



Auction Catalogue

This Auction

Wednesday 30th July 2014

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

Particulars of Sale:

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

Price Guides:

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

Option 1 Terms & Conditions:

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

Option 2 Terms & Conditions:

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

Administration Fee:

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

Deposits:

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

Remote Bidding:

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

Sales Agreed:

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

Amendments to Catalogue:

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

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

Venue Location

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

Tel: 0191 236 4111

Directions:

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





Order Of Sale

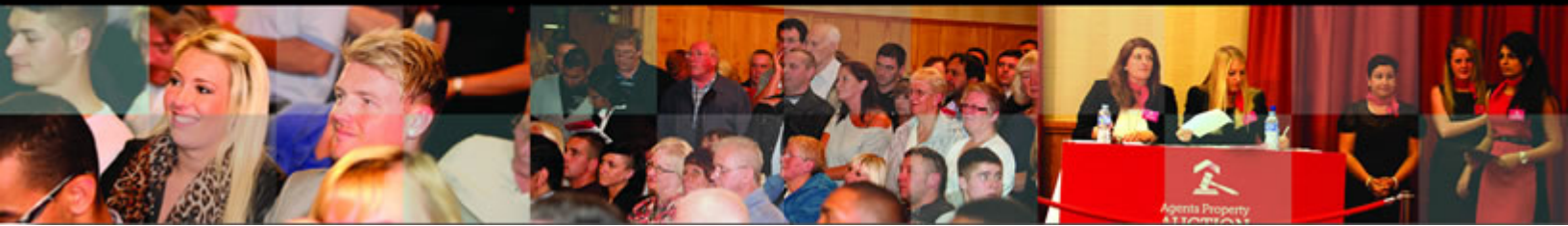
Lot No	Address	Post Code	Partner Agent
OPTION 1			
Lot 1	17 Hastings Street, Hendon, Sunderland	SR2 8SR	Andrew Craig
Lot 2	15 South Market Street, Hetton Le Hole,	DH5 9DP	Kimmitt & Roberts
Lot 3	29 Dorset Avenue, South Shields	NE34 7JA	Andrew Craig
Lot 4	60 King Street, South Bank, Middlesbrough	TS6 6JU	Michael Poole
Lot 5	8 Eton Street, Hartlepool	TS25 5SG	Kimmitt & Roberts
Lot 6	Farmhouse with Outbuildings, Otterburn Hall Estate	NE19 1HE	Rook Matthews Sayer
Lot 7	The Farmhouse, Otterburn Hall Estate Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 8	Courtyard Buildings, Otterburn Hall, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 9	9 Half Moon Lane, Spennymoor, Durham	DL16 6HG	JW Wood Estate Agents
Lot 10	3-5 Brunswick Street, Stockton	TS18 1DW	Dodds Brown
Lot 11	16 Arnold Street, Boldon Colliery	NE35 9BD	Andrew Craig
Lot 12	55 Kentmere Avenue, Walker, Newcastle upon Tyne	NE6 4HE	Rook Matthews Sayer
Lot 13	10 Queen Street, Hartlepool	TS24 0PR	Kimmitt & Roberts
Lot 14	The Cottage, Otterburn Hall Estate, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 15	8-9 Kendrew Street, Darlington	DL3 6JR	Rook Matthews Sayer
Lot 16	27 Hastings, Hendon, Sunderland	SR2 8SR	Andrew Craig
Lot 17	34 Westcroft Road, Middlesbrough	TS6 7HE	Michael Poole
Lot 18	11a North Road, Stanley	DH9 8LD	JW Wood Estate Agents
Lot 19	4 Wylam Hall, Wylam	NE41 8AS	Rook Matthews Sayer
Lot 20	Land to the Rear 42-44 Whaggs Lane, Whickham	NE16 4PQ	Andrew Craig
Lot 21	18 Morwick Road, North Shields	NE29 8JA	Rook Matthews Sayer
Lot 22	17 Humberhill, Stanley	DH9 6HN	JW Wood Estate Agents
Lot 23	14 Garnet Street, Sunderland	SR4 6QS	Andrew Craig
Lot 24	10 William Street, Ferryhill	DL17 0DJ	JW Wood Estate Agents
Lot 25	40 Cairo Street, Hendon, Sunderland	SR2 8QH	Andrew Craig
Lot 26	9 Gray Avenue, Hesleden, Co Durham	TS27 4PE	Kimmitt & Roberts
Lot 27	8 Wilfred Street, Sunderland	SR4 6RH	Andrew Craig
Lot 28	20 Kimberley Street, Hartlepool	TS26 9BG	Kimmitt & Roberts
Lot 29	Development Site, West Auckland	DL14 9HH	JW Wood Estate Agents/Michael Poole
Lot 30	18 Queens Street, Carlin How	TS13 4DQ	Michael Poole
Lot 31	4 Keats Avenue, Sunderland	SR5 2LQ	Andrew Craig
Lot 32	20 Bircham Street, South Moor	DH9 7AE	JW Wood Estate Agents
Lot 33	11 Uppingham Street, Hartlepool	TS25 5RS	Kimmitt & Roberts
Lot 34	23 Dulverton Avenue, South Shields	NE33 4BW	Andrew Craig
Lot 35	29 Windsor Terrace, New Kyo, Stanley	DH9 7JN	JW Wood Estate Agents
Lot 36	Former Thornley Clinic, Knoyton House, Thornley, Durham	DH6 3EU	JW Wood Estate Agents
Lot 37	16 Poplar Crescent, Birtley, Co Durham	DH31EH	Andrew Craig
Lot 38	26a Yarm Lane, Stockton	TS18 1ET	Michael Poole
Lot 39	Dovecote Cottage, Otterburn Hall, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 40	55 Clarence Street, Seaton Sluice, Whitley Bay	NE26 4DN	Rook Matthews Sayer
Lot 41	1 South View, Gilesgate, Durham	DH1 2JX	JW Wood Estate Agents
Lot 42	The Saw Mill and 221 acres of Land	NE19 1HE	Rook Matthews Sayer
Lot 43	22/22a Alfred Street, Seaham	SR7 7LH	Kimmitt & Roberts
Lot 44	11 Sunnyside Square, Seahouses, Northumberland	NE68 7RR	Rook Matthews Sayer
Lot 45	86 Caroline Street, Hetton Le Hole, Houghton Le Spring	DH5 9DE	Kimmitt & Roberts
Lot 46	33 Rossall Street, Hartlepool	TS25 5RX	Kimmitt & Roberts
Lot 47	9 Hedley Street, Gosforth	NE3 1DL	Rook Matthews Sayer

OPTION 2



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	5 West View, Wrekenton	NE9 7UY	Andrew Craig
Lot 49	5 Second Street, Bradley Bungalows, Consett	DH8 6JZ	JW Wood Estate Agents/Andrew Craig
Lot 50	Open House, 44 West Terrace, Burnhope, Durham	DH7 0DQ	JW Wood Estate Agents
Lot 51	197-199 Dilston Road, Newcastle Upon Tyne	NE4 5AD	Rook Matthews Sayer
Lot 52	49 Greenside Avenue, Horden, Peterlee	SR8 4QX	Kimmitt & Roberts
Lot 53	24 Ferndale Avenue, Wallsend	NE28 7NE	Rook Matthews Sayer
Lot 54	2 Antliff Terrace, Annfield Plain, Stanley	DH9 8QR	JW Wood Estate Agents
Lot 55	4 Elmwood Crescent, Walkerville, Newcastle	NE6 4PT	Andrew Craig/Rook Matthews Sayer
Lot 56	22 Moorside South, Newcastle Upon Tyne	NE4 9BB	Rook Matthews Sayer
Lot 57	125 St Pauls Road, Jarrow	NE32 3AS	Andrew Craig
Lot 58	25 Caris Street, Gateshead	NE8 3XD	Andrew Craig
Lot 59	4 Horsley Gardens, Holywell, Whitley Bay	NE25 0TU	Rook Matthews Sayer
Lot 60	77 Bournemouth Avenue, Priestfields, Middlesbrough	TS3 0NH	Michael Poole
Lot 61	Masonic House, Kings Arms Lane, Alston	CA9 3JF	Rook Matthews Sayer
Lot 62	55 Delamere Drive, Marske By The Sea, Redcar	TS11 6DZ	Michael Poole
Lot 63	5 Haugh Lane, Hexham	NE46 3PR	Rook Matthews Sayer
Lot 64	14 Kirkleatham Lane, Redcar, Middlesbrough	TS10 5BZ	Michael Poole
Lot 65	Pawston Cottage, High Spen, Rowlands Gill	NE39 2ES	Rook Matthews Sayer
Lot 66	5 Monksfield, Felling, Gateshead	NE10 9UP	Andrew Craig
Lot 67	19 Cavendish Court, Brandon, Durham	DH7 8UL	JW Wood Estate Agents
Lot 68	26 Elm Grove, Fawdon, Newcastle Upon Tyne	NE3 2RX	Andrew Craig
Lot 69	64 Tweedle Crescent, Peterlee	TS27 4DD	Kimmitt & Roberts
Lot 70	8a Woosington Gardens, Woosington	NE13 8AR	Rook Matthews Sayer
Lot 71	120 Wansbeck Road, Jarrow	NE32 5SR	Andrew Craig
Lot 72	30 Clapham Road, Yarm	TS15 9DH	Michael Poole
Lot 73	2 Eleanor Terrace, Ryton	NE40 3UF	Rook Matthews Sayer
Lot 74	20 Cleveland Close, Middlesbrough	TS7 9BX	Michael Poole
Lot 75	6 Oaklands, Stanley	DH9 8TQ	JW Wood Estate Agents
Lot 76	3 Throstlenest Avenue, Darlington	DL1 2BH	JW Wood Estate Agents
Lot 77	35 Victoria Avenue, Wallsend, Newcastle Upon Tyne	NE28 8SD	Rook Matthews Sayer
Lot 78	18 Jesmond Avenue, Linthorpe, Middlesbrough	TSS 5JY	Michael Poole
Lot 79	Cedar Cottage, Church Street, Bishop Middleham	DL17 9AF	JW Wood Estate Agents
Lot 80	17 Ravensworth Road, Birtley	DH3 1EE	Andrew Craig
Lot 81	34 Lichfield Way, Jarrow	NE32 4UW	Andrew Craig
Lot 82	44 Woodhorn Drive, Stakeford, Choppington	NE62 5EN	Rook Matthews Sayer
Lot 83	Farneyside Cottage, Ninebanks, Hexham	NE47 8DB	Rook Matthews Sayer
Lot 84	7 Lea lane, Sunderland Road, Easington	SR8 3TT	Kimmitt & Roberts
Lot 85	14 Balmoral Close, Bedlington	NE22 5YD	Rook Matthews Sayer
Lot 86	6 Aydon Grove, Jarrow	NE32 5YW	Andrew Craig
Lot 87	19 Hurstwood Road, Sunderland	SR4 7LE	Andrew Craig
Lot 88	16 Bridge Street, Anlwick	NE66 1QY	Rook Matthews Sayer
Lot 89	11 Grant Street, Jarrow	NE32 5HN	Andrew Craig
Lot 90	216 Commercial Road, Byker, Newcastle Upon Tyne	NE6 2ED	Rook Matthews Sayer
Lot 91	35 St Marys Drive, Blyth	NE24 4QU	Rook Matthews Sayer
Lot 92	23 St Andrews, Chilton Moor, Houghton Le Spring	DH4 5NT	Kimmitt & Roberts
Lot 93	56 Hyde Park Street, Gateshead	NE8 4QB	Andrew Craig
Lot 94	42 Azalea Terrace South, Sunderland	SR2 7EU	Andrew Craig
Lot 95	32 Low Lane, South Shields	NE34 0LG	Andrew Craig



