Lot No. 106** West Percy House, Amble, Northumberland NE65 0AG

**ROOK MATTHEWS SAYER**



**Description:**

**\*\*LARGE DETACHED HOUSE - 4 BEDROOMS - TWO SHOPS ATTACHED\*\*** This property represents an interesting opportunity for someone seeking a substantial property within the coastal town of amble with the possibility of opening a small retail outlet to the front. The property is currently divided into a large four bedroom detached house with 1 or 2 adjoining shop units, The house offers comprise of entrance hallway, large lounge/dining room, kitchen, family bathroom and four double bedrooms. Externally, the property is accessible via double wooden gates leading through to a generous parking area and the detached garage. A garden stretches round two sides of the property and is fully enclosed. With gas central heating and double glazing Your early appointment to view is recommended to appreciate the potential on offer. SHOP(S) The shops are currently utilised as one unit and retain two separate entrances from Percy Street, sharing a common hallway. If desired the shops could be split into two separate units

EPC Rating D

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £124,950+

**Lot No. 107** 41 Holyrod Close, Thornaby, Stockton TS17 7JX

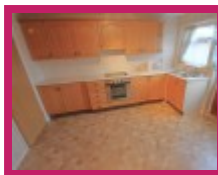
**Michael Poole**



**Description:**

No Onward Chain- Good Size Mid Terrace Property- Three Double Bedrooms- Ground Floor Cloakroom/WC & Utility -Breakfast KitchenLounge/Dining Room - Superb Rental Property or Starter Home

EPC : to follow



**Call:** Michael Poole 01642 355000

**Price Guide:** £79,950+

**Lot No. 108** 16 Shakespeare Street, Jarrow NE32 3PP

**Andrew Craig**



**Description:**

SHAKESPEARE STREET, JARROW - ONE BED UPPER FLAT. Enjoying a convenient location for Town Centre shops and amenities including good road links to the A19 and Tyne Tunnel, we offer to Auction this ideal first time buy or investment property which should appeal to prospective Landlords. The property briefly comprises:- Entrance lobby with stairs up to landing. Lounge and Kitchen, bedroom and bathroom/w.c.  
EPC Band:- E

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £29,950+

**Lot No. 109** 11 Johnson Grove, Norton, Stockton TS20 1BX

**Michael Poole**



**Description:**

Good Size Double Fronted Semi Detached Bungalow- 10 Minute Walk to Norton High Street- Two/Three Bedrooms- Recently Fitted Kitchen- Central Heating & Double Glazing South Westerly Facing Rear Garden- Front Garden, Driveway & Detached Garage- No Onward Chain  
EPC : D



**Call:** Michael Poole 01642 355000

**Price Guide:** Was £124,950+ Now £99,950+

**Lot No. 110** 21 Edith Terrace, Jarrow NE32 5HS

**Andrew Craig**



**Description:**

A two bedroom mid terrace benefitting from double glazed windows, the property is currently rented at £495pcm from October 2011 on a AST. The accommodation briefly comprises of entrance hall, living room, kitchen, bathroom, first floor are two bedrooms and there is a yard to the rear.  
EPC Band:- C

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £74,950+

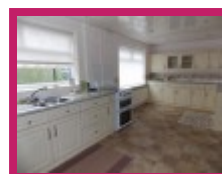
**Lot No. 111** 28 Tyne View Gardens, Pelaw NE10 0YP

**Andrew Craig**



**Description:**

NO UPPER CHAIN - 3 BED SEMI. Which enjoys a pedestrian only frontage and occupies a corner plot having good size gardens to front, side and rear. The property would make an ideal family size home has generously proportioned rooms and offers an internal layout comprising:- Entrance hall with stairs up. Front lounge with bay window and a good size dining/kitchen with a range of wall and base units. First floor has three bedrooms and bathroom/w.c., with a modern suite. Further benefits include gas combi central heating and double glazing.



EPC Band C

**Call:** Andrew Craig 0191 4281428

**Price Guide:** £89,950+

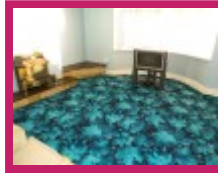
**Lot No. 112** 1 Gifford Square, Sunderland SR4 8PD

**Andrew Craig**



**Description:**

A deceptively spacious four bedroom, two reception room bungalow located in this ever popular residential area. Accommodation briefly comprises entrance lobby with glazed wood door leading to hallway, lounge with bay window, front master bedroom with fitted wardrobes, dining room, utility room, fitted breakfasting kitchen and shower room to the ground floor whilst to the first floor there are three further bedrooms (one with dual aspect). Externally there is a front garden and a good sized pleasant rear garden. This property benefits from uPVC double glazing, gas central heating.



