



# Agents Property AUCTION

TOGETHER WE GET RESULTS



# Auction Catalogue

This Auction

## Monday 29th June 2015

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



Andrew Craig

JW WOOD  
ESTATE AGENTS

kimmitt & roberts

Michael Poole

ROOK  
MATTHEWS  
SAYER



**Richard Francis**  
Auctioneer MNAVA

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## Buyers Guide

### IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

#### Particulars of Sale:

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

#### Price Guides:

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

#### Option 1 Terms & Conditions:

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

#### Option 2 Terms & Conditions:

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

#### Administration Fee:

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

#### Deposits:

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

#### Remote Bidding:

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

#### Sales Agreed:

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

#### Amendments to Catalogue:

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

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

## Venue Location

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

Tel: 0191 236 4111

#### Directions:

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





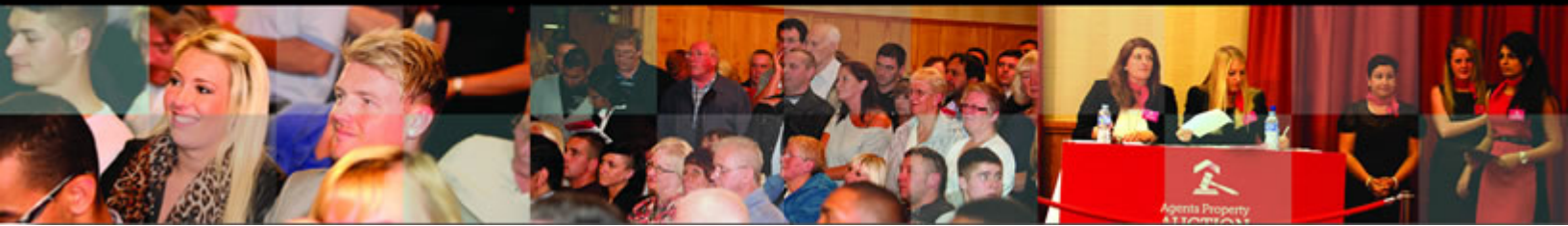
## Order Of Sale

Lot No	Address	Post Code	Partner Agent
<b>OPTION 1</b>			
Lot 1	2 Lishman Terrace, Ryton	NE40 3UB	Rook Matthews Sayer
Lot 2	390 Old Durham Road, Gateshead	NE8 4BQ	Andrew Craig
Lot 3	24 Belsay Gardens, Fawdon, Newcastle	NE3 2AU	Rook Matthews Sayer
Lot 4	26 Byron Street, Sunderland	SR5 1HJ	Andrew Craig
Lot 5	24 Strangways Street, Seaham	SR7 7LN	Kimmitt & Roberts
Lot 6	4 East Clere, Langley Park, Durham	DH7 9XZ	JW Wood Estate Agents/Andrew Craig
Lot 7	50 Westminster Road, Darlington	DL1 4SD	JW Wood Estate Agents/Andrew Craig
Lot 8	22 Corporation Road, Grangetown, Sunderland	SR2 8PL	Andrew Craig
Lot 9	46 Somerset Street, Middlesbrough	TS1 2EF	Andrew Craig/Michael Poole
Lot 10	Peakside Cottage, Frosterley, Co Durham	DL13 2TQ	JW Wood Estate Agents
Lot 11	7 James Street, Southwick, Sunderland	SR5 2DJ	Andrew Craig/Kimmitt & Roberts
Lot 12	126 Seventh Street, Horden, Petrelee	SR8 4JQ	Kimmitt & Roberts
Lot 13	Plot A Quilstyle Road, Wheatley Hill, Durham	DH6 3RF	Kimmitt & Roberts
Lot 14	116 Londonderry Road, Stockton	TS19 0ET	Andrew Craig/Michael Poole
Lot 15	40 Barrington Crescent, Thorntree, Middlesbrough	TS3 9JA	Michael Poole
Lot 16	19 Hargreave Terrace, Darlington	DL1 5LF	JW Wood Estate Agents/Andrew Craig
Lot 17	44 Hill Crescent, Murton, Seaham	SR7 9EW	Andrew Craig/Kimmitt & Roberts
Lot 18	27-29 Station Road, South Gosforth	NE3 1QD	Rook Matthews Sayer
Lot 19	31-33 Station Road, South Gosforth	NE3 1QD	Rook Matthews Sayer
Lot 20	35-37 Station Road, South Gosforth	NE3 1QD	Rook Matthews Sayer
Lot 21	73 Brighton Road, Darlington	DL1 4AR	JW Wood Estate Agents/Andrew Craig
Lot 22	52 Castle Terrace, Ashington	NE63 9EY	Andrew Craig/Rook Matthews Sayer
Lot 23	1a Clarendon Mews, Brunton Lane, Gosforth	NE3 5ED	Rook Matthews Sayer
Lot 24	15 Rose Avenue, Stanley, Durham	DH9 7RB	JW Wood Estate Agents/Andrew Craig
Lot 25	15 Brady Street, Pallion, Sunderland	SR4 6QQ	Andrew Craig/Kimmitt & Roberts
Lot 26	38/40 Bensham Avenue, Gateshead	NE8 1XT	Andrew Craig
Lot 27	14 Weardale Crescent Tow Law	DL13 4EL	JW Wood Estate Agents/Andrew Craig
Lot 28	100 Cardigan Terrace, Heaton	NE6 5NX	Rook Matthews Sayer
Lot 29	46 Pringle Place, New Brancepeth, Durham	DH7 7JD	JW Wood Estate Agents/Andrew Craig
Lot 30	35 Ethel Terrace, South Shields	NE34 0NH	Andrew Craig
Lot 31	7 Blenheim Terrace, Redcar, Cleveland	TS10 1QP	Michael Poole
Lot 32	54 A, B & C Rothbury Terrace, Heaton	NE6 5XJ	Rook Matthews Sayer
Lot 33	219 Sycamore Street, Ashington	NE63 0QA	Rook Matthews Sayer
Lot 34	6 Fairy Street, Hetton Le Hole	DH5 9EJ	Kimmitt & Roberts
Lot 35	16 A, B, C Simonside Terrace, Heaton	NE6 5JX	Rook Matthews Sayer
Lot 36	102 Boldon Lane, South Shields	NE34 0BY	Andrew Craig
Lot 37	Plot B Quilstyle Road, Wheatley Hill, Durham	DH6 3RF	Kimmitt & Roberts
Lot 38	8 Peel Street, Hendon, Sunderland	SR2 8ED	Andrew Craig
Lot 39	3 & 5 Whitfield Terrace, Heaton	NE6 5DT	Rook Matthews Sayer
Lot 40	12 Burn Place, Willington, Crook, Durham	DL15 0DP	JW Wood Estate Agents/Andrew Craig
Lot 41	23 Coach Road Green, Felling, Gateshead	NE10 0EH	Andrew Craig
Lot 42	63 Elsdon Drive, Ashington	NE63 8DT	Rook Matthews Sayer
Lot 43	77 Bishopton Lane, Stockton	TS18 1PU	Michael Poole
Lot 44	16 Peel Street Hendon, Sunderland	SR2 8ED	Andrew Craig
Lot 45	22 King James Court, Sunderland	SR5 4PB	Andrew Craig
Lot 46	3 Manor Road, Stanley	DH9 0EB	JW Wood Estate Agents
Lot 47	6 Kimberley Street, Pallion, Sunderland	SR4 6NB	Andrew Craig/Kimmitt & Roberts



## Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	5 Thirteenth Street, Horden, Peterlee	SR8 4QP	Kimmitt & Roberts
Lot 49	6 Sunnybanks, Lanchester, Co Durham	DH7 0JW	JW Wood Estate Agents
Lot 50	Lodge 23b, Otterburn Hall Estate	NE19 1HE	Rook Matthews Sayer
Lot 51	29 Thirteenth Street, Horden, Peterlee	SR8 4QP	Kimmitt & Roberts
Lot 52	31 Corporation Road, Grangetown, Sunderland	SR2 8PL	Andrew Craig
Lot 53	84 & 86 Borough Road, Darlington	DL1 1SW	JW Wood Estate Agents
Lot 54	9 Dunmore Avenue, Seaburn, Sunderland	SR6 8ET	Andrew Craig
Lot 55	70/72 Borrowdale Avenue, Walkerdene	NE6 4HL	Rook Matthews Sayer
Lot 56	27 Front Street, Daisy Hill, Sacriston	DH7 6BL	JW Wood Estate Agents
Lot 57	1 Poplar Street, South Moor, Stanley	DH9 7AX	JW Wood Estate Agents/Andrew Craig
Lot 58	84 Bertram Street, South Shields	NE33 5PQ	Andrew Craig/Kimmitt & Roberts
Lot 59	21 Caldicot Close, Eston, Middlesbrough	TS6 9SN	Andrew Craig/Michael Poole
Lot 60	5 Woodlands, Hexham, Northumberland	NE46 1HT	Rook Matthews Sayer
Lot 61	10 William Street, Anfield Plain	DH9 7SH	JW Wood Estate Agents/Andrew Craig
Lot 62	156a Station Road, Ashington	NE63 8HG	Rook Matthews Sayer
Lot 63	45 Eden Terrace, Shiney Row, Houghton Le Spring	DH4 4QY	Andrew Craig/Kimmitt & Roberts
Lot 64	68 Roseneath Court, Ashington	NE63 0EA	Rook Matthews Sayer
Lot 65	21 Palmer Street, Middlesbrough	TS1 4DF	Michael Poole
Lot 66	23 Chestnut Avenue Cowgate	NE5 3AY	Andrew Craig/Rook Matthews Sayer
Lot 67	19 Dunstanburgh Court Woodstone Village	DH4 6TU	Kimmitt & Roberts
<b>OPTION 2</b>			
Lot 68	20 Dame Flora Robson Avenue, South Shields	NE34 9EE	Andrew Craig
Lot 69	5 Suffolk Walk, Peterlee	SR8 2BP	Kimmitt & Roberts
Lot 70	90 Milburn Road, Ashington	NE63 0PG	Rook Matthews Sayer
Lot 71	33 Fawdon Park Road, Fawdon, Newcastle	NE3 2PJ	Andrew Craig
Lot 72	60 Church Avenue, West Sleekburn, Northumberland	NE62 5XE	Rook Matthews Sayer
Lot 73	14 Candlish Terrace, Seaham	SR7 7LG	Kimmitt & Roberts
Lot 74	25 Bewick Street, South Shields	NE33 4JU	Andrew Craig
Lot 75	124 Newbiggin Road, Ashington	NE63 0TL	Rook Matthews Sayer
Lot 76	7 Main Street, Crookhall, Consett	DH8 7NE	JW Wood Estate Agents
Lot 77	6 St Heliers Way, Stanley, Co Durham	DH9 0UR	JW Wood Estate Agents
Lot 78	6 Gertrude Street, Houghton Le Spring	DH4 4EA	Kimmitt & Roberts
Lot 79	25 Tunstall Park, Sunderland	SR2 7SJ	Andrew Craig
Lot 80	8 Lintfort, Picktree, Tyne & Wear	NE38 9HX	JW Wood Estate Agents
Lot 81	12 Dene Avenue, Houghton Le Spring	DH5 8EF	Kimmitt & Roberts
Lot 82	North Lodge, Morpeth	NE61 2EB	Rook Matthews Sayer
Lot 83	6 Whorlton Road, Wolviston Court, Billingham	TS22 5BB	Michael Poole
Lot 84	140 Waverdale Way South Shields	NE33 4SH	Andrew Craig
Lot 85	30 Burnhope Road, Barmston, Washington	NE38 8DY	Andrew Craig
Lot 86	6 Brendon Crescent, Billingham	TS23 2QR	Michael Poole
Lot 87	3 Chase Mews, Jarrow	NE32 3UF	Andrew Craig
Lot 88	20 High Town, Longframlington	NE65 8BH	Rook Matthews Sayer
Lot 89	12 Alnham Court, Fawdon	NE3 2JT	Andrew Craig
Lot 90	10 Harriott Way, West Moor, Newcastle	NE12 7EU	Rook Matthews Sayer
Lot 91	Cahill, Foxton, Northumberland	NE66 3BB	Rook Matthews Sayer
Lot 92	2 Broad Landing, South Shields	NE33 1JL	Andrew Craig
Lot 93	48 Etrick Road, Jarrow	NE32 5SN	Andrew Craig



## Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	17 Renforth Street, Dunston	NE11 9BE	Andrew Craig
Lot 95	9 Horton Park, Blyth, Northumberland	NE24 4JD	Rook Matthews Sayer
Lot 96	10 George Street, Sherburn Village, Durham	DH6 1DJ	JW Wood Estate Agents
Lot 97	Shannory Ness, 37 St Ives Road, Leadgate, Consett	DH8 7QA	JW Wood Estate Agents
Lot 98	23 Rosedale Terrace, Horden, Peterlee	SR8 4RF	Kimmit & Roberts
Lot 99	22 Tankerville Terrace, Wooler, Northumberland	NE71 6DJ	Rook Matthews Sayer
Lot 100	5 Gladewell Court, Choppington, Ashington	NE62 5YY	Rook Matthews Sayer
Lot 101	11 Hesleden Road, Blackhall, Peterlee	TS27 4LH	Kimmit & Roberts
Lot 102	4 Hawthorn Cottages, South Hetton, Houghton Le Spring	DH6 2RP	Kimmit & Roberts
Lot 103	3 Lanark Drive, Jarrow	NE32 4JH	Andrew Craig
Lot 104	15 Front Street, Grange Villa, Chester Le Street	DH2 3LJ	JW Wood Estate Agents
Lot 105	1 Craddock Avenue, Hebburn	NE31 2TJ	Andrew Craig
Lot 106	11 Charlotte Street, Ryton, Tyne and Wear	NE40 4HE	Rook Matthews Sayer
Lot 107	23 Donnington Court, South Gosforth, Newcastle	NE3 1TP	Rook Matthews Sayer
Lot 108	2 Roseden, Great Park, Newcastle	NE13 9BD	Rook Matthews Sayer
Lot 109	14 Eland Close, Kenton, Newcastle	NE3 3EP	Rook Matthews Sayer
Lot 110	5 Caroline Terrace, Blaydon	NE21 4JX	Rook Matthews Sayer/Yellow Estate Agency
Lot 111	14 Lawson Court, Boldon Colliery	NE35 9NH	Andrew Craig
Lot 112	5 Heaton Road, Billingham	TS23 3XN	Michael Poole
Lot 113	15 Oakdale, Nedderton Village, Bedlington	NE22 6BE	Rook Matthews Sayer
Lot 114	Otherston, Harelaw, Stanley	DH9 8DH	JW Wood Estate Agents
Lot 115	35 Springhill Walk, Morpeth	NE61 2JX	Rook Matthews Sayer
Lot 116	9 Broughton Road, South Shields	NE33 2RR	Andrew Craig
Lot 117	64 Windleston Drive, Park End, Middlesbrough	TS3 0BL	Michael Poole
Lot 118	44 Ninth Row, Ashington	NE63 8JY	Rook Matthews Sayer
Lot 119	4 Dovedale Court, Seaham	SR7 0HL	Kimmit & Roberts
Lot 120	9 Rectory Park, Morpeth	NE61 2SZ	Rook Matthews Sayer
Lot 121	1 Low Coniscliffe, Darlington	DL2 2JY	JW Wood Estate Agents
Lot 122	Maisonville, North Side, Middridge	DL5 7JF	JW Wood Estate Agents
Lot 123	100 Cairo Street, Sunderland	SR2 8QL	Andrew Craig
Lot 124	5 Castle Island Way, Ashington	NE63 0XL	Rook Matthews Sayer
Lot 125	1 Front Street, Shotton Colliery	DH6 2NB	Kimmit & Roberts
Lot 126	7 Brackenhill Avenue, Shotton	DH6 2QZ	Kimmit & Roberts
Lot 127	33 Corneygarth, Barley Rise, Ashington	NE63 9FL	Rook Matthews Sayer
Lot 128	214 Waterville Road, North Shields	NE29 6BN	Rook Matthews Sayer
Lot 129	Tow House Cottages, Bardon Mill, Hexham	NE47 7EG	Rook Matthews Sayer
Lot 130	24 Drury Lane, North Shields	NE29 8SR	Rook Matthews Sayer
Lot 131	10 Frederick Terrace, Whitburn, Sunderland	SR6 7EP	Andrew Craig
Lot 132	37 Stanley Street, North Shields	NE29 6RH	Rook Matthews Sayer
Lot 133	7 Grange Road, Newburn	NE15 8ND	Rook Matthews Sayer
Lot 134	15 Lynthorpe, Ryhope, Sunderland	SR2 0ES	Andrew Craig
Lot 135	92 Roman Avenue, Walker, Newcastle	NE6 2RE	Rook Matthews Sayer
Lot 136	24 Capetown Road, Hylton Castle, Sunderland	SR5 3LY	Andrew Craig
Lot 137	67 Elm Grove, Fawdon, Newcastle	NE3 2RX	
Lot 138	62 Wingrove Avenue, Fenham	NE4 9BR	Rook Matthews Sayer
Lot 139	95 Monatgu Avenue, Gosforth	NE3 4SD	Andrew Craig
Lot 140	7 Greenock Close, New Marske	TS11 8BY	Michael Poole
Lot 141	Maddison House, Front Street, Dipton, Co Durham	DH9 9HQ	JW Wood Estate Agents

## 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

2 Lishman Terrace, Ryton NE40 3UB

ROOK  
MATTHEWS  
SAYER



#### Description:

**\*\* MID TERRACE HOUSE - TWO BEDROOMS - NO CHAIN\*\***This superb stone built terraced property is available for sale on Lishman Terrace. The property requires some updating and briefly comprises of: Entrance lobby leading to hall, generously proportioned lounge, breakfasting kitchen, stairs to first floor landing, family bathroom with bath and shower cubicle and two bedrooms. The property also benefits from double glazing, electric heating and a shared yard.



EPC Band E

**Call:** Rook Matthews Sayer 0191 4131313

**Price Guide:** WAS £89,950 NOW £44,950+

### Lot No. 2

390 Old Durham Road, Gateshead NE8 4BQ

Andrew Craig



#### Description:

Two story former tailors shop with accommodation split over two floor situated on Old Durham Road, Gateshead.

EPC Band : tbc

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £44,950+

### Lot No. 3

24 Belsay Gardens, Fawdon, Newcastle NE3 2AU

ROOK  
MATTHEWS  
SAYER



#### Description:

Appealing to the buy to let investor or the private residential buyer is this one bedroom top floor apartment in need of modernisation.

The property briefly comprises of communal stairs to the top floor (2nd floor) entrance lobby, bathroom -wc, open plan living room/kitchen and bedroom.

EPC : band to follow



**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £25,000+

**Lot No. 4**

26 Byron Street, Sunderland SR5 1HJ

**Andrew Craig**



**Description:**

This two bedroom mid terraced house briefly comprises of lounge, kitchen, bathroom and two bedrooms. Externally there is a rear yard. The property is located within Monkwearmouth, close to a range of local schools and amenities including Roker Retail Park, The Stadium of Light, Southwick Green and good transport routes to the City Centre and surrounding locations. Offer bags of potential and scope to improve, we would recommend an early inspection.



EPC : band F

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £20,000 - 25,000

**Lot No. 5**

24 Strangways Street, Seaham SR7 7LN

**kimmitt & roberts**



**Description:**

"CASH PURCHASERS ONLY" A rare opportunity to acquire a traditional corner shop with spacious flat above. It is situated in a densely populated and improving area and is suitable for a variety of uses (subject to the necessary planning permission). The flat provides deceptively spacious three bedroom accommodation. The property is in full need of refurbishment and priced accordingly. The EPC Rating is G

**Call:** Kimmitt & Roberts 0191 5813213

**Price Guide:** £20,000 - £30,000

**Lot No. 6**

4 East Clere, Langley Park, Durham DH7 9XZ

**WOOD**  
ESTATE AGENTS

**Andrew Craig**



**Description:**

A two bed semi detached house appealing to both the private and residential buyer, located in a residential area. The property benefits include double glazed window and gas central heating, briefly comprises entrance hall, living room, kitchen, to the first floor there are two bedrooms and a bathroom - wc. Externally there is a garden to the front of the property and to the rear is a lawned garden.



The auction administration fee on this lot is £1500+vat (£1800)  
EPC Band E

**Call:** AC 0191 4921234 JWW 0191 3869921

**Price Guide:** £40,000+

**Lot No. 7**

50 Westminster Road, Darlington DL1 4SD

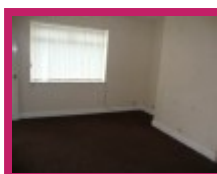
**Andrew Craig**

**WOOD**  
ESTATE AGENTS



**Description:**

A two bedroom mid terrace house situated on Westminster Road, Darlington. The accommodation comprises of entrance hall, living room, kitchen, first floor are two bedrooms and a bathroom/wc. Externally there is a townhouse garden to the front and a garden to the rear.



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

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

**Price Guide:** £50,000+

**Lot No. 8**

22 Corporation Road, Grangetown, Sunderland SR2 8PL

**Andrew Craig**

**Description:**

A two bedroom, two reception first floor flat on Corporation Road offered for sale with vacant possession. (we have been advised the property was previously used as a three bedroom flat ) The accommodation comprises entrance with stairs to first floor, two bedrooms, living room with double doors to a second reception room, kitchen, rear hall, bathroom.  
EPC Rating D


**Call:** Andrew Craig 0191 5653377

**Price Guide:** £25,000-£30,000

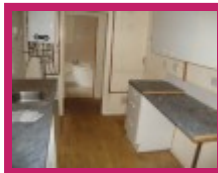
**Lot No. 9**

46 Somerset Street, Middlesbrough TS1 2EF

**Andrew Craig**
**Michael Poole**

**Description:**

A two bedroom terrace house situated on Somerset Street, Middlesbrough. The accommodation comprises entrance hall, dining area with archway to living room, kitchen, rear lobby, bathroom, first floor are two bedrooms. Externally there is a yard to the rear.