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 96	2 Caroline Street, Jarrow	NE32 5HP	Andrew Craig
Lot 97	6 Sorrell Close, Ashington	NE63 8JH	Rook Matthews Sayer
Lot 98	4 Wellfield Close, Throckley	NE15 9JL	Rook Matthews Sayer
Lot 99	26 Byron Close, Ouston, Chester Le Street	DH2 1JR	Andrew Craig
Lot 100	15 Warrington Road, Fawdon	NE3 2PU	Rook Matthews Sayer
Lot 101	159 Coleridge Avenue, South Shields	NE33 3HB	Andrew Craig
Lot 102	9 Redesdale Gardens, Dunston	NE11 9XH	Andrew Craig/Rook Matthews Sayer
Lot 103	11 Grange Crescent, Gateshead	NE10 8UY	Andrew Craig
Lot 104	5 Greenway , Chapel Park, West Denton	NE5 1SA	Rook Matthews Sayer
Lot 105	76 Victoria Road East, Hebburn	NE31 1QW	Andrew Craig
Lot 106	24 Abbey View, Hexham	NE46 1EQ	Rook Matthews Sayer
Lot 107	50 St Aloysius View, Hebburn	NE31 1RQ	Andrew Craig
Lot 108	11 Penshaw View, Wardley	NE10 8BJ	Andrew Craig
Lot 109	140 Beaumont Street, Blyth	NE42 1HN	Rook Matthews Sayer
Lot 110	10 South View, Evenwood, Bishop Auckland	DL14 9QS	JW Wood Estate Agents
Lot 111	19 Oakwood Close, Sacriston, Durham	DH7 6QQ	JW Wood Estate Agents
Lot 112	16 Howick Street, Alnwick	NE66 1UY	Rook Matthews Sayer
Lot 113	25 Shakespeare Avenue, Blackhall	TS27 4NP	Kimmitt & Roberts
Lot 114	1 Hepscott Hall, Hepscott, Morpeth	NE61 6LT	Rook Matthews Sayer
Lot 115	26 Fairfield Green, Whitley Bay	NE25 9SD	Rook Matthews Sayer
Lot 116	47 Strathmore Gardens, South Shields	NE34 0LH	Andrew Craig
Lot 117	25 Lancaster Road, Linthorpe, Middlesbrough	TS5 6PF	Michael Poole
Lot 118	9 Wallis Street, Old Penshaw, Houghton Le Spring	DH4 7HB	Kimmitt & Roberts
Lot 119	39 Swanton Close, Meadow Rise, Newcastle	NE5 4SL	Rook Matthews Sayer
Lot 120	3 Ritsons Court, Blackhill, Consett	DH8 0BA	JW Wood Estate Agents
Lot 121	8 Glendale Road, Shiremoor, Whitley Bay	NE27 0UD	Rook Matthews Sayer
Lot 122	9 North Bank, Belford	NE70 7LY	Rook Matthews Sayer
Lot 123	23 Glenside, Ellington, Morpeth, Northumberland	NE61 5LS	Rook Matthews Sayer
Lot 124	42 Ronald Drive, Denton Burn, Newcastle	NE15 7AY	Rook Matthews Sayer

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

17 Hastings Street, Hendon, Sunderland SR2 8SR

Andrew Craig



Description:

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



EPC Band:- TBC

Call: Andrew Craig 0191 5653377

Price Guide: £25,000+

Lot No. 2

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

kimmitt & roberts



Description:

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



EPC Band:- TBC

Call: Kimmitt & Roberts 0191 584 8080

Price Guide: £44,950+

Lot No. 3

29 Dorset Avenue, South Shields NE34 7JA

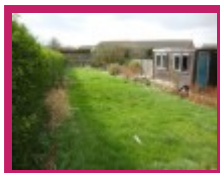
Andrew Craig



Description:

A three bedroom two reception semi detached house offered for sale with no onward chain. The property benefits include double glazed windows, gas central heating to the ground floor and a good sized lawned garden to the rear. Property comprises entrance hall, living room, dining room, kitchen and a utility to the ground floor. There are three bedrooms and a bathroom to the first floor. External there is, lawned garden to the rear and a lawned garden to the front with a drive offering off street parking.

We are advised the property is of Steel Frame Construction. We advise all potential buyers to satisfy their own requirements



EPC Band:- F

Call: Andrew Craig 0191 4271722

Price Guide: £54,950+

Lot No. 4

60 King Street, South Bank, Middlesbrough TS6 6JU



Description:

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



EPC Band:- D

Call: Michael Poole 01642 254222

Price Guide: £19,950+

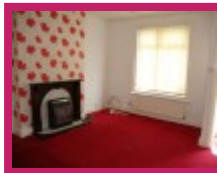
Lot No. 5

8 Eton Street, Hartlepool TS25 5SG



Description:

Investment opportunity- Possible 28% Return. A two bed mid terrace house currently offered for sale with vacant possession. the property benefits include double glazed windows, gas central heating and briefly comprise entrance lobby, living room, inner hall, kitchen, rear lobby, bathroom/W.C, to the first floor there are two bedrooms. Externally there is a yard to the rear.



EPC Band:- TBC

Call: kimmitty & Roberts 0191 518 3334

Price Guide: £15,000+

Lot No. 6

Farmhouse with Outbuildings, Otterburn Hall Estate NE19 1HE



Description:

A three bedroomed farm house in a delightful courtyard setting, partly refurbished and offering spacious family accommodation. In need of some further updating, this is an excellent opportunity for the successful purchaser to create a superb rural retreat to their own taste and requirements. Comprises of reception hall, cloakroom/wc, lounge, sitting room, breakfasting kitchen with Aga, utility/hall, first floor landing, 3 bedrooms, family bathroom/wc, further room which would make an excellent additional bathroom or ensuite. Offered for sale with a superb range of traditional brick built farm building formally stables, arranged in an L shape around a central court yard and with additional detached single story building to one corner.

EPC Band To Follow

Call: Rook Matthews Sayer 01661 860228

Price Guide: £250,000+

Lot No. 7

The Farmhouse, Otterburn Hall Estate Otterburn NE19 1HE



Description:

A three bedroomed farm house in a delightful courtyard setting, partly refurbished and offering spacious family accommodation. Uniquely situated within the Otterburn Hall Estate, the property is surrounded by magnificent Northumbrian countryside, well placed with access to village amenities. In need of some further updating, this is an excellent opportunity for the successful purchaser to create a superb rural retreat to their own taste and requirements. The accommodation comprises: reception hall, cloakroom/wc, lounge, sitting room, breakfasting kitchen with Aga, utility/hall, first floor landing, 3 bedrooms, family bathroom/wc, further room which would make an excellent additional bathroom or ensuite. Further inspection is considered essential to appreciate fully the magnificent location and potential offered by this property.

EPC Band:-

Call: Rook Matthews Sayer 01661 860228

Price Guide: £175,000+

Lot No. 8

Courtyard Buildings, Otterburn Hall, Otterburn NE19 1HE



Description:

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

Call: Rook Matthews Sayer 01661 860228

Price Guide: £75,000+

Lot No. 9

9 Half Moon Lane, Spennymoor, Durham DL16 6HG



Description:

A well presented two bedroom mid terrace house which will appeal to both the private residential buyer and the buy to let investor. The property is fronted onto a pedestrian walk way and benefits include double glazed windows, gas central heating, fitted kitchen units and is offered for sale with vacant possession. From a buy to let opportunity we are advised that the property has been let at £411pcm (4,932 per annum). Property briefly comprises entrance lobby, living room, dining kitchen, rear hall, bathroom/W.C and two bedrooms. Externally there is a yard to the rear.



EPC Band:- E

Call: JW Wood 0191 386 9921

Price Guide: £34,950+

Lot No. 10

3-5 Brunswick Street, Stockton TS18 1DW



Description:

The property comprises a two-storey building of traditional construction under a flat roof with a single storey extension to the rear. Internally the premises have a frontreception which leads through to the office, workshops, storeroom and kitchen. The first floor comprises 2 training rooms, kitchen and WC facilities. The property is centrally heated by way of radiators. Externally there is an integrated two-vehicle garage with electric vertical roller shutter.

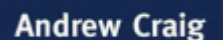
EPC Band:- E

Call: Dodds Brown 01642 244 130

Price Guide: £69,950+

Lot No. 11

16 Arnold Street, Boldon Colliery NE35 9BD



Description:

A three bedroom first floor flat located in this residential area and appealing to the buy to let investor. Likely rental income is in the region of £380pcm (£4,560) offering a potential rent income of 18%. The property benefits include double glazed windows, gas central heating, and briefly comprising entrance hall with stairs to first floor, three bedrooms, living room, kitchen and a bathroom/W.C.