EPC : F

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £115,000+

**Lot No. 113** 53 Jubilee Crescent, Rothbury, Northumberland NE65 7QZ

**ROOK MATTHEWS SAYER**



**Description:**

Semi detached family home with gas central heating and PVC double glazing. The property has good gardens to front and rear with open aspect out over the fields and view from the front across The Coquet Valley. The ground floor includes entrance porch and hall, sitting room with open fire, kitchen/ dining room and rear hall plus separate w.c.. On the first floor there are three bedrooms and family bathroom. Rothbury has first and middle schools, day to day shopping and specialist retail outlets. This area of The Coquet Valley is very popular with tourists with fishing, walking and other sporting activities all available. An early inspection is recommended.



EPC : C

**Call:** Rook Matthews Sayer 01670 530044

**Price Guide:** Was £125,000 Now £89,950+

**Lot No. 114** 10 Park Place, Chester Le Street DH3 3RZ

**WOOD ESTATE AGENTS**



**Description:**

Situated in one of the town's most sought after residential areas this traditional style semi detached property has been extended and substantially refurbished to create a wonderful family home. It has Garage, Gardens and ample parking. The two storey accommodation comprises appealing Hall, Lounge with bay and fireplace, separate Sitting Room, Dining Room opening to refitted Kitchen with central island, ground floor double Bedroom and Bathroom/wc. The first Floor includes two further bedrooms, the master having a refitted En Suite Bathroom/wc and an additional bedroom/study. The house has gas central heating via radiators and uPVC double glazing. This is an impressive property offered at an exceptional price as part of Charles Church's quick sale scheme and viewing early is very highly recommended.

**Call:** J W Wood 0191 3887245

**Price Guide:** £214,950

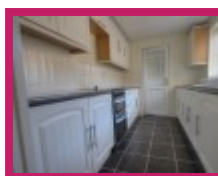
**Lot No. 115** 89 Longford Street, Middlesbrough TS4 4RJ

**Michael Poole**



**Description:**

Three Bedroom End Terrace House- **£** UPVC Double Glazing- **£** Gas Central Heating- **£** Modern Bathroom With White Suite- **£** Rear Yard With Access Via Garage Door- **£** Vacant Possession -**£** Easy Reach Of The Town Centre & University- **£** Ideal For A First Time Buyer- **£** Good Investment Opportunity



EPC Band E

**Call:** Michael Poole 01642 254222

**Price Guide:** £59,950+

**Lot No. 116** 30 Elm Street, Jarrow NE32 5JD

**Andrew Craig**



**Description:**

A two bedroom mid terrace house situated on Elm Street Jarrow. The property benefits from gas central heating and double glazing and accommodation briefly comprises of entrance hall, living room, kitchen, rear lobby, bathroom/wc, there are two bedrooms to the first floor. Externally there is a rear yard. EPC to follow



**Call:** Andrew Craig 0191 4280025

**Price Guide:** £49,950+

**Lot No. 117** 15 Oakdale, Nedderton Village, Bedlington NE22 6BE

**ROOK MATTHEWS SAYER**



**Description:**

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

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

**Price Guide:** £275,000+

**Lot No. 118** 44 Torcross Way, Redcar, Cleveland TS10 2RU

**Michael Poole**



**Description:**

Favoured Ings Estate- Attractive Detached Family Home- Separate Lounge & Dining Room- Generous Kitchen Diner- Four First Floor Bedrooms Master with En-Suite Shower Room- Family Bathroom- Front & Rear Gardens- Double Width Drive & GarageUPVC Double Glazing- Gas Central Heating- Viewing Recommended

EPC Band D

**Call:** Michael Poole 01642 285041

**Price Guide:** £149,950+

**Lot No. 119** Milestone House, Rothbury, Northumberland NE65 7SZ

**ROOK MATTHEWS SAYER**



**Description:**

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

EPC Band D



**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £149,950+

**Lot No. 120** 2 Antliff Terrace, Annfield Plain, Stanley DH9 8QR



**Description:**

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



EPC Band E

**Call:** J W Wood 01207 235221

**Price Guide:** £49,950+

**Lot No. 121** 38 Warwick Street, Heaton, Newcastle NE6 5AQ



**Description:**

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



EPC : F

**Call:** Rook Matthews Sayer 0191 2761283

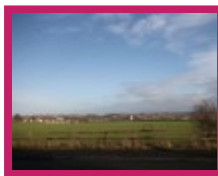
**Price Guide:** £139,950+

**Lot No. 122** 11 Institute Terrace East, Pelton, Chester Le Street DH2 1QR



**Description:**

INSTITUTE TERRACE EAST - A three bedroom mid terrace property situated on Institute Terrace East, Pelton. The property is offered for sale with vacant possession and early viewing is recommended. EPC : D



**Call:** J W Wood 0191 3887245

**Price Guide:** £60,000 - 65,000

**Lot No. 123** Woodbine Cottage, Catchgate, Stanley DH9 8LB



**Description:**

A Victorian detached house with gardens and Garage, situated in Catchgate near Stanley. Available with vacant possession, the property requires considerable improvement, but does have double glazing and in recent years the roof has been replaced and a modern combination boiler installed. The accommodation is spacious, including two largereception rooms, kitchen, utility room and bathroom. To the first floor there are three bedrooms, which have previously been split into four bedrooms.