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

**Call:** MP 01642 254222 AC 0191 4921234

**Price Guide:** £35,000+

**Lot No. 10**

Peakside Cottage, Frosterley, Co Durham DL13 2TQ

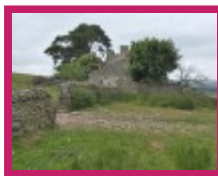
**WOOD**  
ESTATE AGENTS

**Description:**

An unique opportunity to purchase this derelict barn set in a magnificent countryside setting. The property requires a full refurbishment and is currently open to the elements. Access to the property is via pedestrian means only we are advised that there is no planning consent nor rights of access with vehicles to the property.

We recommend that all potential buyers make their own enquires and satisfy their own requirements regarding services, planning and all statutory matters.

Road directions to the lay-by where pedestrian access can be gained : Sat Nav post code DL13 2SX.



EPC : Band N/A

**Call:** J W Wood 01388 604273

**Price Guide:** £15,000+

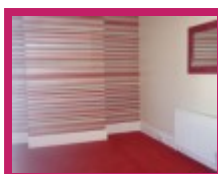
**Lot No. 11**

7 James Street, Southwick, Sunderland SR5 2DJ

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

**Description:**

Two Bed mid terraced cottage requiring a programme of re-furbishment and re-modelling to bring to a present day standard and offering potential to improve. Ideal Investment opportunity. The property is located with good local amenities available together with primary and secondary Schools close by.


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

**Call:** AC 0191 5160239 K & R 0191 5813213

**Price Guide:** £50,000+



**Lot No. 12**

126 Seventh Street, Horden, Petrelee SR8 4JQ



**Description:**

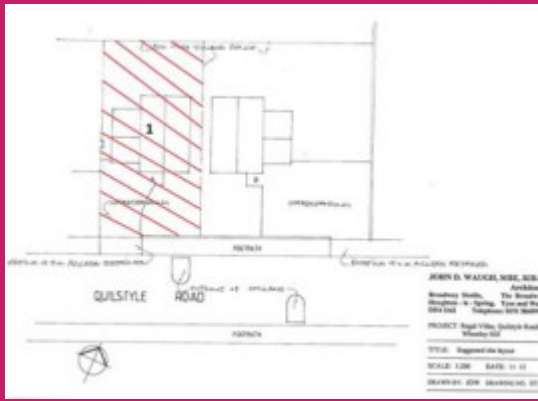
Deceptively spacious two bedroomed mid terrace home which comes with gas central heating system, double glazing, re-rendered exterior, lounge, kitchen/diner, two bedrooms, first floorbathroom/w.c and enclosed yard to rear with double gates.  
EPC : D

**Call:** Kimmitt & Roberts 0191 5813213

**Price Guide:** £20,000+

**Lot No. 13**

Plot A Quilstyle Road, Wheatley Hill, Durham DH6 3RF



**Description:**

Occupying an established residential position, we offer one of two adjacent residential building plots with Planning Permission for a detached dwelling. The site can be acquired as a single lot or along with the adjacent plot. This represents an excellent opportunity for a building or alternatively "self-builders" on a limited budget.

EPC Rating n-a

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

**Price Guide:** £14,950+

**Lot No. 14**

116 Londonderry Road, Stockton TS19 0ET

**Andrew Craig**

**Michael Poole**



**Description:**

A three bedroom semi detached house situated on Londonderry Street. Comprises entrance hall, living room, kitchen, rear lobby, wc, first floor are three bedrooms and a bathroom. Gardens to front and rear.



The auction administration fee on this lot is £1500+vat (£1800)  
EPC Band E

**Call:** AC 0191 4921234 MP 01642 355000

**Price Guide:** £40,000 - £45,000

**Lot No. 15**

40 Barrington Crescent, Thorntree, Middlesbrough TS3 9JA

**Michael Poole**



**Description:**

A three bedroom semi detached house which is presented to a good standard throughout and is sold with the benefit of no chain. The property is ideal for a first time buyer or family having a good size rear garden, spacious kitchen dining room and living room, separate utility and first floor shower room.



EPC Band D

**Call:** Michael Poole 01642 254222

**Price Guide:** £49,950+

**Lot No. 16**

19 Hargreave Terrace, Darlington DL1 5LF

**Andrew Craig**

**WOOD**  
ESTATE AGENTS



**Description:**

A two bedroom mid terrace house situated on this residential street within close proximity to local amenities. Property briefly comprises entrance lobby, living room, kitchen, to the first floor there are two bedrooms and a bathroom/wc. Externally there is a townhouse garden to the front and a yard to the rear with double gates.



The auction administration fee on this lot is £1500+vat.(£1800)  
EPC : D

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

**Price Guide:** £35,000+

**Lot No. 17**

44 Hill Crescent, Murton, Seaham SR7 9EW

**Andrew Craig**

**kimmitt & roberts**



**Description:**

A three bedroom mid terrace house situated on Hill Crescent, Murton. The accommodation comprises of entrance hall, living room, rear lobby, separate wc, kitchen, first floor three bedrooms and a bathroom. Externally there is a garden to the front and rear.



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

**Call:** K&R 0191 5813213 AC 0191 5653377

**Price Guide:** £45,000+

**Lot No. 18**

27-29 Station Road, South Gosforth NE3 1QD

**ROOK MATTHEWS SAYER**



**Description:**

Located in this popular residential area is an investment opportunity to purchase a pair of flats comprising of a two bedroom ground floor flat and a three bedroom first floor flat. Those looking for a mini portfolio there are three pairs of flats adjacent to each other - at the time of print 5 of the 6 flats are let on an AST. The properties are well presented and benefit from double glazed windows, gas central heating. We are advised numbers 27 & 29 were generating an income of £13,500 when fully let, number 29 is currently vacant. Number 27 is generating £625pcm. EPC Bands: D

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £165,000+

**Lot No. 19**

31-33 Station Road, South Gosforth NE3 1QD

**ROOK MATTHEWS SAYER**



**Description:**

Located in this popular residential area, an investment opportunity to purchase this pair of flats comprising of a two bedroom ground floor and a three bedroom first floor flat. Those looking for a mini portfolio there are three pairs of flats adjacent to each other - at the time of print 5 of the 6 flats are let on an AST. The properties are well presented and benefit from double glazed windows, gas central heating. Numbers 31 & 33 are generating an income of £12,600. EPC Bands D

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £165,000+

**Lot No. 20**

35-37 Station Road, South Gosforth NE3 1QD

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Located in this popular residential area, an investment opportunity to purchase this pair of flats comprising of a two bedroom ground floor and a three bedroom first floor, located in this popular residential area. Those looking for a mini portfolio there are three pairs of flats adjacent to each other - at the time of print 5 of the 6 flats are let on an AST. The properties are well presented and benefit from double glazed windows, gas central heating. Number 35 & 37 are generating an income of £12,600 EPC Band for 37 DEPC Band for 35 D

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £165,000+

**Lot No. 21**

73 Brighton Road, Darlington DL1 4AR

**Andrew Craig**

**WOOD  
ESTATE AGENTS**



**Description:**

An opportunity to purchase this two bed mid terrace house which does require some modernisation and refurbishment. The property is located on a residential street within close proximity to a park, superstore and other amenities. Property briefly comprises of entrance hall, living room, dining room, kitchen to the first floor there are two bedrooms and a bathroom/wc. Externally there is a yard to the rear.

The auction administration fee on this lot is £1500+vat (£1800). EPC Band D

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

**Price Guide:** £35,000+

**Lot No. 22**

52 Castle Terrace, Ashington NE63 9EY

**Andrew Craig**

**ROOK  
MATTHEWS  
SAYER**



**Description:**

A three bedroom mid terrace house situated on Castle Terrace, Ashington. The accommodation comprises entrance hall, living room, dining kitchen, first floor are three bedrooms and a bathroom/wc. Externally there is a townhouse garden to the front and a yard to the rear.



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

**Call:** RMS 01670 850850 AC 0191 2859042

**Price Guide:** £40,000+

**Lot No. 23**

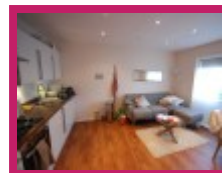
1a Clarendon Mews, Brunton Lane, Gosforth NE3 5ED

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Modern ground floor flat situated in this popular residential area within close proximity to local shops, amenities and transport links to Newcastle City Centre. The accommodation briefly comprises; entrance lobby, open plan lounge/kitchen, bedroom, shower room and off street parking. \* CURRENTLY TENANTED UNTIL SEPT 2015 ACHIEVING 600pcm\*



EPC BAND D

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £80,000+

**Lot No. 24**

15 Rose Avenue, Stanley, Durham DH9 7RB

**Andrew Craig**

**WOOD**  
ESTATE AGENTS



**Description:**

A two bedroom mid terrace house which is situated on Rose Avenue in South Moor, Stanley. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation fronts onto a pedestrian walkway and briefly comprises of entrance lobby, living room open to dining area, kitchen. To the first floor are two bedrooms and a bathroom/wc.



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

**Call:** AC 0191 4921234 JWW 01207 235221

**Price Guide:** £25,000+

**Lot No. 25**

15 Brady Street, Pallion, Sunderland SR4 6QQ

**Andrew Craig**

**kimmitt & roberts**



**Description:**

Mid Terraced Cottage offering potential to improve which should appeal to a variety of buyers including Investors. Occupies a convenient location for the A19, South Hylton Metro Station, Pallion Retail Park, Hospital and access into City Centre



EPC Band D  
The auction administration fee on this lot is £1500+vat (£1800)

**Call:** K&R 0191 5813213 AC 0191 5653377

**Price Guide:** £30,000+

**Lot No. 26**

38/40 Bensham Avenue, Gateshead NE8 1XT

**Andrew Craig**



**Description:**

A pair of flats situated on Bensham Avenue, Gateshead. Comprising of a 2 bedroom lower flat which we are advised is let at £385pcm (copy of tenancy agreement to follow) and a 3 bedroom upper flat which is offered for sale with vacant possession. EPC Bands D



**Call:** Andrew Craig 0191 4875330

**Price Guide:** £110,000+

**Lot No. 27**

14 Weardale Crescent Tow Law DL13 4EL

**Andrew Craig**

**WOOD**  
ESTATE AGENTS



**Description:**

A two bedroom semi detached house situated on Weardale Crescent, Tow Law. The accommodation comprises entrance hall, living room, kitchen, rear lobby, wc, first floor are two bedrooms and a bathroom/wc. There are gardens to the front and rear. The auction administration fee on this lot is £1500+vat.EPC : D



**Call:** JWW 0191 3869921 AC 0191 4921234

**Price Guide:** £25,000 - £30,000

**Lot No. 28**

100 Cardigan Terrace, Heaton NE6 5NX

**ROOK  
MATTHEWS  
SAYER**



**Description:**

A 3/4 BEDROOM MID TERRACE HOUSE SITUATED IN THIS SOUGHT AFTER POCKETS OF HEATON WITHIN CLOSE PROXIMITY OF AMENITIES INCLUDING SHOPS, CAFES AND TRANSPORT LINKS. The accommodation comprises entrance porch, entrance hall, lounge (currently let as a bedroom), dining room and dining kitchen. To the first floor there are 3 bedrooms and 2 bathroom/WCs. Additional benefits include gas central heating and double glazing. Externally there is a garden to the front and a rear yard. The property is tenanted until August 2016 achieving £1,040pcm.