EPC Band:- D

Call: Andrew Craig 0191 5190011

Price Guide: £24,950+

Lot No. 12

55 Kentmere Avenue, Walker, Newcastle upon Tyne NE6 4HE



Description:

An extended two bedroom ground floor flat offered for sale with vacant possession and appealing to a wide variety of buyers to include both private residential purchasers and buy to let investor. The property does require some refurbishment but benefits include double glazed windows, gas central heating, driveway to front and a garden to the rear. Once work has been completed the property could generate an income in the region of £450pcm (£5,400 per annum)



EPC Band:- C

Call: Rook Matthews Sayer 0191 276 1283

Price Guide: £59,950+

Lot No. 13

10 Queen Street, Hartlepool TS24 0PR



Description:

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



EPC Band:- E

Call: Kimmitt & Roberts 0191 518 3334

Price Guide: £50,000+

Lot No. 14

The Cottage, Otterburn Hall Estate, Otterburn NE19 1HE



Description:

An excellent opportunity to purchase a charming three bedroomed detached cottage within a beautiful rural location with substantial gardens and a large commercial style shed. In need of comprehensive refurbishment and with oil central heating, the accommodation comprises briefly: entrance hall, reception hall, lounge, dining room, kitchen, ground floor bathroom wc, first floor landing and three bedrooms. This is an excellent opportunity for the purchaser to create a superb rural retreat to their own taste and requirements. The cottage is attached to the walled gardens of Otterburn Hall forming part of Otterburn Hall Estate, a unique location close to the village of Otterburn. There are a range of local amenities and facilities and the village is comming by the A696 making it ideal for locating to Newcastle upon Tyne and has excellent access to Newcastle International Airport.

EPC Band:- to follow

Call: Rook Matthews Sayer 01661 860228

Price Guide: £125,000+

Lot No. 15

8-9 Kendrew Street, Darlington DL3 6JR



Description:

Vacant Two Storey Restaurant

The property is situated on the edge of Darlington Town Centre and stands on a prominent corner site and therefore benefiting from the passing traffic of St Augustines Way. Newcastle upon Tyne and Leeds are approximately 38 and 48 miles away respectively and both accessed from the A1(M). The property is a 2 storey brick built double fronted building on a corner site having a tiled and pitch roof. The property is very well laid out for its purpose internally with a door from the main street opening into a reception area with wooden flooring, furnishing and a serving counter. To the first floor is a further dining area which has exposed timber beams in the ceiling along space for circa 100 covers. Also to the ground floor is a gents w.c, store room and an office as well as a well-equipped catering kitchen. The ladies w.c is located on the first floor. The property has a floor area of 2164 sq. ft. over the two floors.

EPC Band - D

Call: Rook Matthews Sayer 0191 2120000

Price Guide: Was £280,000 Now £59,950+

Lot No. 16

27 Hastings, Hendon, Sunderland SR2 8SR

Andrew Craig



Description:

A two bed cottage benefitting from gas central heating, the property is tenanted at £368.33pcm we are advised the tenant has been there for 21 years. (awaiting copy of tenancy agreement)
Briefly comprises of entrance hall, lounge, kitchen, bathroom and two bedrooms.
At the time of print Agents Property Auction have not gained access to the property and recommend that all buyers satisfy their own requirements prior to bidding.
EPC Band- F

Call: Andrew Craig 0191 5653377

Price Guide: £19,950+

Lot No. 17

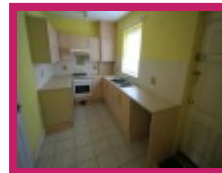
34 Westcroft Road, Middlesbrough TS6 7HE

Michael Poole



Description:

Ideal Investment Purchase, Spacious three bedroom property in need of some attention warmed by gas central heating, double glazing front & rear gardens, off road parking separate lounge & dining room, available with immediate vacant possession.



EPC Band- C

Call: Michael Poole 01642 254222

Price Guide: £34,950+

Lot No. 18

11a North Road, Stanley DH9 8LD

WOOD
ESTATE AGENTS



Description:

Commercial Premises PLUS 5 bedroom house. The property currently boasts as a vacant commercial unit to the front of the property with five bedroom house to the rear and above offering spacious family accommodation. The family home benefits mostly double glazed windows, gas central heating, fitted kitchen. Property briefly comprises entrance hall, living room, dining kitchen, to the first floor five bedrooms, family bathroom/W.C and a separate area for a shower room (no fittings are currently in place). The commercial unit measures approximately 6.86 x 5.10 as a front shop with storage behind.



EPC Band:- E

Call: J.W Wood 01207 235 221

Price Guide: £64,950+

Lot No. 19

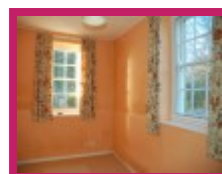
4 Wylam Hall, Wylam NE41 8AS

ROOK
MATTHEWS
SAYER



Description:

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



EPC Band-N/A

Call: Rook Matthews Sayer 01661 860 228

Price Guide: £99,950+

Lot No. 20

Land to the Rear 42-44 Whaggs Lane, Wickham NE16 4PQ

Andrew Craig

Description:

In a desirable location we welcome to the market this plot of land to the rear of 42-44 Whaggs Lane. There is NO current planning permission. Measurements aprox 50ft x 145ft

Call: Andrew Craig 0191 4889090

Price Guide: £49,950+

Lot No. 21

18 Morwick Road, North Shields NE29 8JA

ROOK MATTHEWS SAYER

Description:

****ONE BEDROOM GROUND FLOOR FLAT****Situated on Morwick Road, North Shields close to all local amenities. The property briefly comprises of Hallway, Lounge, Kitchen and bedroom. Externally the property benefits from Driveway and outside garden area. Ideal investment opportunity.



EPC Band - D

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £39,950+

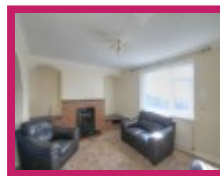
Lot No. 22

17 Humberhill, Stanley DH9 6HN

WOOD ESTATE AGENTS

Description:

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



EPC Band:- D

Call: JW Wood 01207 235 221

Price Guide: £59,950+

Lot No. 23

14 Garnet Street, Sunderland SR4 6QS

Andrew Craig

Description:

Appealing to both the private residential buyer and the buy to let investor is this three bedroom , two reception rooms, mid terrace cottage offered for sale with vacant possession. The property benefits include double glazed windows to majority of windows, does require some modernisation and does not have a central heating boiler. The property briefly comprises entrance hall, living room, dining room, kitchen and a bathroom/W.C to the ground floor and to the first floor there are three bedrooms. Externally there is a yard to the rear. Once fully refurbished the property could command a rental income in the region of £450pcm (£5,400 per annum).



EPC Band:- E

Call: Andrew Craig 0191 5653377

Price Guide: £39,950+

Lot No. 24

10 William Street, Ferryhill DL17 0DJ


Description:

GREAT INVESTMENT OPPORTUNITY. POTENTIAL 17% return. A two bed mid terrace house offered for sale with vacant possession. The property benefits from double glazed windows, gas central heating and potential rental income in the region £3,380 per annum. Property briefly comprises entrance hall, living room, kitchen and a utility room to the ground floor and two bedrooms with a family bathroom/W.C to the first floor. Externally there is a yard to the rear.



EPC Band:- TBC

Call: JW Wood 01388 604 273

Price Guide: £19,950+

Lot No. 25

40 Cairo Street, Hendon, Sunderland SR2 8QH

Andrew Craig

Description:

We are pleased to offer for sale this two bedroom terraced cottage. Well placed for access to the shops & amenities of Villette road. Good access to local bus routes & is not far from Sunderland City Centre. The internal layout comprises of: Lounge, kitchen, rear lobby, two bedrooms and family bathroom. Other benefits include gas central heating. Externally there is a rear yard.



EPC Band:- D

Call: Andrew Craig 0191 5653377

Price Guide: £34,950+

Lot No. 26

9 Gray Avenue, Hesleden, Co Durham TS27 4PE



Description:

Rarely do properties become available on this pleasant terrace therefore it gives us great pleasure to offer for sale this nicely presented three bedroomed mid terraced home which is well maintained and is a home ready to move into. This delightful property comes with gas central heating system, double glazing, refitted kitchen/breakfast room along with refitted bathroom/wc. The exterior enjoys a beautiful, well established garden with open views beyond. This property is easily accessible for the A19 this making it an idyllic rural retreat for the commuter.



EPC Band:- C

Call: Kimmitt & Roberts 0191 5183334

Price Guide: WAS £99,950 NOW £69,950+

Lot No. 27

8 Wilfred Street, Sunderland SR4 6RH

Andrew Craig

Description:

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



EPC band:- E

Call: Andrew Craig 0191 5653377

Price Guide: £39,950+



Lot No. 28

20 Kimberley Street, Hartlepool TS26 9BG



Description:

A 2 bed mid terrace house offered for sale with vacant possession. The property does require some refurbishment and modernisation but offers a good buy to let opportunity. Once works are complete the property could generate an income of approximately £350pcm (4,200 per annum) Property briefly comprises entrance lobby, living room, inner lobby, kitchen, bathroom, to the first floor 2 bedrooms, externally there is a yard to the rear.

EPC Band:-E

Call: Kimmitt & Roberts 0191 518 3334

Price Guide: £15,000+

Lot No. 29

Development Site, West Auckland DL14 9HH



Description:

The site is located on the former East Green Care Home in West Auckland, County Durham. The accommodation includes site plans for 20 houses with accommodation including a mixture of mews and semi-detached properties. A topographical survey have been undertaken to facilitate more detailed site drawings and is available as part of the purchase pack. The site area is 0.8 acre and is available at auction on the 30th July at a guide price of £299,950 plus Stamp Duty Land Tax (3% of price).

Call: Michael Poole 01642 254222 JW Wood 01388 604 273

Price Guide: £299,950+

Lot No. 30

18 Queens Street, Carlin How TS13 4DQ



Description:

Available With Immediate Vacant Possession, Of Particular Interest to the First Time or Investment Purchaser, Deceptively Spacious Three Bedroom Plus Loft Room Terrace Property, Upvc Double Glazing & Gas Central Heating, Separate Lounge & Dining Room, Fitted Kitchen With Utility Off Rear.



EPC Band:- E

Call: Michael Poole 01642 285 041

Price Guide: £39,950+

Lot No. 31

4 Keats Avenue, Sunderland SR5 2LQ



Description:

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



EPC Band- E

Call: Andrew Craig 0191 5653377

Price Guide: £45,000+

Lot No. 32

20 Bircham Street, South Moor DH9 7AE


Description:

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



EPC Band D

Call: J W Wood 01207 235221

Price Guide: £25,000+

Lot No. 33

11 Uppingham Street, Hartlepool TS25 5RS


Description:

A two bedroom mid terrace house offered for sale with vacant possession and in need of some modernisation and refurbishment. The property offers a good buy to let opportunity as once work is completed the rental income generated is likely to be in the region of £350pcm (4,200per annum) Property briefly comprises entrance lobby, living room, inner lobby, kitchen, rear lobby and a bath/W.C to the ground floor. There are 2 bedrooms to the first floor. Externally there is a yard to the rear.