EPC Rating D

**Call:** J W Wood 01207 235221

**Price Guide:** £64,950+

**Lot No. 124**

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

**tyne & tweed**  
estate agents



**Description:**

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



EPC : D

**Call:** Tyne & Tweed 01289 331555

**Price Guide:** £89,950+

**Lot No. 125**

145 Melrose Crescent, Seaham SR7 0LA

**kimmitt & roberts**



**Description:**

Ideal for first time buyers and investors alike we are pleased to offer for sale this two bedroom semi detached home. The property is offered with no onward chain and has good size gardens and a southerly rear aspect. There is a spacious refitted dining kitchen, gas central heating, UPVC double glazing and recently refitted bathroom. Refurbished Throughout - Immediate viewing essential. Epc Band C

**Call:** Kimmitt & Roberts 0191 5813213

**Price Guide:** £69,950+

**Lot No. 126**

11 Kensington Way, Chester Le Street DH2 2BF

**WOOD**  
ESTATE AGENTS



**Description:**

A modern two Bedroom End Link house with gardens and parking space on a very popular new development on the outskirts of Chester le Street. Built to an excellent specification, the accommodation comprises Lobby, Lounge, Inner Lobby, Cloaks/wc, Kitchen/Dining Room with cooking appliances, two Bedrooms and Bathroom with white suite and shower. EPC Band D

**Call:** J W Wood 0191 3887245

**Price Guide:** £85,995





## Terms & Conditions

### About us and Important Auction Information

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

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

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

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

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

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

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

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

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

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

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

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

### Our General Auction Terms of Business

#### 1. Interpretation

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

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

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

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

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

##### 2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

##### 2.2 Option Two Conditions

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

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

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



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

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

#### 3.1 General Auction Conditions

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

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

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

#### 3.2 Charges and payment

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

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

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

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

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

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

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

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

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

#### 3.4 Miscellaneous

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

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

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

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

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

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

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

#### 3.5 Notices

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

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

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

#### 3.6 Governing law and jurisdiction

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

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

#### Common Auction Conditions

##### Introduction

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

##### Glossary

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

##### Auction Conduct Conditions

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

##### Sale Conditions

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

##### Important Notice

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

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

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

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

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

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

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

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

##### Glossary

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



Wherever it makes sense:

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

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

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

**Agreed completion date**

Subject to condition G9.3:

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

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

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

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

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

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

**Auctioneers** The auctioneers at the auction.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**VAT option** An option to tax.

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

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

**Auction Conduct Conditions**

**A1 Introduction**

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

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

**A2 Our role**

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

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

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

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

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

**A3 Bidding and reserve prices**

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

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

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

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

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

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

**A4 The particulars and other information**

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

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

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

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



## A5 The contract

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

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

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

A5.4 If you do not we may either:

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

(b) sign the sale memorandum on your behalf.

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

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

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

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

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

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

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

## A6 Extra Auction Conduct Conditions

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

### General conditions of sale

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

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

### G1 The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

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

### G2 Deposit

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

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

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

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

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

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

### G2.2 The deposit

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

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

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

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

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

### G3 Between contract and completion

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

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

(b) pay the premiums when due;

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

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

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

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

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

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

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

### Title and identity

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

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

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

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

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

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

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

(ii) the documents accompanying that application;

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



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

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

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

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

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

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

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

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

#### G5 Transfer

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

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

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

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

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

#### G6 Completion

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

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

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

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

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

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

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

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

#### G7 Notice to complete

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

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

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

(a) terminate the contract;

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

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

(d) resell the lot; and

(e) claim damages from the buyer.

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

(a) terminate the contract; and

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

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

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

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

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

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

#### G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

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

G9.5 The buyer must:

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

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

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

#### G10 Interest and apportionments

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

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

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

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

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

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

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

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

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

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

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

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

#### G11 Arrears

##### Part 1 Current rent

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

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

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

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

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

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

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

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

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

(a) so state; or

(b) give no details of any arrears.

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

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



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

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

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

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

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

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

#### G12 Management

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

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

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

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

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

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

#### G13 Rent deposits

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

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

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

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

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

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

#### G14 VAT

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

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

#### G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

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

(a) of the buyer's VAT registration;

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

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

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

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

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

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

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

#### G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

#### G17 Maintenance agreements

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

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

#### G18 Landlord and Tenant Act 1987

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

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

#### G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

(a) in its condition at completion;

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

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

G19.5 Where relevant:

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

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

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

#### G20 TUPE

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

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

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

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

(c) in respect of the Transferring Employees.

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



on completion.

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

#### G21 Environmental

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

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

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

#### G22 Service Charge

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

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

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

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

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

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

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

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

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

#### G23 Rent reviews

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

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

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

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

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

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

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

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

#### G24 Tenancy renewals

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

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

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

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

G24.4 Following completion the buyer must:

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

#### G25 Warranties

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

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

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

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

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

#### G26 No assignment

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

#### G27 Registration at the Land Registry

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

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

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

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

#### G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

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

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

#### G30 Extra General Conditions



# Agents Property AUCTION

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Monday 2nd November 2015  
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