EPC band E

**Call:** Rook Matthews Sayer 0191 2761283

**Price Guide:** £149,950+

**Lot No. 29**

46 Pringle Place, New Brancepeth, Durham DH7 7JD

**Andrew Craig**

**WOOD  
ESTATE AGENTS**



**Description:**

A three bedroom semi detached house situated on Pringle Place, New Brancepeth. The accommodation comprises entrance hall, living room, conservatory, kitchen, first floor are three bedrooms and a bathroom/wc. Externally there is a paved area to the front and a lawned garden to the rear.



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

**Call:** JWW 0191 3869921 AC 0191 4921234

**Price Guide:** £45,000+

**Lot No. 30**

35 Ethel Terrace, South Shields NE34 0NH

**Andrew Craig**



**Description:**

A two bedroom ground floor flat situated on Ethel Terrace, South Shields. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, two bedrooms, living room, kitchen, bathroom, separate wc. EPC : D

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

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £30,000 - £35,000

**Lot No. 31**

7 Blenheim Terrace, Redcar, Cleveland TS10 1QP

**Michael Poole**



**Description:**

ATTENTION INVESTORS DEVELOPMENT OPPORTUNITY Property Now Has Planning Permission For a Conversion Into 5 Self Contained Flats. For Details Please Visit Redcar & Cleveland Council Website REF R/2014/0400/CA Of Particular Interest to the Investment Purchaser , Exceptionally Large Period Terrace Property, Currently Operated as Care Home with Eleven Bedrooms, Two Bathrooms, Lounges, Laundry & Kitchen- Second Floor Rooms Providing Storage, Management Office ,Plans Provided for Proposed Development to 4 Two Bedroom and 1 One Bedroom Flats (Plans Available Upon Request Situated to the West of Redcar , UPVC Double Glazing and Gas Central Heating Throughout Would also Make a Superb Family Home

EPC : C

**Call:** Michael Poole 01642 285041

**Price Guide:** £145,000+

**Lot No. 32**

54 A, B &amp; C Rothbury Terrace, Heaton NE6 5XJ



**Description:**

\*\*\*FANTASTIC BUY TO LET\*\*\*A BLOCK OF 3 CONVERTED FLATS HAS BECOME AVAILABLE IN THIS DESIRABLE POCKET OF HEATON, WITHIN CLOSE PROXIMITY OF AMENITIES THAT HEATON ROAD HAS TO OFFER.The properties consist of one 4 bedroom, one 2 bedroom and one 1 bedroom flat achieving an approximate combined rent of £1935 pcm.The flats all benefit from gas central heating via combination boiler and double glazing. Externally there is a communal yard to the rear.

EPC Rating FLAT A -D FLAT B &amp;C- C

**Call:** Rook Matthews Sayer 0191 2761283

**Price Guide:** £249,950+

**Lot No. 33**

219 Sycamore Street, Ashington NE63 0QA



**Description:**

A two bedroom mid terrace house, chain free investment opportunity on Sycamore Street, Ashington. This property is close to local amenities, schools and hospital and is available to view now. With double glazing and gas central heating the accommodation comprises of: entrance hall, spacious lounge/dining room, fitted kitchen, bathroom, stairs to first floor and two good sized bedrooms. Externally there is an enclosed garden to the front. Must view!  
The auction administration fee on this lot is £1000 plus vat = £1200

EPC Band D


**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £35,000+

**Lot No. 34**

6 Fairy Street, Hetton Le Hole DH5 9EJ



**Description:**

An investment opportunity to purchase this two bed mid terrace house which benefits from double glazed windows and gas central heating however does require some upgrading and modernisation. The property briefly comprises of entrance hall, living room, kitchen and bathroom-wc to the ground floor with two bedrooms to the first floor. Externally there is a yard to rear  
EPC : Band to follow

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £19,950+

**Lot No. 35**

16 A, B, C Simonside Terrace, Heaton NE6 5JX



**Description:**

\*\*A FANTASTIC BUY TO LET INVESTMENT OPPORTUNITY\*\*A BLOCK OF 3 CONVERTED FLATS HAS BECOME AVAILABLE WITHIN THIS SOUGHT AFTER POCKET OF HEATON JUST A SHORT DISTANCE FROM ALL OF THE AMENITIES THAT HEATON ROAD HAS TO OFFER.The properties consist of two 2 bedrooms and one 1 bedroom flat achieving a combined rent of £1,460PCM. The properties also benefit from communal entrance, gas central heating via combination and double glazing. Externally there is a communal yard to the rear.  
EPC : Band flat 3 E flat 5 D

**Call:** Rook Matthews Sayer 0191 2761283

**Price Guide:** £249,950+

**Lot No. 36**

102 Boldon Lane, South Shields NE34 0BY

**Andrew Craig**



**Description:**

A two bedroom ground floor flat situated on Boldon Lane, South Shields. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, two bedrooms and bathroom/wc. Externally there is a yard to the rear.  
EPC : D  
The administration fee on this property is £1500+vat (£1800)

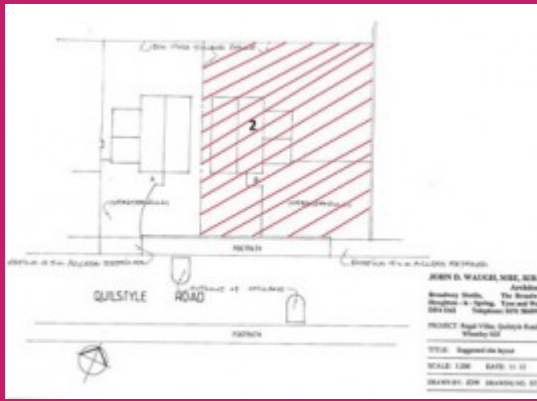
**Call:** Andrew Craig 0191 4271722

**Price Guide:** £30,000- £35,000

**Lot No. 37**

Plot B Quilstyle Road, Wheatley Hill, Durham DH6 3RF

**kimmitt & roberts**



**Description:**

The larger of two adjacent residential building plots, this land has Planning Permission for a detached dwelling. Situated in an established residential area, the site can be acquired as a single lot or along with the adjacent plot. Excellent potential.  
EPC Rating n-a

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

**Price Guide:** £19,950+

**Lot No. 38**

8 Peel Street, Hendon, Sunderland SR2 8ED

**Andrew Craig**



**Description:**

A four/five bedroom mid terrace house situated in this residential area of Sunderland. The accommodation briefly comprises of entrance hall, living room, dining/bedroom 5, kitchen, utility room, shower room/wc, first floor are two bedrooms and a bathroom/wc, second floor are two further bedrooms. Externally is a rear yard.  
EPC : Band D

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £74,950+

**Lot No. 39**

3 & 5 Whitfield Terrace, Heaton NE6 5DT

**ROOK MATTHEWS SAYER**



**Description:**

\*\*\*RARE TO THE MARKET\*\*\*AVAILABLE WITH NO ONWARD CHAIN THIS PAIR OF FLATS SITUATED ON THE DESIRABLE WHITEFIELD TERRACE, HEATON. The ground floor accommodation comprises entrance hall, lounge, breakfasting kitchen, 2 bedrooms and a bathroom/WC. Additional benefits include gas central heating and double glazing. Externally there is a yard to the rear. The 1st floor Maisonette comprises entrance hall, lounge, kitchen, 4 bedrooms and a bathroom/WC Externally there is a yard to the rear. The ground floor flat is currently let at £495 PCM.

EPC : Band flat 3 E flat 5 D

**Call:** Rook Matthews Sayer 0191 2761283

**Price Guide:** £185,000+



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Our know-how makes buying or selling property plain sailing.

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T: 0191 281 6151 E: [info@mincoffs.co.uk](mailto:info@mincoffs.co.uk)

**mincoffs**  
SOLICITORS



**Lot No. 40**

12 Burn Place, Willington, Crook, Durham DL15 0DP

**Andrew Craig**

**WOOD**  
ESTATE AGENTS



**Description:**

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



EPC : D

The auction administration fee on this lot is £1500+vat. (£1800)

**Call:** AC 0191 4921234 JWW 01388 604273

**Price Guide:** £25,000+

**Lot No. 41**

23 Coach Road Green, Felling, Gateshead NE10 0EH

**Andrew Craig**



**Description:**

Appealing to both the private residential buyer and the buy to let investor is this 2 bed mid terrace house located in a cul de sac within close proximity of Gateshead international stadium. The property is offered for sale with vacant possession and does require modernisation and refurbishment although it does benefit from gas central heating and double glazing. Property briefly comprises of entrance hall, living room, kitchen to the ground floor and there are two bedrooms and a shower room-wc to the first floor. Externally there are gardens to both front and rear of the property .  
EPC : band D

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £44,950+

**Lot No. 42**

63 Elsdon Drive, Ashington NE63 8DT

**ROOK MATTHEWS SAYER**



**Description:**

ENANTED TWO BEDROOMED FIRST FLOOR FLAT GENERATING £350 PER MONTH. This spacious two bedroomed first floor flat situated on Elsdon Drive, Ashington offers double glazing throughout. The accommodation comprises: entrance hall, stairs to first floor, lounge, kitchen, bathroom and two bedrooms. Externally there is an outhouse to the side of the property. The auction administration fee on this lot is £1000 plus vat = £1200



EPC Band E

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £40,000+

**Lot No. 43**

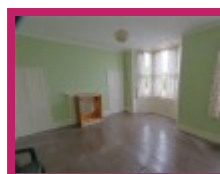
77 Bishopton Lane, Stockton TS18 1PU

**Michael Poole**



**Description:**

Traditional Victorian Mid-Terrace Property- In Need of Complete Renovation- Investment/Development Opportunity- Two Reception Rooms Three Bedrooms- Forecourt Garden & Rear Courtyard  
EPC Band G



**Call:** Michael Poole 01642 355000

**Price Guide:** £27,000+

**Lot No. 44**

16 Peel Street Hendon, Sunderland SR2 8ED

**Andrew Craig**



**Description:**

A three/four bedroom mid terrace house situated in this residential area of Sunderland. The accommodation briefly comprises of entrance hall, living room, dining/bedroom 4, reception room, bathroom, first floor is a kitchen, utility room, wc, and three further bedrooms. Externally is a rear yard with roller shutter garage door.  
EPC : Band D

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £74,950+

**Lot No. 45**

22 King James Court, Sunderland SR5 4PB

**Andrew Craig**



**Description:**

This two bedroom top floor apartment which is currently rented at £395pcm from December 2012 on an AST. The property is close to local amenities and easy access to city centre, Nissan and A19 and comprises communal entrance door with secure entry system, communal hallway with stairs to the top floor, apartment entrance door, hallway, lounge with double glazed bay window, fitted kitchen, bathroom with three piece suite and two bedrooms. Other benefits include gas central heating, double glazing, single glazing and views over the countryside and hills. Externally there are communal grounds and allocated parking.