EPC Band- F

Call: Kimmitt & Roberts 0191 518 3334

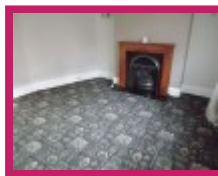
Price Guide: £15,000+

Lot No. 34

23 Dulverton Avenue, South Shields NE33 4BW


Description:

Situated just a short walk away from the popular West Park, this spacious double fronted end of terrace home is also ideally located and is within walking distance of Chichester metro, Mortimer school, shops and local amenities. The property briefly comprises of: lounge, kitchen/dining room and utility room. To the first floor there are three bedrooms (Originally two bedrooms) and family bathroom. Externally lies a yard to the rear and a garage to accommodate a small car. Other benefits include combi gas central heating and UPVC double glazing. Viewing Advised.



EPC Band:- D

Call: Andrew Craig 0191 4271722

Price Guide: £80,000+

Lot No. 35

29 Windsor Terrace, New Kyo, Stanley DH9 7JN


Description:

A two bedroom end terrace on Windsor Terrace New Kyo. The property does require some modernisation, and refurbishment but benefits do include double glazed windows, gas central heating and is offered for sale with vacant possession. Property briefly comprises entrance lobby, living room, dining kitchen, utility and bathroom/w.c to the ground for and there are two bedrooms to the first floor. Externally there is a yard to the rear. Once refurbished the property could generate an income of approximately £400pcm (£4,800per annum).



EPC Band:- D

Call: JW Wood 01207 235 221

Price Guide: £15,000+

Lot No. 36

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



Description:

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

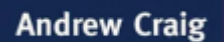
The property comprises a mid terrace building arranged over ground and first floors beneath a pitched roof. The property has most recently been used as a Dental Surgery (D1). The property affords possible potential for change of use to provide a single dwelling subject to obtaining all necessary consents.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

Call: J W Wood 0191 3869921

Price Guide: £39,950+

Lot No. 37

16 Poplar Crescent, Birtley, Co Durham DH31EH



Description:

TWO BEDROOM END LINK home for sale with added benefit of a garage and a good size rear garden.

The accommodation comprises Entrance porch, Lounge feature bow window, breakfasting kitchen, family bathroom and two bedrooms. Externally lies a driveway and garage for off street parking and an enclosed garden to rear. Features of note include gas central heating, double glazing and alarmed.

EPC Band: D

Call: Andrew Craig 0191 4921234

Price Guide: £74,950+

Lot No. 38

26a Yarm Lane, Stockton TS18 1ET



Description:

We are selling two self contained one bedroom flats, which consist of lounge/kitchenette, bedroom, and shower room. One is currently tenanted and is receiving £80.56pw. With both flats let the owner should expect a rental yield of around 30%!!



EPC Band F

Call: Michael Poole 01642 355000

Price Guide: £25,000+

Lot No. 39

Dovecote Cottage, Otterburn Hall, Otterburn NE19 1HE



Description:

An excellent opportunity to purchaser a particularly spacious two bedroomed house, uniquely situated within Otterburn Hall Estate, in need of refurbishment. The accommodation comprises briefly: entrance hall, spacious lounge and good sized sitting room, kitchen, first floor landing, two double bedrooms and with further area which could make a bathroom/wc. The property has a garden and is surrounded by the facilities within the estate along with woodland and beautiful countryside. This is an excellent opportunity to create a lovely permanent or holiday retreat to purchasers own taste and requirements.

EPC Band to follow

Call: Rook Matthews Sayer 01661 860228

Price Guide: £75,000+

Lot No. 40

55 Clarence Street, Seaton Sluice, Whitley Bay NE26 4DN

**ROOK
MATTHEWS
SAYER**



Description:

****SPACIOUS TWO BEDROOM FIRST FLOOR FLAT****situated on Clarence Street, Seaton Sluice close to all local amenities. The property benefits from gas central heating and double glazing and briefly comprises of Entrance hall with stairs leading to landing which gives access to lounge and two spacious bedrooms. The lounge leads through to kitchen and then rear hallway which gives access to bathroom and rear door giving access to communal yard.

EPC band:- D

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £40,000+

Lot No. 41

1 South View, Gilesgate, Durham DH1 2JX

**WOOD
ESTATE AGENTS**



Description:

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

EPC Band To Follow

Call: JW Wood 0191 386 9921

Price Guide: £119,950+

Lot No. 42

The Saw Mill and 221 acres of Land NE19 1HE

**ROOK
MATTHEWS
SAYER**



Description:

A deceptively spacious five bedroomed detached dormer style bungalow with 221 acres of land, occupying lovely plot within this unique location. Forming part of the Otterburn Hall Estate the Sawmill has oil central heating, and is in need of updating, therefore presenting an excellent opportunity to create a superb family home to the purchasers own taste and style. The accommodation comprises briefly: entrance and reception halls, 20ft lounge with open wood fireplace and beamed and vaulted ceiling, separate dining room, kitchen, four ground floor bedrooms, bathroom/wc, shower/wc. There is a fifth bedroom to the first floor as well as a good sized garden.

This property is available with land extending to circa 221 acres.

Call: Rook Matthews Sayer 01661 860228

Price Guide: £475,000+

Lot No. 43

22/22a Alfred Street, Seaham SR7 7LH

kimmitt & roberts



Description:

NO RESERVE PRICE!!!! We have pleasure in offering for sale these two separate self contained flats in this popular street, the ground floor with one bedroom, the first floor with two. They are being offered as ONE WHOLE LOT. The property is in need of full refurbishment.

THE PROPERTY IS AVAILABLE FOR VIEWING ON THESE DAYS ONLY: Thursday 17th July 10-10.30am. Saturday 19th July 2.30pm - 3.30pm Tuesday 22nd July 2.30pm - 3pm Thursday 24th July 12.30pm - 1pm Saturday 26th July 1pm-2pm



EPC Band To Follow

Call: Kimmitt & Roberts 0191 5813213

Price Guide: £1,000+

Lot No. 44

11 Sunnyside Square, Seahouses, Northumberland NE68 7RR



Description:

Sunnyside Square is within the historic part of Seahouses close to the harbour. This three bedroom house consists of entrance hall, kitchen/ dining room, large sitting room and bathroom on the ground floor. There are three bedrooms on the first floor. The property now requires repair and refurbishment and is sold with vacant possession. Seahouses has many tourist attractions including excellent sandy beaches overlooked by The Farne Islands and Bamburgh Castle. This area of the coastline is designated one of Outstanding Natural Beauty and includes historic castles and National Trust coastline.



EPC Band F

Call: Rook Matthews Sayer 01665 510044

Price Guide: £70,000+

Lot No. 45

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



Description:

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



EPC Band:- E

Call: Kimmitt & Roberts 0191 584 8080

Price Guide: £34,950+

Lot No. 46

33 Rossall Street, Hartlepool TS25 5RX



Description:

A two bed house benefitting from gas central heating , comprises of lounge kitchen bathroom/wc, two bedrooms and enclosed yard to rear.

The property is currently rented at £260pcm awaiting copy of tenancy agreement.

EPC Band- TBC

At the time of print Agents Property Auction have not gained access to the property and recommend that all buyers satisfy their own requirements prior to bidding.

Call: Kimmitt & Roberts 0191 518 3334

Price Guide: £15,000+

Lot No. 47

9 Hedley Street, Gosforth NE3 1DL



Description:

****IDEAL INVESTMENT OPPORTUNITY!! TRADITIONAL 3 BEDROOM MID TERRACE HOUSE WITHIN CLOSE PROXIMITY TO GOSFORTH HIGH STREET****A traditional three bedroom mid terrace house located within this popular residential street in Central Gosforth. The accommodation briefly comprises; entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom, gas fired central heating, upvc double glazing. Front garden and a Rear yard. The property requires substantial renovation and is to be sold by auction **NO OFFERS WILL BE TAKEN PRIOR TO THE AUCTION. CASH OFFERS ONLY.**



EPC Band:- TBC

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £99,950+



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0191 212 7729 or email:
abasham@mincoffs.co.uk**

**5 Osborne Terrace, Jesmond
Newcastle upon Tyne NE2 1SQ**

**Telephone: 0191 281 6151
Fax: 0191 212 7765**

www.mincoffs.co.uk

Option 2

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

Lot No. 48

5 West View, Wrekenton NE9 7UY

Andrew Craig



Description:

A three bed mid terraced house situated in this popular residential area. The property will appeal to a wide range of purchasers and benefits include double glazed windows gas central heating, two reception rooms, the addition of a conservatory and a lawned garden to the rear. The property briefly comprises entrance hall, living room, dining room, conservatory and a kitchen to the ground floor. There are three bedrooms and a family bathroom/W.C to the first floor. Externally there is a yard to the rear with a fenced lawned garden with access gained via the back lane.



EPC Band:- E

Call: Andrew Craig 0191 4875330

Price Guide: £64,950+

Lot No. 49

5 Second Street, Bradley Bungalows, Consett DH8 6JZ

WOOD
ESTATE AGENTS

Andrew Craig



Description:

A two bedroom, two reception room mid terrace bungalow offered for sale with vacant possession. The property is well presented and benefits include double glazed windows, gas central heating, fitted kitchen with integrated appliances and gardens. Property briefly comprising entrance hall, two bedrooms, living room, dining room, kitchen and a shower/W.C. Externally there is a lawned garden to the front of the property offering off street parking and a yard to the rear with street parking.



EPC Band:- TBC

Call: JW Wood 01207 502 109 Andrew Craig 0191 4889090

Price Guide: £44,950+

Lot No. 50

Open House, 44 West Terrace, Burnhope, Durham DH7 0DQ

WOOD
ESTATE AGENTS



Description:

A substantial detached property with an interesting history situated in the semi-rural village of Burnhope. Built around 1900 "Open house" has been occupied by our clients for over thirty years and used not only for their home, but also a successful private dining restaurant. Previously the property was for some considerable time the village doctors house, part of which was the surgery. The property is offered for sale as a family home but offers scope for business use. Open House is surrounded by a well maintained garden with high walls and privet hedges providing privacy and offers charm and character retaining original features such as traditional cast fireplaces, some having marble surrounds and high ceilings with cornice work. The accommodation briefly includes: Porch, four reception rooms, a kitchen, utility room, cloakroom and rear porch. To the first floor there are five bedrooms and a bathroom w.c.