EPC Band - C



**Call:** Andrew Craig 0191 5160239

**Price Guide:** £25,000+

**Lot No. 46**

3 Manor Road, Stanley DH9 0EB

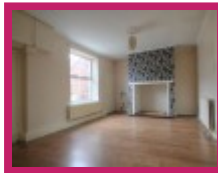
**WOOD**  
ESTATE AGENTS



**Description:**

Situated close to Stanley town centre, a well presented and improved terraced bungalow, ideal for couples or investment purchasers. The property has the benefit of uPVC double glazing, gas central heating with combination boiler, a modern kitchen and bathroom. The accommodation includes: a conservatory, a lounge, two bedrooms and a small garden. Available with immediate vacant possession, the bungalow well presented throughout and viewing is recommended.

EPC Rating D



**Call:** J W Wood 01207 235221

**Price Guide:** £30,000+

**Lot No. 47**

6 Kimberley Street, Pallion, Sunderland SR4 6NB

**Andrew Craig**

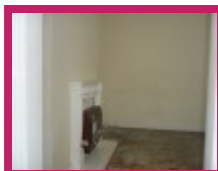
**kimmitt & roberts**



**Description:**

2 Bed Mid Terraced Cottage situated in the Pallion area of Sunderland having a range of local amenities close to hand including the Sunderland Royal Hospital and school catchment area. The property offers an ideal investment opportunity for either first time buyers or investors alike.

The auction administration fee on this lot is £1500+v at (£1800)  
EPC Band E



**Call:** AC 0191 5160239 K & R 0191 5813213

**Price Guide:** £45,000+

**Lot No. 48**

5 Thirteenth Street, Horden, Peterlee SR8 4QP

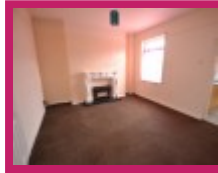
**kimmitt & roberts**



**Description:**

This is a deceptively spacious two bedroomed mid terrace home which comes with two reception rooms, first floor bathroom, w.c and gas central heating system. Ideal purchase for local investors. The property is offered for sale with vacant possession.

EPC Band D



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

**Price Guide:** £25,000 -£30,000

**Lot No. 49**

6 Sunnybanks, Lanchester, Co Durham DH7 0JW

**WOOD**  
ESTATE AGENTS



**Description:**

A four bedroom semi-detached house situated in the desirable village of Lanchester. Offered with immediate vacant possession, the property requires modernisation and updating and includes: Hall, lounge, large dining room and a kitchen. To the first floor the property has four bedrooms and a bathroom. The house has double glazing and gas central heating, gardens and a garage. Situated in a cul-de-sac, just off Kitswell Road, the property is within walking distance of the village centre with its shops, schools and facilities.

EPC : E



**Call:** J W Wood 01207 502109

**Price Guide:** £145,000+

**Lot No. 50**

Lodge 23b, Otterburn Hall Estate NE19 1HE

**ROOK**  
**MATTHEWS**  
**SAYER**



**Description:**

TENANTED LODGE SITUATED ON THE OTTERBURN LODGE SITE.

Located around 25 miles from Newcastle International Airport, close to the village of Otterburn, the surrounding area includes The Northumberland National Park with good access to Kielder Water, The Cheviots, The Scottish Borders and the Northumberland Coastline.

Details of tenancy agreement included within the legal pack.

EPC Band to follow

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £10,000+

**Lot No. 51**

29 Thirteenth Street, Horden, Peterlee SR8 4QP

**kimmitt & roberts**



**Description:**

An ideal purchase for the local investor to acquire this spacious two bed mid terrace property. It comes with gas central heating system, lounge, dining room, kitchen, two bedrooms and bathroom/w.c. Property is tenanted from 26.1.08 for 26 weeks at £90 per week producing a rental yield of 15%.

EPC Band D

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

**Price Guide:** Guide £25,000 -£30,000

**Lot No. 52**

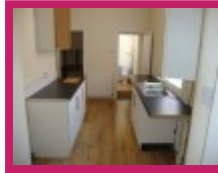
31 Corporation Road, Grangetown, Sunderland SR2 8PL

**Andrew Craig**



**Description:**

A two bedroom ground floor flat situated on Corporation Road, Sunderland offered for sale with vacant possession. Accommodation comprises entrance hall, two bedrooms, living room, kitchen, rear lobby, bathroom. EPC Rating D



**Call:** Andrew Craig 0191 5653377

**Price Guide:** £25,000 - £30,000

**Lot No. 53**

84 & 86 Borough Road, Darlington DL1 1SW

**WOOD**  
ESTATE AGENTS



**Description:**

Investment opportunity to purchase TWO terraced houses both in need of total refurbishment and modernisation. The properties are located in a popular area appealing to both the buy to let investor and the private residential buyer. EPC Ratings to follow

**Call:** J W Wood 01325 485151

**Price Guide:** £55,000- £65,000

**Lot No. 54**

9 Dunmore Avenue, Seaburn, Sunderland SR6 8ET

**Andrew Craig**



**Description:**

A great opportunity to purchase this two bedroom semi detached house which is offered for sale with vacant possession. The property is in need of full modernisation and refurbishment and offers the successful buyer the opportunity to put their own stamp on the house. Property briefly comprises entrance hall, living room, dining room, kitchen to the first floor there are two bedrooms, bathroom and separate wc. Externally there gardens to the front and rear . EPC Rating to follow

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £74,950+

**Lot No. 55**

70/72 Borrowdale Avenue, Walkerdene NE6 4HL

**ROOK**  
**MATTHEWS**  
**SAYER**



**Description:**

THIS PAIR OF FLATS SITUATED ON BORROWDALE AVENUE, WALKERDENE WITHIN CLOSE PROXIMITY OF AMENITIES INCLUDING SCHOOLS, SHOPS AND TRANSPORT LINKS. The accommodation comprises: (70 Borrowdale Ave Ground floor) Entrance hall, lounge, kitchen, 2 bedrooms and a bathroom/wc. Externally there are gardens to the front and rear.(72 Borrowdale Ave First floor)Entrance hall, lounge, kitchen, 2 bedrooms and a bathroom/wc. Externally there is a driveway to the front and a rear garden.Both properties have double glazing. NOTE: There is a sitting tenant residing in number 70, currently paying £300pcm.

EPC : band E

**Call:** Rook Matthews Sayer 0191 2761283

**Price Guide:** £94,950+


**Lot No. 56**

27 Front Street, Daisy Hill, Sacriston DH7 6BL


**Description:**

A two bed mid terrace house benefiting from gas central heating and double glazing. We are advised the property is currently tenanted at £400pcm on as AST (we are awaiting copy of the tenancy agreement)  
 Property briefly comprises of living room, kitchen, bathroom. To the first floor there are two bedrooms. Externally Yard to rear.  
 EPC : Band D

**Call:** J W Wood 0191 3869921

**Price Guide:** £45,000+

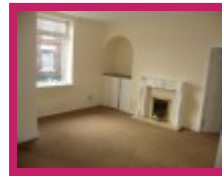
**Lot No. 57**

1 Poplar Street, South Moor, Stanley DH9 7AX

**Andrew Craig**

**Description:**

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



EPC : E

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

**Call:** AC 0191 4921234 JWW 01207 235221

**Price Guide:** £20,000+

**Lot No. 58**

84 Bertram Street, South Shields NE33 5PQ

**Andrew Craig**

**Description:**

A three bedroom lower flat situated on Bertram Street South Shields.  
 The accommodation briefly comprises entrance lobby, living room, three bedrooms, kitchen, bathroom.  
 EPC BAND G  
 The auction administration fee on this lot is £1500+vat.

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £50,000+

**Lot No. 59**

21 Caldicot Close, Eston, Middlesbrough TS6 9SN

**Andrew Craig**

**Description:**

An Investment Opportunity- In Need of Full Refurbishment Throughout- UPVC Double Glazing- Ideal Buy to Let Property -Available with Immediate Vacant Possession- Ground Floor Features, Lounge, Dining Room & Kitchen -Three Bedrooms  
 Epc Band G  
 The auction administration fee on this lot is £1500+vat.

**Call:** AC 0191 4889090 MP 01642 285041

**Price Guide:** £25,000 - £30,000

**Lot No. 60**

5 Woodlands, Hexham, Northumberland NE46 1HT

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Fantastic opportunity to purchase this six bedroomed, well-proportioned, stone built terraced property, full of character and original features. The property is in need of refurbishment which is reflected in the price. This is an excellent family home with a level walk to the local facilities, shopping and schools which Hexham town has to offer. We strongly recommend an internal inspection to appreciate the size and potential this property has to offer. The accommodation, over three floors, is extremely spacious, briefly comprising of entrance lobby, reception hall, sitting room, dining room, breakfast room, kitchen, six bedrooms plus box room, bathroom, external front gravelled garden with mature borders, rear paved patio area, twobrick outhouses and brick/timber detached garage with double doors.  
EPC : Band D

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

**Price Guide:** Was £275,000 Now £220,000+

**Lot No. 61**

10 William Street, Anfield Plain DH9 7SH

**Andrew Craig**

**WOOD  
ESTATE AGENTS**



**Description:**

This two bedroom mid terraced house is situated close to local amenities and would be ideal for the first time buyers and investors. Briefly comprising of entrance hallway, front lounge with feature fire, dining room and kitchen to the ground floor whilst to the first floor there is a bathroom with three piece suite and to the second floor there are two bedrooms. Other benefits include gas central heating and double glazing. Externally there is a rear yard providing off street parking.



EPC Band D

The auction administration fee on this lot is £1500+vat (£1800)

**Call:** JWW 01207 235221 AC 0191 4921234

**Price Guide:** £35,000+

**Lot No. 62**

156a Station Road, Ashington NE63 8HG

**ROOK  
MATTHEWS  
SAYER**



**Description:**

**\*\*TWO BEDROOMED GROUND FLOOR FLAT SPACIOUS OFF STREET PARKING\*\*** A two bedroomed ground floor flat for sale on Station Road, Ashington. The property is neutrally decorated throughout. In need of some refurbishment the property would make an ideal first time purchase for those looking to get on the property ladder. With double glazing throughout the accommodation briefly comprises: entrance hall, lounge, dining room with French doors, kitchen, bathroom and two good sized bedrooms. Must be viewed early to avoid disappointment.



EPC Rating: C

The Administration fee on this property is £1000 plus vat (1200)

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £30,000 - £35,000

**Lot No. 63**

45 Eden Terrace, Shiney Row, Houghton Le Spring DH4 4QY

**Andrew Craig**

**kimmitt/roberts**



**Description:**

An ideal investment opportunity to purchase this two bedroom ground floor flat situated in Houghton Le Spring within close proximity to a range of local amenities to include The Co-Operative Supermarket, shops, restaurants and transport leading to Sunderland and Washington. Within the school catchment area of St Robert of Newminster Roman Catholic School and Shiney Row Primary School. Sure to appeal to Buy to Let investors. Not to be missed!