EPC band: E

Call: J W Wood 01207 235221

Price Guide: WAS £300,000 NOW £129,950+

Lot No. 51

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



Description:

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



EPC Band:- Flat 199- E 197 D

Call: Rook Matthews Sayer 0191 274 4661

Price Guide: £145,000+

Lot No. 52

49 Greenside Avenue, Horden, Peterlee SR8 4QX



Description:

2 Bed mid terrace, 2 reception rooms, gas central heating system and double glazing. We are privileged to offer for sale this two bedroomed mid terraced home situated in this ever popular area of Horden. This property would make an ideal purchaser for the first time buyer or local investor and offers gas central heating system, double glazing, two reception rooms, kitchen, two bedrooms, bathroom/W.C, garden to front and yard to rear. Early viewing is essential to avoid disappointment.



EPC Band:- E

Call: Kimmitt & Roberts 0191 518 3334

Price Guide: £39,950+

Lot No. 53

24 Ferndale Avenue, Wallsend NE28 7NE



Description:

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



EPC Band:- TBC

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £49,950+

Lot No. 54

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: £54,950+

Lot No. 55

4 Elmwood Crescent, Walkerville, Newcastle NE6 4PT

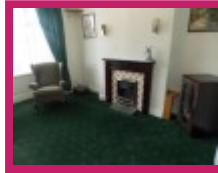
Andrew Craig

**ROOK
MATTHEWS
SAYER**



Description:

FREEHOLD Detached Bungalow Located on a corner plot on Elmwood Crescent, Walkerville, this property oozes potential and is a must to view. Within easy striking distance of local amenities and comprises:- Entrance hall, lounge, dining room, two double bedrooms, kitchen, shower room and separate w.c. Externally there is a single garage and gardens to three sides with storage sheds and greenhouses. Benefits include double glazed windows and gas central heating.



EPC Band- D

Call: Andrew Craig 0191 2859024 RMS 0191 276 1283

Price Guide: £119,950

Lot No. 56

22 Moorside South, Newcastle Upon Tyne NE4 9BB

**ROOK
MATTHEWS
SAYER**



Description:

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



EPC Band:-E

Call: Rook Matthews Sayer 0191 274 4661

Price Guide: £209,950+

Lot No. 57

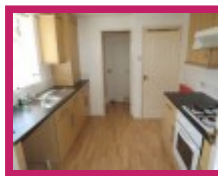
125 St Pauls Road, Jarrow NE32 3AS

Andrew Craig



Description:

ST PAULS ROAD - A 3 BED FIRST FLOOR FLAT - Which enjoys a convenient location for Jarrow Town Centre Shopping Precinct with a choice of shops and amenities together with Bus and Metro Stations offering public transport links and having excellent road links via the A19 and Tyne Tunnel readily available. The property offers accommodation comprising of: Entrance lobby. First floor landing, lounge, kitchen, three bedrooms and bathroom/w.c. Externally there is a shard yard to rear. Further benefits include gas central heating and double glazing. Sure to prove popular with first time buyers/investors.



EPC Band:- C

Call: Andrew Craig 0191 4280025

Price Guide: £39,950+

Lot No. 58

25 Caris Street, Gateshead NE8 3XD

Andrew Craig



Description:

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



EPC Band:- D

Call: Andrew Craig 0191 4875330

Price Guide: £54,950+

Lot No. 59

4 Horsley Gardens, Holywell, Whitley Bay NE25 0TU

**ROOK
MATTHEWS
SAYER**



Description:

We are pleased to welcome to the market a two bedroom semi-detached property, prominently positioned on a corner plot. Situated within a cul-de-sac in the very popular village location of Holywell. A well presented property comprising, entrance porch, lounge, kitchen. To the first floor, landing two bedrooms and bathroom. Externally the property boasts garden to the front side and rear, very well maintained and presented. Also to the front there is a driveway offering off street parking leading to the attached garage. This property must be viewed to see the potential and opportunities on offer, also benefiting from gas central heating and double glazing throughout.



EPC Band D

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £134,950+

Lot No. 60

77 Bournemouth Avenue, Priestfields, Middlesbrough TS3 0NH

Michael Poole



Description:

Sensibly priced three bedroom terrace house in need of some updating having been extended to the rear ground floor and also has a double glazed garden room. Available with no onward chain and providing gas central heating and double glazing.



EPC Band:- C

Call: Michael Poole 01642 254222

Price Guide: £69,950+

Lot No. 61

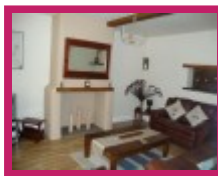
Masonic House, Kings Arms Lane, Alston CA9 3JF

**ROOK
MATTHEWS
SAYER**



Description:

A truly wonderful three bedroom cottage set in the heart of Alston giving access to the amenities the village has to offer and the fabulous Cumbrian Countryside. The property has been upgraded and modernised and offers great living accommodation whilst boasting double glazed windows, gas central heating and fitted kitchen. Property briefly comprises dining kitchen, living room to the first floor three bedrooms and a family bathroom/W.C. Externally there is a gravelled townhouse garden to the front. To fully appreciate what the property has to offer an internal viewing is highly recommended.



EPC Band- G

Call: Rook Matthews Sayer 01434 601 616

Price Guide: £109,950+

Lot No. 62

55 Delamere Drive, Marske By The Sea, Redcar TS11 6DZ

Michael Poole



Description:

In Need Of Updating! Two/Three Bedroom Dormer Bungalow Available With Immediate Vacant Possession Favoured Area Of Marske By The Sea Front Garden, Drive & South Facing Rear Garden .



EPC Band:- E

Call: Michael Poole 01642 285041

Price Guide: £69,950+

Lot No. 63

5 Haugh Lane, Hexham NE46 3PR

**ROOK
MATTHEWS
SAYER**



Description:

FIRST TIME BUYER - BUY TO LET Situated close to all local amenities and within walking distance of Hexham Railway Station, this one bedroom first floor flat must be appreciated, benefitting from double glazing and gas central heating,



EPC Band:- D

Call: Rook Matthews Sayer 01434 601 616

Price Guide: £69,950+

Lot No. 64

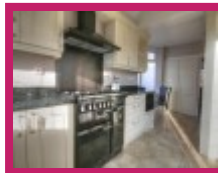
14 Kirkleatham Lane, Redcar, Middlesbrough TS10 5BZ

Michael Poole



Description:

A Particularly Impressive & Larger Style Semi Detached Property Much Improved with Stunning Kitchen Breakfast Room, Refurbished Family Bathroom, UPVC Double Glazing, Warmed by Gas Central Heating, Three Generous First Floor Bedrooms plus Loft Room Established Front & Rear Gardens Extensive Block Paved Drive & Garage Available with Immediate Vacant Possession, Viewing Essential.



EPC Band - D

Call: Michael Poole 01642 285041

Price Guide: £139,950+

Lot No. 65

Pawston Cottage, High Spen, Rowlands Gill NE39 2ES

**ROOK
MATTHEWS
SAYER**



Description:

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



EPC Band:- D

Call: Rook Matthews Sayer 01661 860 228

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

Lot No. 66

5 Monksfield, Felling, Gateshead NE10 9UP

Andrew Craig



Description:

A two bedroom semi detached property located in Felling near local amenities and schools. The property benefits from UPVC double glazing and gas central heating. The accommodation briefly comprises of :- Entrance hallway, lounge, fitted kitchen and conservatory. To the first floor there are two bedrooms and family bathroom with separate w.c. Externally there are gardens to front and rear. Viewing is a must to fully appreciate!



EPC Band:- D

Call: Andrew Craig 0191 4875330

Price Guide: £94,950+

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Laura Morgan
07714 316 568

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association
with



Lot No. 67

19 Cavendish Court, Brandon, Durham DH7 8UL


Description:

Available with the benefit of no onward chain, we have pleasure in offering for sale this well presented and improved modern detached bungalow with gas fired central heating and double glazing. Occupying a pleasant elevated corner position it provides accommodation which briefly comprises: entrance hall, lounge, kitchen, two bedrooms and bathroom/wc. There are gardens to the front and rear, along with a brick built garage and additional parking on the drive. Cavendish Court is a popular development situated within easy reach of a good range of local neighbourhood shops which are available within Brandon itself as well as nearby Langley Moor and Meadowfield and is well placed for access to Durham City Centre where there are more comprehensive shopping and recreational facilities and amenities available. It is just off the A(690) Durham to Crook Highway which also offers access to the A(167) Highway which provides good road links to both North and South. TENURE - Freehold EPC Band:- D

Call: JW Wood 0191 386 9921

Price Guide: WAS £99,500 NOW £69,950+

Lot No. 68

26 Elm Grove, Fawdon, Newcastle Upon Tyne NE3 2RX

Andrew Craig

Description:

This two double bed semi detached house is well placed for access to most local shops, Schools, Metro and road links. Briefly comprises:- Entrance hallway, lounge, dining room, kitchen, utility room, two double bedrooms, bathroom/w.c., and gardens. Benefits from double glazing to windows and gas central heating. VIEWING URGED TO SECURE!



EPC Band:- D

Call: Andrew Craig 0191 2859024

Price Guide: £69,950+

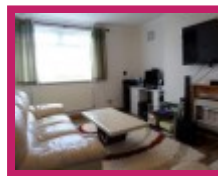
Lot No. 69

64 Tweedle Crescent, Peterlee TS27 4DD



Description:

An improved three bedroom semi detached house benefitting from double glazed windows, gas central heating, refitted kitchen, and situated on a generous corner plot within this residential area of Blackhall Rocks. Property briefly comprises entrance hall, living room, kitchen, rear lobby, and a shower room/cloakroom to the ground floor. There are three bedrooms and a family bathroom to the first floor. Externally there are gardens to the front, side, and rear of the property



EPC band:- D

Call: Kimmitt & Roberts 0191 518 3334

Price Guide: £39,950+

Lot No. 70

8a Woolsington Gardens, Woolsington NE13 8AR



Description:

A beautifully presented and deceptively spacious double bed roomed first floor apartment with magnificent roof garden situated within this highly sought after village. The property benefits from gas fired central heating and sealed unit double glazing with the accommodation comprising briefly: entrance hall, stairs leading to a spacious 21ft landing, which could be divided to form a further bedroom, and a retractable ladder leading to the loft room, 19 ft split level lounge with superb fireplace and French doors leading to the roof terrace, fitted galley kitchen, master bedroom and bathroom/WC. There are two parking spaces and two ground floor external store/boiler room.



EPC Band E

Call: Rook Matthews Sayer 01661 860228

Price Guide: Was £165,000 now £125,000+

Lot No. 71

120 Wansbeck Road, Jarrow NE32 5SR

Andrew Craig



Description:

3 BED SEMI DETACHED - NO UPPER CHAIN.....Sited in this sought after and popular street is this family size home which affords the discerning purchaser the opportunity to update and maximise to its full potential. The accommodation offers:- Front entrance porch to hall with stairs up. Front lounge with bay window. Rear dining room and kitchen. First floor has three bedrooms (two doubles and one single), bathroom and separate w.c. Externally there is a town front garden forecourt. Garden to rear with lawn and a detached garage with up and over door accessed from the rear lane. Benefits include gas central heating, double glazing, alarm and cavity wall insulation. A rare opportunity to acquire a property that can be moulded to ones own individual style and taste. Early viewing urged to secure!

EPC Band:-C



Call: Andrew Craig 0191 4280025

Price Guide: £99,950+

Lot No. 72

30 Clapham Road, Yarm TS15 9DH

Michael Poole



Description:

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

EPC Band:- D



Call: Michael Poole 01642 788878

Price Guide: £94,950+

Lot No. 73

2 Eleanor Terrace, Ryton NE40 3UF

ROOK MATTHEWS SAYER



Description:

WE ARE PLEASED TO OFFER THIS SPACIOUS TWO BEDROOM STONE BUILT HOUSE, LOCATED IN CRAWCROOK CLOSE TO AMENITIES. THIS PROPERTY BOASTS A BEAUTIFUL GARDEN TO THE FRONT AND A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS VERY WELL PRESENTED PROPERTY. BRIEFLY COMPRISING; HALL, LOUNGE, KITCHEN WITH PORCH ACCESS INTO THE REAR YARD, OVERLOOKING A GREEN. FIRST FLOOR, THERE ARE TWO BEDROOMS AND A FAMILY BATHROOM. EXTERNALLY THERE IS A YARD TO THE REAR AND A GARDEN TO THE FRONT.

EPC Band:- D



Call: Rook Matthews Sayer 0191 4131313

Price Guide: £99,950+

Lot No. 74

20 Cleveland Close, Middlesbrough TS7 9BX

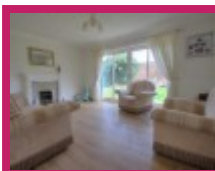
Michael Poole



Description:

Four Bedroom Detached House, Sought After Residential Location Benefitting for a Cul-De-Sac Position Vacant Possession Large Plot with a Generous Rear Garden, double Drive Thru Garage, Three Reception Rooms Ground Floor WC/Cloaks Some Updating Required

EPC Band- D



Call: Michael Poole 01642 254222

Price Guide: £189,950+

Lot No. 75

6 Oaklands, Stanley DH9 8TQ


Description:

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



EPC Band:- C

Call: JW Wood 01207 235 221

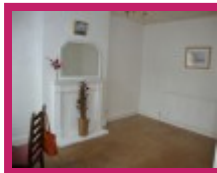
Price Guide: £150,000+

Lot No. 76

3 Throstlenest Avenue, Darlington DL1 2BH


Description:

A detached house situated in this residential area and offered for sale with vacant possession. Appealing to a wide range of potential purchasers including both buy to let investors and private residential buyer is this three bedroom, two reception room house benefiting from double glazed windows, gas central heating. Property briefly comprises entrance hall, living room, dining room and a kitchen to the ground floor. There are three bedrooms and a shower room/W.C. Externally there is a yard to the rear of the property with double gates offering off street parking.



EPC Band:- F

Call: JW Wood 01325 485 151

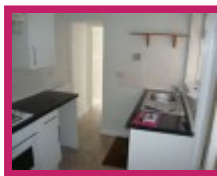
Price Guide: £49,950+

Lot No. 77

35 Victoria Avenue, Wallsend, Newcastle Upon Tyne NE28 8SD


Description:

A well presented one bedroom ground floor flat offered for sale with vacant possession. The property will appeal to both the private residential buyer and the buy to let investor. Property briefly comprises entrance lobby, entrance hall, bedroom, living room, kitchen, and a bathroom/W.C. Externally there is a shared yard to the rear.



EPC Band:- C

Call: Rook Matthews Sayer 0191 276 1283

Price Guide: £39,950+

Lot No. 78

18 Jesmond Avenue, Linthorpe, Middlesbrough TS5 5JY


Description:

Extended to maximise living space. A lovely example of a traditional semi detached home of much character with many original features which needs to be viewed to fully appreciate the size and quality. With gas central heating (there are two systems - both thermostatically controlled, one serves the extension), three reception rooms one of which opens to a study area, two en suite bedrooms one being on the ground floor, first floor family bathroom, extensive block paved driveway which we understand from the sellers was laid in 2013, mature gardens and detached double garage, part of which is partitioned and utilised as office space but would revert back if preferred. The property is situated in a highly desirable area and is conveniently placed for access to good schooling, bus services and a wide range of shopping facilities, good pubs and restaurants.

EPC Band:- D

Call: Michael Poole 01642 254222

Price Guide: £249,950+

Lot No. 79

Cedar Cottage, Church Street, Bishop Middleham DL17 9AF


Description:

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

Call: JW Wood 0191 386 9921

Price Guide: £235,000+

Lot No. 80

17 Ravensworth Road, Birtley DH3 1EE

Andrew Craig

Description:

This mid terraced house has been updated with double glazing and gas central heating. Ideal for first time buyers looking for a starter home or investors alike. Being close to local amenities and transport links to Durham, Chester le Street, Gateshead and Newcastle and within easy access of A1 with both Southern and Northern destinations this property is well worth viewing to avoid disappointment. Accommodation comprises entrance lobby, lounge with living flame fire and feature surround with tiled insert and hearth, fitted kitchen, rear lobby, separate w.c. and bathroom to the ground floor whilst to the first floor there are two bedrooms. Externally there is a rear yard.



EPC Band:-D

Call: Andrew Craig 0191 4921234

Price Guide: £49,950+

Lot No. 81

34 Lichfield Way, Jarrow NE32 4UW

Andrew Craig

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. 82

44 Woodhorn Drive, Stakeford, Choppington NE62 5EN



Description:

Three bedroomed mid-link home situated in a cul-de-sac location on the popular Wansbeck Estate. With gas central heating via a combi boiler and double glazing this is an ideal family home. It also benefits from a sunny South Facing garden and a separate garage in a block to the rear. Briefly comprising on the ground floor; entrance porch to entrance hall, open plan lounge/dining kitchen. To the first floor; three bedrooms and a bathroom with a separate shower cubicle. Early viewing recommended.



EPC Band:- E

Call: Rook Matthews Sayer 01670 850 850

Price Guide: £64,950+

Lot No. 83

Farneyside Cottage, Ninebanks, Hexham NE47 8DB

**ROOK
MATTHEWS
SAYER**



Description:

Having the most breathtaking views this two bedroom cottage would suit a number of potential buyers, comprising of kitchen, sitting room with inglenook fireplace, two bedrooms, bathroom, garden and small outbuilding. The property is double glazed, the loft is insulated and the ground floors are all insulated.



EPC Band:- E

Call: Rook Matthews Sayer 01434 601 616

Price Guide: £89,950+

Lot No. 84

7 Lea lane, Sunderland Road, Easington SR8 3TT

kimmitt & roberts



Description:

Situated in this fabulous rural location between Easington village and Hawthorn is this two bedroomed semi detached bungalow occupying a prime position and enjoying views beyond. Having gas central heating system, double glazing and is ripe for refurbishment programme.

EPC band:- TBC

Call: Kimmitt & Roberts 0191 518 3334

Price Guide: £125,000+

Lot No. 85

14 Balmoral Close, Bedlington NE22 5YD

**ROOK
MATTHEWS
SAYER**



Description:

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



EPC Band:- C

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £59,950+

Lot No. 86

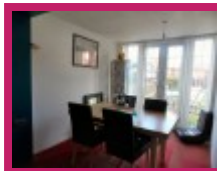
6 Aydon Grove, Jarrow NE32 5YW

Andrew Craig



Description:

2 BED SEMI DETACHED - Situated in this popular area located just of Prudhoe Grove in the York Avenue area of Jarrow. The property would ideally suit couples or a small family offering accommodation which comprises of:- Entrance hall with stairs up. Front lounge with feature bow window and fire. Modern fitted kitchen which is open to a dining room located to the rear having French doors opening out to the garden. The first floor has two bedrooms and bathroom/w.c., with a modern white three piece suite. Externally there is a lawned garden to front with a good size rear lawned garden. Further benefits include gas central heating and double glazing.



EPC Band:-E

Call: Andrew Craig 0191 4280025

Price Guide: WAS £94,950 NOW £74,950+

Lot No. 87

19 Hurstwood Road, Sunderland SR4 7LE

Andrew Craig



Description:

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



EPC Band:- C

Call: Andrew Craig 0191 5653377

Price Guide: £94,950+

Lot No. 88

16 Bridge Street, Anwick NE66 1QY

ROOK MATTHEWS SAYER



Description:

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



EPC Band:- D

Call: Rook Matthews Sayer 01665 510044

Price Guide: £119,950

Lot No. 89

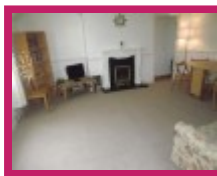
11 Grant Street, Jarrow NE32 5HN

Andrew Craig



Description:

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



EPC Band:- E

Call: Andrew Craig 0191 4280025

Price Guide: WAS £84,950 NOW £59,950+

Lot No. 90

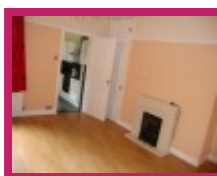
216 Commercial Road, Byker, Newcastle Upon Tyne NE6 2ED

ROOK MATTHEWS SAYER



Description:

A well presented two bedroom mid-terrace ground floor flat offered for sale with vacant possession. The property has been upgraded and modernised over the years by the current vendor and benefits include, gas central heating, double glazed window and fitted kitchen. Property briefly comprises entrance hall, two bedrooms, living room, kitchen and a shower room. Externally there is a private yard to the rear of the property.