EPC Band D

The auction administration fee on this lot is £1500+vat (£1800)

**Call:** K&R 0191 5848080 AC 0191 5653377

**Price Guide:** £30,000+

**Lot No. 64**

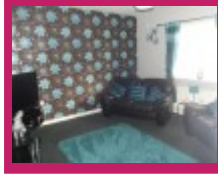
68 Roseneath Court, Ashington NE63 0EA

**ROOK  
MATTHEWS  
SAYER**



**Description:**

TENANTED INVESTMENT OPPORTUNITY CURRENTLY LET AT £125 PER WEEK - FOUR BEDROOM FIRST FLOOR FLAT A tenanted four bedroom first floor flat, situated on Roseneath Court, Ashington close to local amenities and bus links. The property benefits from gas central heating and double glazing. Accommodation briefly comprises entrance hall, stairs, hall, lounge, kitchen, four bedrooms and bathroom. Externally small lawned area to side and garden to rear accessed via path.



The auction administration fee on this lot is £1000 plus vat = £1200EPC Band C

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £35,000+

**Lot No. 65**

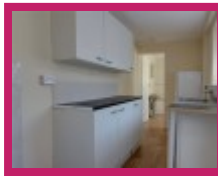
21 Palmer Street, Middlesbrough TS1 4DF

**Michael Poole**



**Description:**

A two bed mid terrace located close to city centre offering an ideal investment opportunity. The property benefits from gas central heating and double glazing and is offered for sale with vacant



EPC Band D

**Call:** Michael Poole 01642 254222

**Price Guide:** £32,950+

**Lot No. 66**

23 Chestnut Avenue Cowgate NE5 3AY

**Andrew Craig**

**ROOK  
MATTHEWS  
SAYER**



**Description:**

An ideal investment opportunity to purchase this two bed upper floor flat situated in Cowgate within close proximity to a range of local amenities to include ALDI Supermarket, Morrison's Superstore, restaurants and transport leading to Newcastle City Centre, The A1 and Kingston Park. Within the school catchment area of Sacred Heart Catholic High School, St Cuthbert's High School and Excelsior Academy. Sure to appeal to Buy to Let investors. Not to be missed!



EPC Band E

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

**Call:** AC 0191 2859024 RMS 0191 2761283

**Price Guide:** £25,000+

**Lot No. 67**

19 Dunstanburgh Court Woodstone Village DH4 6TU

**kimmitt & roberts**



**Description:**

CASH BUYERS ONLY A great investment opportunity to purchase this modern three bedroom two reception room semi detached house available at a substantial discounted price to reflect the structural issues. Property benefits from double glazed windows, gas central heating. The property briefly comprises of entrance hall, living room, dining room, kitchen and conservatory. To the first floor there are 3 bedrooms( ensuite to master bedroom ) and a family bathroom/wc. Externally there are gardens to the front and rear of the property with a drive to the front leading to an integral garage



EPC Band D

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £69,950+

## 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. 68**

20 Dame Flora Robson Avenue, South Shields NE34 9EE

**Andrew Craig**



**Description:**

DAME FLORA ROBSON AVENUE, SOUTH SHIELDS... Three bedroom mid terraced home situated in Simonside, South Shields. Ideally located within close proximity to local amenities, popular schools and transport links into South Shields Town Centre and Coastline. Benefiting from gas central heating, double glazing and garden to the rear with driveway to the front providing off road parking for one car. This spacious property briefly comprises of: - Entrance into hallway, lounge, kitchen/diner, three bedrooms, bathroom and separate w.c. Offered with vacant possession and viewing is highly recommended.  
EPC Rating D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £54,950+

**Lot No. 69**

5 Suffolk Walk, Peterlee SR8 2BP

**kimmitt & roberts**



**Description:**

Ideally situated with easy walking distance to Peterlee Town Centre is this well maintained and ready to move into two bedroomed mid link home with modern alarm system. Recently installed gas central heating system in 2013, double glazed windows, modern kitchen and bathroom/w.c. To the ground floor is a spacious lounge and separate dining area whilst to the first floor there are two double bedrooms and bathroom/w.c. The exterior boasts enclosed garden to rear elevation and open plan lawn to front elevation.



The EPC Rating is C

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

**Price Guide:** £59,950+

**Lot No. 70**

90 Milburn Road, Ashington NE63 0PG

**ROOK  
MATTHEWS  
SAYER**



**Description:**

**\*\*MILBURN ROAD, ASHINGTON LARGER TERRACE THREE BEDROOMS\*\*** A very well maintained three bedroomed mid terrace home situated on Millburn Road, Ashington. The property is presented to an excellent standard and briefly comprises: Entrance hall, lounge, kitchen diner, first floor landing, three bedrooms and bathroom/w.c with bath and separate shower. Externally there is a garden to the front and small yard to rear. The property is in a good location for access to local amenities and Ashington town centre, viewing is recommended to appreciate the size and condition of the property.



EPC : band E

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £54,950+



**Lot No. 71**

33 Fawdon Park Road, Fawdon, Newcastle NE3 2PJ

**Andrew Craig**



**Description:**

A three bedroom semi detached bungalow situated on a substantial plot in this popular residential area. Situated at Fawdon Park Road occupying an enviable position next to Fawdon Metro, at the borders of Gosforth with close proximity to all local amenities.

Accommodation briefly comprises lounge, kitchen, sun room, three bedrooms with 2 built in wardrobes and bathroom WC. The main feature of this property is the substantial gardens to the rear with a range of different planted areas, terraces and a separate garage with work area and WC!. Driveway access to the front of the property to the garden area.

EPC : Band C

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £135,000+

**Lot No. 72**

60 Church Avenue, West Sleekburn, Northumberland NE62 5XE

**ROOK MATTHEWS SAYER**



**Description:**

\*\*\*SEMI-DETACHED HOME - IDEAL FIRST TIME BUY - NO UPPER CHAIN - THREE BEDROOMS - GARAGE & GARDENS\*\*\* Situated on Church Avenue in West Sleekburn, this semi-detached home comprises; entrance hallway, lounge, breakfasting kitchen, bathroom and separate WC, first floor landing and three bedrooms. Externally the property has an enclosed garden to the front with fencing to boundaries, shared access down the side leading to the rear garden with fenced off concrete area, lawn with bushes and shrubs and detached timber garage.

EPC : Band D



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

**Price Guide:** was £75,000 now £44,950+

**Lot No. 73**

14 Candlish Terrace, Seaham SR7 7LG

**kimmitt & roberts**

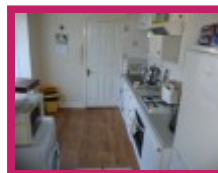


**Description:**

A great opportunity to purchase this two bedroom, two reception mid dormer cottage located in this popular residential area. The property does require some updating but benefits include double glazed windows, gas central heating and is offered for sale with vacant possession.

Property briefly comprises of entrance hall, dining, living room, kitchen, rear lobby and a bathroom/wc to the ground floor. There are two bedrooms to the first floor. Externally there is a yard to the rear.

EPC : Band D.



**Call:** Kimmitt & Roberts 0191 5813213

**Price Guide:** £44,950+

**Lot No. 74**

25 Bewick Street, South Shields NE33 4JU

**Andrew Craig**

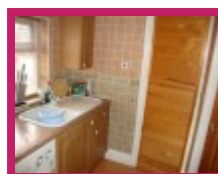


**Description:**

A three bedroom first floor flat appealing to both the private residential purchaser and to the buy to let investor. The property benefits include double glazed windows, gas central heating, three piece white bathroom suite and its own yard to rear with up and over garage door offering off street parking.

Property briefly comprises entrance hall with stairs to first floor landing, three bedrooms, living room, kitchen and a bathroom/wc. Externally there is a yard to rear.

EPC Rating C



**Call:** Andrew Craig 0191 4271722

**Price Guide:** £44,950+



Laura Morgan  
National Development Manager

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**Lot No. 75**

124 Newbiggin Road, Ashington NE63 0TL



**Description:**

Attention first time buyers! Three bedroomed mid terrace for sale on Newbiggin Road, Ashington. The property has been recently refurbished with a newly fitted kitchen and full re-wire it is an ideal purchase (we have also been advised by the vendor there has been a new roof to the extension and damp proof course to the property) close to the town centre and hospitals the accommodation also benefits from good road links. With double glazing and gas central heating the property comprises of: Entrance hall, open plan lounge, dining room, kitchen, bathroom, stairs to the first floor and three good sized bedrooms with en-suite to the second bedroom. Externally there is a rear yard with roller shutter access for off street parking and a small enclosed garden to the front. Early viewing recommended.



EPC Band D

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £69,950+

**Lot No. 76**

7 Main Street, Crookhall, Consett DH8 7NE



**Description:**

A three-bedroom terraced bungalow requiring some modernisation, with a well-presented garden and a block-paved area for parking. Situated in Crookhall in a terrace of 1920s-built bungalows, the property has UPVC double glazing, electric storage heaters and a wood burning stove. The accommodation comprises: entrance lobby, living room with log burner, kitchen, rear lobby, bathroom, inner lobby and three bedrooms. The front garden has well-stocked borders and flower beds, and a block-paved drive with wooden gates. There is a yard to the rear with two small sheds.



EPC Band tbc

**Call:** J W Wood 01207 502109

**Price Guide:** £48,000+

**Lot No. 77**

6 St Heliers Way, Stanley, Co Durham DH9 0UR



**Description:**

Ideally suited to first time buyers, a well presented two bedroom first floor flat in popular estate in East Stanley. The flat has the benefit of double glazing, gas central heating with combination boiler and has recently been re-wired. The accommodation includes: Communal entrance hall, private hall, lounge, kitchen with integrated cooking appliances, a bathroom, two bedrooms and a garage.



EPC Band D

**Call:** J W Wood 01207 235221

**Price Guide:** £44,950+

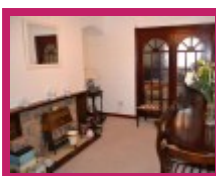
**Lot No. 78**

6 Gertrude Street, Houghton Le Spring DH4 4EA



**Description:**

Providing well presented and deceptively spacious family accommodation, this three bedroom mid terraced residence is worthy of further inspection. Situated within a respected street, it is well situated for access to Houghton town centre, schools, bus services etc. It boasts gas central heating and double-glazing. It has a stylish kitchen and the bathroom has recently been refitted. Highly recommended.



EPC Band E

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £49,950+

**Lot No. 79**

25 Tunstall Park, Sunderland SR2 7SJ

**Andrew Craig**



**Description:**

Spacious three bedroom semi detached property located in a quiet cul-de-sac in this popular residential area. This ideal family home maintains many features including original stained glass windows. Accommodation briefly comprises of hallway, lounge having bay window with stained glass, dining room, fitted kitchen and outhouse to the ground floor whilst to the first floor there are three bedrooms (one having bay window with feature stained glass), family bathroom and separate w.c. Externally there is a front garden, a pleasant, good size garden to rear with garage. Other benefits include gas central heating.