EPC Band:- D

Call: Rook Matthews Sayer 0191 276 1283

Price Guide: £39,950+

Lot No. 91

35 St Marys Drive, Blyth NE24 4QU



Description:

"FREEHOLD" - SPACIOUS SEMI DETACHED - THREE GOOD SIZED BEDROOMS**Offering excellent family accommodation on this ever popular estate close to local schools & road/transport links. Briefly comprising: Entrance hall, lounge with patio door to conservatory, refitted breakfasting kitchen. Three good sized bedrooms to the first floor and family shower room. Externally there is a garden to front with driveway to garage and enclosed garden to the rear. Viewings highly recommended.



EPC Band:- D

Call: Rook Matthews sayer 01670 352 900

Price Guide: £84,950+

Lot No. 92

23 St Andrews, Chilton Moor, Houghton Le Spring DH4 5NT



Description:

3 Bedroom terrace, garden/ garage, refitted kitchen, combi gas ch/ UPVC double glazing. Occupying a fine cul-de-sac position within a highly respected residential area, this spacious and thoughtfully designed end terraced residence sits upon a larger plot and has a benefit of a drive and garage. Improved in recent years, it had a refitted kitchen, combi gas central heating and UPVC double glazing. It provides ideal family accommodation.



EPC Band:- C

Call: Kimmitt & Roberts 0191 584 8080

Price Guide: £54,950+

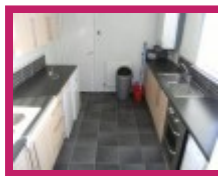
Lot No. 93

56 Hyde Park Street, Gateshead NE8 4QB



Description:

A spacious three bedroom traditional Tyneside upper flat, offered for sale with no upper chain. The property is well presented and is ideally situated for access to local amenities, public transport services and major road links to the Metro Centre, Gateshead Town Centre and Newcastle City Centre. Ideally suited to the first time buyer, professional couple or investors alike. The property provides lounge, fully fitted kitchen, bathroom and three bedrooms. The property also benefits from gas central heating and double glazing. Externally there is a rear yard. Viewing urged to secure!



EPC Band:- D

Call: Andrew Craig 0191 4875330

Price Guide: £54,950+

Lot No. 94

42 Azalea Terrace South, Sunderland SR2 7EU



Description:

Offered to the open market this one bedroom first floor apartment is situated within the very popular area of Ashbrooke which is within walking distance to Sunderland City Centre with its pubs, restaurants, Park Lane bus station and metro/rail station making this ideal for the young couple or first time buyers as a starter home or investors alike. The well presented Internal layout comprises: Communal Hallway, Entrance hallway, lounge with feature gas fire, fitted kitchen, bathroom with three piece suite and one bedroom. Externally there is on street parking. Viewing is recommended.



EPC Band:- D

Call: Andrew Craig 0191 5653377

Price Guide: £49,950+

Lot No. 95

32 Low Lane, South Shields NE34 0LG

Andrew Craig



Description:

TWO BEDROOM FIRST FLOOR APARTMENT - Situated on this new development of Harton Grange, ideally located for access to local shops, schools and transport links to the town centre. The accommodation benefits from double glazing, gas central heating and secure entry system. Briefly comprising of communal entrance with stairs to the first floor, apartment entrance door to hallway, open plan lounge and kitchen/diner, bathroom and two bedrooms, one of which benefits from a dressing room. Externally lies an allocated parking bay. Viewing advised.

EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £69,950+

Lot No. 96

2 Caroline Street, Jarrow NE32 5HP

Andrew Craig



Description:

2 BED MID TERRACED - Situated in this pleasant street of tradition style properties enjoying close proximity to Jarrow Bus and Metro Stations ideal for commuters together with Town Centre Viking Shopping Precinct with its varied choice of shops readily available. The property is well presented and offers an internal layout comprising of:- Entrance hall with stairs up. Lounge with feature fireplace and breakfasting kitchen to ground floor. First floor has two bedrooms and bathroom/w.c., with a four piece suite. Externally there is a walled town garden forecourt to front with yard to rear. Further benefits include double glazing and gas central heating. Early viewing urged!



EPC Band:- D

Call: Andrew Craig 0191 4280025

Price Guide: £84,950+

Lot No. 97

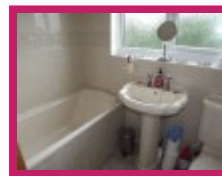
6 Sorrell Close, Ashington NE63 8JH

ROOK MATTHEWS SAYER



Description:

**THREE BEDROOMED SEMI DETACHED KITCHEN DINER - LARGE DRIVEWAY . Three bedroomed semi detached home for sale on the sought after sorrel close, Ashington. This property is nicely presented and maintained and is an ideal property for first time buyers. With wood double glazing and gas central heating the accommodation comprises of entrance porch, lounge, kitchen diner, stairs to first floor, three bedrooms and family bathroom. Externally there is an open plan aspect garden with large driveway to the front and an enclosed rear garden with lawned and decked areas. Internal viewing recommended.



EPC Band:- D

Call: Rook Matthews Sayer 01670 850 850

Price Guide: £105,000+

Lot No. 98

4 Wellfield Close, Throckley NE15 9JL

ROOK MATTHEWS SAYER



Description:

*SEMI DETACHED HOUSE THREE BEDROOMS LOUNGE/DINING ROOM KITCHEN UTILITY ROOM DETACHED GARAGE NO ONWARD CHAIN*This is a semi detached house situated in Throckley on Wellfield Close. The property has double glazing and gas radiator heating and briefly comprises; an entrance porch leading to the open plan lounge, the dining room leads into the kitchen area. There is a utility room with access to the rear garden, the first floor has three bedrooms and a family bathroom/w.c. Externally there are front and rear gardens, a drive to the front leading to the detached garage and a large enclosed garden to the rear with decked seating area and garden pond.



EPC band:- D

Call: Rook Matthews sayer 0191 267 1031

Price Guide: £109,950+

Lot No. 99

26 Byron Close, Ouston, Chester Le Street DH2 1JR

Andrew Craig



Description:

NO ONWARD CHAINThis semi detached house is warmed via gas central heating and has the added benefit of double glazing and a security alarm system. Accommodation comprises entrance porch which leads to the hallway with stairs to the first floor, lounge having living flame gas fire with surround and open access to the dining room, fitted kitchen and rear porch/sun room to the ground floor whilst to the first floor there are three bedrooms and family bathroom with three piece suite. Externally there are gardens to the front and rear together with driveway to the front leading to the detached garage.



EPC Bndd :- D

Call: Andrew Craig 0191 4921234

Price Guide: £109,950+

Lot No. 100

15 Warrington Road, Fawdon NE3 2PU

ROOK MATTHEWS SAYER



Description:

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



EPC Band:- D

Call: Rook Matthews sayer 0191 284 7999

Price Guide: £60,000+

Lot No. 101

159 Coleridge Avenue, South Shields NE33 3HB

Andrew Craig



Description:

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

Call: Andrew craig 0191 4271722

Price Guide: £119,950+

Lot No. 102

9 Redesdale Gardens, Dunston NE11 9XH

ROOK MATTHEWS SAYER

Andrew Craig



Description:

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



EPC Band:- E

Call: RMS 0191 4131313 Andrew Craig 0191 4889090

Price Guide: £149,950+

Lot No. 103 11 Grange Crescent, Gateshead NE10 8UY

Andrew Craig



Description:

2 BED SEMI DETACHED WITH GARAGE - Sitting on a good size corner plot having gardens to front, side and rear. The internal accommodation comprises of:- Entrance porch to hall with stairs up. Front lounge with feature bow window. Dining room and fitted kitchen. Two bedrooms to first floor with shower room/w.c. Further benefits include gas central heating. Located in this mainly residential area with some local amenities to hand but good transport links available by bus to Gateshead, Newcastle and Heworth Interchange Centre. Early viewing urged!



EPC band:- C

Call: Andrew Craig 0191 4875330

Price Guide: £74,950+

Lot No. 104 5 Greenway , Chapel Park, West Denton NE5 1SA

ROOK MATTHEWS SAYER



Description:

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

EPC Band:- TBC

Call: Rook Matthews Sayer 0191 267 1031

Price Guide: £195,000

Lot No. 105 76 Victoria Road East, Hebburn NE31 1QW

Andrew Craig



Description:

2 Bed semi detached which enjoys close proximity to Town Centre shops and amenities with good transport links provided by bus and Metro to Newcastle, Gateshead and South Shields. The property offers potential to improve further and would be ideal as a first time buy for couples or investors alike. Is offered with an internal layout comprising of:- Lounge with modern feature fire surround housing a living flame effect gas fire. Kitchen and lobby leading to cloaks w.c. First floor has two bedrooms and bathroom/w.c., with a white three piece suite. Externally there is a wall garden to front and a larger than average size garden to rear mostly laid to lawn. The property is offered with the benefit of gas central heating and double glazing. Sure to prove popular we would urge an early inspection.

EPC Band:- TBC

Call: Andrew Craig 0191 428 1428

Price Guide: £59,950+

Lot No. 106 24 Abbey View, Hexham NE46 1EQ

ROOK MATTHEWS SAYER



Description:

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



EPC Band:- C

Call: Rook Matthews Sayer 01434 601 616

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

Lot No. 107 50 St Aloysius View, Hebburn NE31 1RQ

Andrew Craig



Description:

A modern 3 bed family size home situated on this recent development in Hebburn which enjoys a convenient location for Town Centre Shops and amenities including good road links to the A1M/A19/Tyne Tunnel with public transport well served both by bus and Metro. The internal layout comprises of: Entrance porch, cloaks/w.c., front lounge and breakfasting kitchen with French doors out to the rear garden. First floor provides two bedrooms and family bathroom with a further bedrooms located on the top floor. Externally there is driveway parking to the front with an enclosed lawned garden to the rear. Viewing urged
EPC Band- F

Call: Andrew Craig 0191 428 1428

Price Guide: £109,950+

Lot No. 108 11 Penshaw View, Wardley NE10 8BJ

Andrew Craig



Description:

PENSHAW VIEW - Located in this sought area we offer this well presented three bedroomed semi detached house which should appeal to a wide variety of potential purchasers from first time buyers to families alike. The property briefly comprises of:- Entrance hallway with stairs up. Lounge open to dining room, fitted kitchen to ground floor with three bedrooms and 4 piece bathroom suite. There is an attached 23ft garage with gardens areas to both front and rear and driveway parking for several vehicles. The property benefits from recently replaced upvc double glazing and gas fired combination boiler system. An early viewing is highly recommended.

EPC Band:-E



Call: Andrew Craig 0191 4875330

Price Guide: £124,950+

Lot No. 109 140 Beaumont Street, Blyth NE42 1HN

ROOK MATTHEWS SAYER



Description:

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



Call: Rook Matthews Sayer 01670 352900

Price Guide: £29,950+

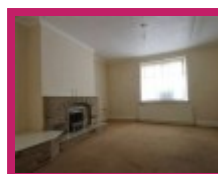
Lot No. 110 10 South View, Evenwood, Bishop Auckland DL14 9QS

WOOD ESTATE AGENTS



Description:

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



Call: J W Wood 01388 604273

Price Guide: £39,950+

Lot No. 111 19 Oakwood Close, Sacriston, Durham DH7 6QQ



Description:

Spacious 3 Bedroom semi detached house with good size well screened gardens and Garage. Cul de sac position overlooking green to front and close to nearby shops and amenities. Requires updating. Includes gas central heating via radiators and uPVC double glazing. Hall, Cloaks/wc, Lounge, Dining Room, Rear Porch, Kitchen, Rear Lobby, Utility, 3 Bedrooms, good size Bathroom/wc. Popular established estate. Early viewing essential!
EPC Band:- TBC



Call: J W Wood 0191 3887245

Price Guide: £59,950+

Lot No. 112 16 Howick Street, Alnwick NE66 1UY



Description:

Grade II listed traditional stone house dating back to circa 1830s. Two storey accommodation including sitting room with open fire, and kitchen, with two bedrooms and bathroom on the first floor. Night storage heating is included with some double glazing. Ideally suited for permanent living or investment purposes and great as a second home. Alnwick has a choice of wine bars, cafes and restaurants, and is the home of Alnwick Castle and Gardens. There are beaches and golf courses all the way up the coast with good road access via the A1. An early inspection is recommended.



EPC Band:- D

Call: Rook Matthews Sayer 01665 510044

Price Guide: £89,950+

Lot No. 113 25 Shakespeare Avenue, Blackhall TS27 4NP



Description:

An immaculate 2 Bedroom Mid Terrace house, benefitting from gas central heating and double glazing. The property has an extension to the front elevation, refitted kitchen and bathroom. Property briefly comprises of Kitchen, lounge, dining room, bathroom. To the first floor there are two bedrooms. Externally to the rear of the property there is an enclosed yard, whilst to the front there is an enclosed lawn and double hardstanding.



EPC Band C

Call: Kimmit & Roberts 0191 518 3334

Price Guide: £49,950+

Lot No. 114 1 Hepscott Hall, Hepscott, Morpeth NE61 6LT



Description:

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

Call: Rook Matthews Sayer 01670 511711

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

Lot No. 115 26 Fairfield Green, Whitley Bay NE25 9SD

ROOK MATTHEWS SAYER



Description:

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



Call: Rook Matthews Sayer 0191 2463666

Price Guide: £249,950+

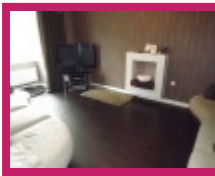
Lot No. 116 47 Strathmore Gardens, South Shields NE34 0LH

Andrew Craig



Description:

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



EPC Band:- C

Call: Andrew Craig 0191 4271722

Price Guide: £229,950+

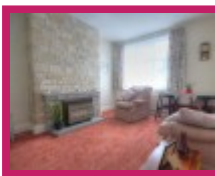
Lot No. 117 25 Lancaster Road, Linthorpe, Middlesbrough TS5 6PF

Michael Poole



Description:

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



Call: Michael Poole 01642 254222

Price Guide: £84,950+

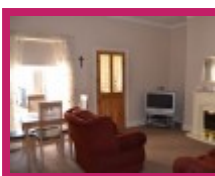
Lot No. 118 9 Wallis Street, Old Penshaw, Houghton Le Spring DH4 7HB

kimmitt & roberts



Description:

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



EPC Band:- E

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £54,950+

Lot No. 119 39 Swanton Close, Meadow Rise, Newcastle NE5 4SL

ROOK MATTHEWS SAYER



Description:

STUNNING DETACHED FAMILY HOUSE THREE BEDROOMS CONSERVATORY 20FT KITCHEN BREAKFAST ROOM TWO RECEPTION ROOMS EN-SUITE FACILITIES This is a very well presented house situated on Swanton Close in Meadow Rise. The property features include gas radiator heating and double glazing. Externally there are front and rear gardens with a drive to the front which leads to the attached garage. Viewing Highly recommended.



EPC Band:- TBC
Completion anticipated in December 2014

Call: Rook Matthews Sayer 0191 2671031

Price Guide: £184,950+

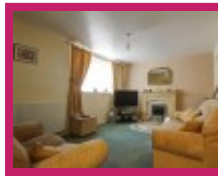
Lot No. 120 3 Ritsons Court, Blackhill, Consett DH8 0BA

WOOD
ESTATE AGENTS



Description:

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



EPC Band C

Call: J W WOOD 01207 502109

Price Guide: WAS £59,950 NOW £39,950+

Lot No. 121 8 Glendale Road, Shiremoor, Whitley Bay NE27 0UD

ROOK MATTHEWS SAYER



Description:

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



EPC Band To Follow

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £149,950+

Lot No. 122 9 North Bank, Belford NE70 7LY

ROOK MATTHEWS SAYER



Description:

A very attractive holiday hideaway within the village of Belford providing accommodation over two floors with sheltered rear garden. The ground floor includes entrance porch, large dining room with stone fireplace, separate sitting room with cast iron stove set into the stone Inglenook, fitted galley kitchen and shower room. On the first floor there are two bedrooms with Velux windows overlooking the rear garden towards the church and the fields beyond. Night storage heating and double glazing is included (part PVC/ part timber), with no restrictions to the on-street parking. The property is ideally suited as a second home, but there are no restrictions on permanent living. The rear patio and raised lawn has established shrubs and plants with pedestrian right of way to the rear over the neighbouring garden to the churchyard. Belford has day to day shopping, medical centre and choice of cafes and public houses, with further facilities available in Alnwick, Seahouses and Berwick. The main A1 road gives easy access north and south, and the beaches and castles of Northumberland's coastline are just a few miles away. EPCBand - F

Call: Rook Matthew Sayer 01665 510044

Price Guide: £94,950+

Lot No. 123 23 Glenside, Ellington, Morpeth, Northumberland NE61 5LS



Description:

This three bedroomed mid link property is situated in a lovely cul-de-sac location on Glenside on the Highthorne Estate in Ellington. The property has gas central heating and double glazing and also has the benefit of a garage nearby. Briefly comprising: entrance porch, lounge, kitchen/diner. To the first floor there are three bedrooms and a family bathroom. Gardens to the front and rear. Timescale for completion is subject to the current vendor purchasing the freehold of the property



EPC Band C

Call: Rook Matthews Sayer 01670 850850

Price Guide: £69,950+

Lot No. 124 42 Ronald Drive, Denton Burn, Newcastle NE15 7AY



Description:

****Spacious two double bedroom semi-detached house with no onward chain**** A generous and well-proportioned traditional style semi-detached home boasting a south facing rear garden, garage and driveway. Located in close proximity to local amenities, shops, schools, bus and road links in and around Newcastle city centre. The accommodation comprises; entrance hallway, lounge, open plan kitchen/dining area, stairs to first floor, two bedrooms and a bathroom. Externally there are gardens to the front and rear with a garage and a driveway.



EPC Band D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £95,000+

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Terms & Conditions

About us and Important Auction Information

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

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

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

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

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

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

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

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

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

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

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

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

Our General Auction Terms of Business

1. Interpretation

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

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

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

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

2. Conditions applicable to the auction types

2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

2.2 Option Two Conditions

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

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

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



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

3. General provisions applicable to Sellers and Buyers

3.1 General Auction Conditions

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

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

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

3.2 Charges and payment

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

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

3.3 Proof of Identity and Proceeds of Crime Act

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

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

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

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

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

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

3.4 Miscellaneous

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

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

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

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

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

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

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

3.5 Notices

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

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

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

3.6 Governing law and jurisdiction

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

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

Common Auction Conditions

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Important Notice

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

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

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

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

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

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

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

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

Glossary

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

Wherever it makes sense:

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



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

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

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

Agreed completion date

Subject to condition G9.3:

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

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

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

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

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

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

Auction The auction advertised in the catalogue.

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

Auctioneers The auctioneers at the auction.

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

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

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

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

Condition One of the auction conduct conditions or sales conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The auctioneers.

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

Auction Conduct Conditions

A1 Introduction

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

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

A2 Our role

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

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

(b) offer each lot for sale;

(c) sell each lot;

(d) receive and hold deposits;

(e) sign each sale memorandum; and

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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



A5 The contract

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

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

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

A5.4 If you do not we may either:

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

(b) sign the sale memorandum on your behalf.

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

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

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

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

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

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

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

A6 Extra Auction Conduct Conditions

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

General conditions of sale

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

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

G1 The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

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

G2 Deposit

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

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

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

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

G2.2 The deposit

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

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

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

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

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

G3 Between contract and completion

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

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

(b) pay the premiums when due;

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

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

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

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

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

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

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

Title and identity

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

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

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

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

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

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

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

(ii) the documents accompanying that application;

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



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

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

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

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

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

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

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

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

G5 Transfer

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

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

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

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

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

G6 Completion

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

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

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

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

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

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

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

G7 Notice to complete

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

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

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

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

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

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

G8 If the contract is brought to an end

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

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

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

G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

G9.5 The buyer must:

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

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

G10 Interest and apportionments

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

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

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

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

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

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

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

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

G11 Arrears

Part 1 Current rent

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

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

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

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

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

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

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



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

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

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

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

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

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

G12 Management

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

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

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

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

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

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

G13 Rent deposits

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

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

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

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

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

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

G14 VAT

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

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

G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

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

(a) of the buyer's VAT registration;

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

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

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

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

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

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

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

G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

G17 Maintenance agreements

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

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

G18 Landlord and Tenant Act 1987

G18.1 This condition G18 applies where the sale is a relevant disposal for the purposes of part 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

TOGETHER WE GET RESULTS

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



Agents Property Auction

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

Email: info@agentspropertyauction.com

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kimmitt & roberts

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