EPC Band D

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £159,950+

**Lot No. 80**

8 Lintfort, Picktree, Tyne & Wear NE38 9HX

**WOOD**  
ESTATE AGENTS



**Description:**

An impressive three bedroom semi detached house situated in a cul de sac position. The property forms part of a redevelopment of an 18th century farm just off Picktree Lane. The property benefits include double glazed windows, gas central heating, fitted kitchen, garage and gardens.

Property briefly comprises entrance hall, lounge through dining room, kitchen and utility room to the ground floor, whilst there are three bedrooms and a bathroom to the first floor. Externally there are gardens to both the front and rear of the property with a drive to the front offering off street parking leading to the integral garage .



**Call:** J W Wood 0191 3887245

**Price Guide:** £225,000+

**Lot No. 81**

12 Dene Avenue, Houghton Le Spring DH5 8EF

**kimmitt & roberts**



**Description:**

A three bedroom semi detached house on Dene Avenue, Houghton le Spring. The property has double glazing and comprises of entrance hall, lounge, dining room, kitchen, first floor are three bedrooms, bathroom and separate wc. Externally there are gardens to the front and rear.



EPC to follow

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £54,950+

**Lot No. 82**

North Lodge, Morpeth NE61 2EB

**ROOK**  
**MATTHEWS**  
**SAYER**



**Description:**

**\*\* DETACHED LODGE - EXCELLENT CONDITION - WELL PLACED FOR MORPETH AND THE A1 - NO FORWARD CHAIN\*\*** Situated on the southerly outskirts of Morpeth the property is neutrally decorated and is well placed for routes to the A1 and Morpeth Town centre, offering a wide variety of shops, facilities and amenities. Renovated in 2011, the house was stripped back to bare walls to have, replacement plumbing and wiring. All joinery and architrave to the lodge were also replaced and a new alarm system installed. The white oak kitchen was fitted by Howdens and the range cooker will remain. North Lodge has previous planning passed to extend



EPC band E

**Call:** Rook Matthews Sayer 01670 511711

**Price Guide:** £250,000+

**Lot No. 83**

6 Whorlton Road, Wolviston Court, Billingham TS22 5BB

Michael Poole



**Description:**

Book Your Viewing Early as we anticipate a High Level of Interest in this Three Bedroom Semi Detached Property In a Popular Location of TS22 Gas Central Heating - Recently Installed Combi Boiler Double Glazing Pleasant Gardens Single Garage



EPC : band E

**Call:** Michael Poole 01642 955140

**Price Guide:** £109,950+

**Lot No. 84**

140 Waverdale Way South Shields NE33 4SH

Andrew Craig



**Description:**

Located on a private development at Waverdale Way therefore being within a convenient location for access to local amenities including schools, shops, restaurants and transport links via bus and Tyne Dock Metro. Situated upon an area which proves popular with first time buyers and growing families and professionals alike the property offers an entrance hallway, lounge, kitchen, two bedrooms and a family bathroom. Warmed by gas central heating and double glazing the property benefits from gardens to both the front and rear and a detached single garage! View now to avoid missing out on this wonderful end terraced family home!



EPC Band E

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £69,950+

**Lot No. 85**

30 Burnhope Road, Barmston, Washington NE38 8DY

Andrew Craig



**Description:**

An extended spacious detached family home situated within a cul de sac offered with gas central heating and double glazing. The very well presented accommodation comprises entrance porch leading to the hallway with stairs having feature lighting and leading to the first floor, L shaped lounge/diner, extensively fitted modern breakfasting kitchen with a range style cooker, utility room, dining room/family room and shower room with sauna. To the first floor there is a modern white family bathroom with three piece suite together with three bedrooms (one with fitted wardrobes and overhead storage). The loft area also provides storage and is accessed by a pull down ladder. Externally there is a garden to front with a driveway block paved leading to garage, an enclosed rear garden with a hot tub.



EPC Rating D

**Call:** Andrew Craig 0191 4921234

**Price Guide:** £155,000+

**Lot No. 86**

6 Brendon Crescent, Billingham TS23 2QR

Michael Poole



**Description:**

Attention Investors!!!! \* Book Your Viewing Early To Avoid Disappointment \* Good Sized Two Bedroom Semi-Detached Property \* In Need Of Modernisation with Great Potential \* Fixed Staircase to the Converted Loft \* Plenty of Off Road Parking \* Detached Garage \* Enclosed Rear Garden \* No Onward Chain \*



EPC Band E

**Call:** Michael Poole 01642 955140

**Price Guide:** £59,950+

**Lot No. 87**

3 Chase Mews, Jarrow NE32 3UF

**Andrew Craig**



**Description:**

Located on Low Simonside this modern three bedroom end link property offers excellent value for money for any first time buyer or family. The well proportioned accommodation briefly comprises of;- Entrance hallway with cloaks/w.c., lounge having French door access to rear garden, comprehensively fitted breakfasting kitchen. First floor has access to a floored loft area, three bedrooms (two having fitted wardrobes and master being an en-suite) together with a family bathroom/w.c. Externally there are gardens to both front and rear with off road parking. An ideal family home - viewing recommended. June completion anticipated. EPC : band D

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £95,000+

**Lot No. 88**

20 High Town, Longframlington NE65 8BH

**ROOK MATTHEWS SAYER**



**Description:**

**\*\* FOUR BEDROOM DETACHED & PANORAMIC VIEWS TO REAR & CUL DE SAC LOCATION & TWO RECEPTION ROOMS & CONSERVATORY \*\***  
An attractive detached home situated on High Town, Longframlington. The property occupies a pleasant location on the edge of the estate and enjoys panoramic views of countryside to the rear. The accommodation provides contemporary and spacious family living and briefly comprises:- Entrance porch, hallway, cloaks/W.C, lounge dining room, kitchen, conservatory, first floor landing, master bedroom with En Suite, three further bedrooms and bathroom/W.C. Externally the property has an enclosed garden, driveway and garage to the front and patio garden to the rear. Must be viewed to appreciate this very competitively priced home.

EPC Band E

**Call:** Rook Matthews Sayer 01665 511711

**Price Guide:** £229,950+

**Lot No. 89**

12 Alnham Court, Fawdon NE3 2JT

**Andrew Craig**



**Description:**

**THREE BEDROOMED MAISONETTE.** Alnham Court, Fawdon offers this well presented three bedroomed property that will appeal to both first time buyers and prospective landlords alike. Within easy striking distance of local amenities to include shops, schools, Metro and transport links. Benefits include :- gas central heating, spacious rooms, well fitted kitchen and communal parking. The layout consists of :- entrance hall, lounge and kitchen to ground floor, the first floor offers three bedrooms and a family bathroom. **VIEWING ESSENTIAL.**

EPC Band to follow



**Call:** Andrew Craig 0191 2859024

**Price Guide:** £58,000+

**Lot No. 90**

10 Harriott Way, West Moor, Newcastle NE12 7EU

**ROOK MATTHEWS SAYER**



**Description:**

A three bedroom semi detached house and will appeal to a variety of buyers. Requiring updating the accommodation includes; entrance hall, stairs to the first floor, lounge to the front incorporating a dining area, kitchen, and a door to a utility room. To the first floor bathroom/W.C and three bedrooms. Externally to the front is a block paved driveway leading to the attached garage, lawned garden with planted borders and to the rear is a larger than average garden mainly laid to lawn with fenced boundaries, patio area and an additional 'allotment' area with greenhouse and shed. The property benefits from gas central heating and UPVC double glazing.

EPC Bands D



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

**Price Guide:** £149,950+

**Lot No. 91**

Cahill, Foxton, Northumberland NE66 3BB


**Description:**

Set next to the golf course and the beach with outstanding views in all directions of the coast, the river estuary and right around to the Cheviot Hills. In a sheltered position with a lovely south facing terrace including the swimming pool. Comprising entrance hall, large sitting room, dining room and large kitchen breakfast room. Master bedroom, dressing area and en suite shower room, double bedroom and bathroom. First floor there is an extensive landing with seating area, two further bedrooms and bathroom plus large games room or possible bed sit enjoying the views over the oxbow of the river. In addition there are spiral stairs leading from the inner lobby to a large room over the garage with separate shower room/ w.c. at ground level. Externally there is a double garage and generous parking area, the swimming pool and pool house with terrace adjacent and lower sheltered patio, plus rear raised lawn and further side garden area.

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £645,000+

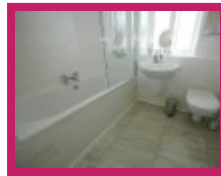
**Lot No. 92**

2 Broad Landing, South Shields NE33 1JL

**Andrew Craig**

**Description:**

Occupying a pleasant location on the ex Brigham's shipyard development, this lovely two bedroom first floor apartment is sure to appeal to those who view. Benefiting from secure intercom entry system the property itself briefly comprises of: - spacious open lounge/kitchen with patio doors leading out onto a Juliet balcony, two bedrooms and stylish bathroom/w.c. Externally there is a single garage with electric remote roller shutter door. Situated within walking distance to South Shields Town Centre, ideal for access to local amenities, shops and transport links. Viewing recommended.



EPC : band C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £105,000+

**Lot No. 93**

48 Etrick Road, Jarrow NE32 5SN

**Andrew Craig**

**Description:**

3 BED END LINK WITH GARAGE - Situated in this very popular part of Jarrow. This well presented family size accommodation has the additional feature of a garage in a separate block and a conservatory overlooking the secluded garden to the rear. The internal floor plan offers: Entrance porch to hall with stairs. Lounge. fitted kitchen , open to dining area which has access through to the conservatory. The first floor has three bedrooms (one with robes) and family bathroom/w.c.. Externally there are gardens to front and rear plus a garage located nearby in a separate block. Further benefits include gas central heating and double glazing.



EPC : band to follow

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £105,000+

**Lot No. 94**

17 Renforth Street, Dunston NE11 9BE

**Andrew Craig**

**Description:**

This one bedroom ground floor flat is situated close to local amenities including shops, schools and transport links to the A1 and Metrocentre so would be ideal for the first time buyer as a starter home and investors alike. The internal floor plan comprises entrance hallway, lounge, bedroom, kitchen and bathroom. Other benefits include gas central heating and double glazing. Externally there is a rear yard with parking.



EPC Rating B

**Call:** Andrew Craig 0191 4889090

**Price Guide:** £49,950+

**Lot No. 95**

9 Horton Park, Blyth, Northumberland NE24 4JD



**Description:**

This four bed end townhouse is located on the popular Horton Park with excellent transport links to major routes and facilities. The property is in a cul-de-sac location not overlooked to the side or rear. Briefly comprising; hall, ground floor w.c., spacious lounge/diner with French doors to the rear and kitchen. To the first floor there are three bedrooms and a family bathroom, the second floor has a generous master suite with dressing area and en-suite shower room. The rear garden is West facing and there is a driveway to the front together with two allocated parking bays.



EPC Band C

**Call:** Rook Matthews Sayer 01670 352900

**Price Guide:** £129,950+

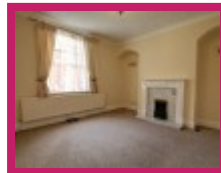
**Lot No. 96**

10 George Street, Sherburn Village, Durham DH6 1DJ



**Description:**

Available with the benefit of immediate vacant possession, we offer for sale this two bedroomed mid terraced property with gas fired central heating and double glazing. The property has an internal floor plan briefly comprising: entrance lobby with stairs to the first floor, lounge with feature gas fireplace and kitchen/breakfastroom. To the first floor there are two bedrooms, the master with large cupboard, and a family bathroom. Externally there is a yard to the rear of the property and a storage shed.



EPC Bands E

**Call:** J W Wood 0191 3887245

**Price Guide:** £59,950+

**Lot No. 97**

Shannory Ness, 37 St Ives Road, Leadgate, Consett DH8 7QA



**Description:**

A large detached three-bedroomed bungalow with extensive off-road parking, twin double garage with office space and a further large garage / workshop, situated in the centre of Leadgate village. In addition to the spacious ground floor accommodation, the property, which was built in the 1970s and may require some modernisation, has a considerable loft space that could be used as further accommodation with the addition of a permanent staircase, subject to building regulations approval. With aluminium double glazing and gas central heating, the living space comprises: entrance lobby, hallway, large living room, fitted kitchen, rear lobby, W.C., boiler room with wash basin, inner hall with three double bedrooms off and a bathroom with separate shower cubicle. From the inner hallway there is a drop-down stair-ladder that leads to the loft space, which has two main areas that span the entire length of the property (49') and include Velux windows, built-in eaves storage cupboards and a W.C. EPC Band D

**Call:** J W WOOD 01207 502109

**Price Guide:** £185,000+

**Lot No. 98**

23 Rosedale Terrace, Horden, Peterlee SR8 4RF



**Description:**

Situated in this popular street is this two bedroomed mid terraced home which boasts gas central heating system, double glazing and two reception rooms. This is a pleasant and well maintained home which requires some cosmetic updating but boasts a refitted shower/wc. Externally there is an enclosed garden to front elevation and enclosed yard to rear.



EPC Band D

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

**Price Guide:** £39,950+



**Lot No. 99**

22 Tankerville Terrace, Wooler, Northumberland NE71 6DJ

**ROOK  
MATTHEWS  
SAYER**



**Description:**

A traditional stone built terraced house in an elevated position enjoying elevated open views from front and rear. The property has been refurbished with modern kitchen and bathroom fittings and has gas central heating. Many traditional features have been retained including marble fireplace to one of the bedrooms. The entrance lobby and hall give access to sitting s, separate dining room and fitted kitchen. On the first floor the master bedroom enjoys views out over the valley, there are two further bedrooms and family bathroom. To the front of the property is a lawned garden and to the rear further garden with rear vehicular access to the garage and summerhouse.



EPC : band E

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £159,950+

**Lot No. 100**

5 Gladewell Court, Choppington, Ashington NE62 5YY

**ROOK  
MATTHEWS  
SAYER**



**Description:**

An extended three bedroomed link detached bungalow situated on Gladewell Court on the sought after Pastures Estate, Guidepost. The property has been subject to much improvement and is available with the advantage of no upper chain. The accommodation briefly comprises: entrance lobby, hallway, lounge, updated kitchen with French doors to rear garden, modern shower room/w.c and three bedrooms one of which is currently being used as a dining room. Externally the property has gardens to the front and rear, a large double drive and garage. Early viewing is strongly recommended to avoid disappointment.



EPC Rating: D

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £125,000+

**Lot No. 101**

11 Hesleden Road, Blackhall, Peterlee TS27 4LH

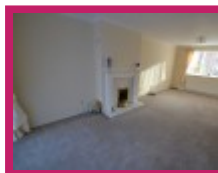
**kimmitt & roberts**



**Description:**

A fantastic opportunity for the growing family to purchase this good sized three bedroomed semi detached home which offers gas central heating system, double glazing, conservatory and larger than average single garage with driveway. Occupying a good sized end plot it comes with gardens to front, side and rear. Early viewing recommended.

EPC Band D



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

**Price Guide:** £84,950+

**Lot No. 102**

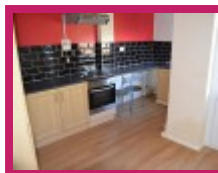
4 Hawthorn Cottages, South Hetton, Houghton Le Spring DH6 2RP

**kimmitt & roberts**



**Description:**

NO UPWARD CHAIN! This is a really spacious 2 Bedroom Semi-detached property with a modern Breakfasting kitchen, and bathroom. It has a neutrally decorated interior, and boasts gas central heating, UPVC double glazing, and has a garden to the front with a large rear garden which is not overlooked. Suitable for a variety of buyers and is in ready to move in to condition. Early viewing recommended.



EPC Bands E

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £45,000+

**Lot No. 103** 3 Lanark Drive, Jarrow NE32 4JH

**Andrew Craig**



**Description:**

LANARK DRIVE - 3 BED SEMI - Ideal family size home located on the Scotch Estate at Jarrow having local amenities to hand with bus links available into Jarrow and South Shields plus good road links to the Coast. Offering two reception rooms, kitchen, three bedrooms and bathroom/w.c. Externally there is driveway parking and garden to front with enclosed lawned garden to the rear. Further benefits include gas central heating and double glazing.



EPC : D

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £79,950+

**Lot No. 104** 15 Front Street, Grange Villa, Chester Le Street DH2 3LJ

**WOOD**  
ESTATE AGENTS



**Description:**

A spacious double fronted property offering excellent scope for conversion improvement and alteration. An ideal investment opportunity with lots of potential. Currently comprising a two storey five Bedroom house with former village shop and store with good size Yard to rear. The property includes gas central heating viaradiators and uPVC double glazing. The village has local shops and is only a short drive away from Pelton, Stanley and Chester le Street where a full range of shops, schools and amenities are available.

EPC Band to follow

**Call:** J W Wood 0191 3887245

**Price Guide:** £64,950+

**Lot No. 105** 1 Craddock Avenue, Hebburn NE31 2TJ

**Andrew Craig**



**Description:**

A three bed semi detached family home which enjoys a corner plot and has recently been lovingly re-furnished and brought up to a modern standard of style and finish. The property offers a ready to move into home which retains many original features but has the benefit of double glazing and gas combi central heating. The accommodation briefly comprises: Entrance hallway with original panelling to walls, lounge, Dining room, kitchen. Three bedrooms and family bathroom with separate w.c., to the first floor. Externally there are gardens to three sides, driveway parking and single detached garage with up and over door.



EPC : band C

**Call:** Andrew Craig 0191 4281428

**Price Guide:** £159,950+

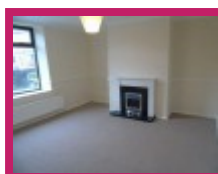
**Lot No. 106** 11 Charlotte Street, Ryton, Tyne and Wear NE40 4HE

**ROOK**  
**MATTHEWS**  
**SAYER**



**Description:**

\*\*\* NO CHAIN - STONE BUILT\*\*\*Rook Matthews Sayer offer to the market this superb two bedroom stone built property conveniently located in the centre of Crawcrook. Accommodation briefly comprises of: Dining kitchen, lounge, hallway, stairs to landing with access to boarded loft room, family bathroom and two double bedrooms. Externally there is a front garden laid to lawn and a spacious rear yard with out house. Viewing is highly recommended to fully appreciate the accommodation on offer.



EPC : Band E

**Call:** Rook Matthews Sayer 0191 4131313

**Price Guide:** £89,950+

**Lot No. 107**

23 Donnington Court, South Gosforth, Newcastle NE3 1TP

**ROOK  
MATTHEWS  
SAYER**



**Description:**

We are pleased to welcome onto the market this three bedroom detached property ideally located giving convenient access to The Freeman Hospital, David Lloyd sport Leisure centre. Internally the property briefly comprises; ground floor w.c, open plan lounge/dining room, conservatory, three bedrooms and a bathroom/w.c. Additional benefits to the property include gas central heating, double glazing, off road parking, single garage, and gardens to front and rear. Internal viewing comes highly recommended.



EPC Band D

**Call:** Rook Matthews Sayer 0191 284 7999

**Price Guide:** Was £275,000 Now £229,950+

**Lot No. 108**

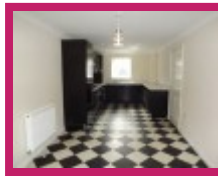
2 Roseden, Great Park, Newcastle NE13 9BD

**ROOK  
MATTHEWS  
SAYER**



**Description:**

An extended three bedroom detached house which has been upgraded by its current owner and offers generous accommodation in the sought after location of Great Park. The property briefly comprises of hallway, sitting room, sun lounge with double french doors leading to the garden, kitchen and a ground floor wc. The first floor consists of master bedroom with en-suite, two further bedrooms and a family bathroom/WC. Externally the property enjoys a garden to the rear, there is a townhouse garden to the front with a driveway leading to double detached garage with dormer windows.



EPC : Band C

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £215,000+

**Lot No. 109**

14 Eland Close, Kenton, Newcastle NE3 3EP

**ROOK  
MATTHEWS  
SAYER**



**Description:**

A traditional three bedroom mid link house offering generous accommodation together with westerly facing garden. The property benefits from gas fired central heating via combination boiler and upvc double glazing. Comprising; lounge, dining room, kitchen, three bedrooms, bathroom, gas fired central heating, double glazing and gardens to the front and rear.

EPC : Band E



**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £60,000+

**Lot No. 110**

5 Caroline Terrace, Blaydon NE21 4JX



**ROOK  
MATTHEWS  
SAYER**



**Description:**

A rare opportunity to purchase this two bedroom ground floor apartment situated in this unique location on the edge of Stella. The property features views over the river Tyne, two generous double bedrooms, gas central heating, and upvc double glazing. The property comprises:- entrance porch, inner hallway, master bedroom with views, bedroom two, living room, fitted kitchen, hall, and a bathroom/wc. Externally there is an enclosed southerly facing yard with has to be seen to be appreciated. Viewing is an absolute must!!



EPC Rating D

**Call:** Yellow 0191 4141313 RMS 0191 4131313

**Price Guide:** £74,950+

**Lot No. 111** 14 Lawson Court, Boldon Colliery NE35 9NH

**Andrew Craig**



**Description:**

This three bedroom semi detached home is offered with vacant possession and ideally located for local schools and traffic routes including the A19. With the benefit of double glazing and gas central heating this home is sure to appeal. Internally comprising of an entrance hallway, living room open plan to dining room, kitchen, conservatory, three bedrooms (master with ensuite) and a family bathroom. Externally there is a small front garden with lawn alongside a driveway for off road parking and to the rear there is a garden with paved patio area. An early viewing is recommended  
EPC Rating D

**Call:** Andrew Craig 0191 5190011

**Price Guide:** £134,950+

**Lot No. 112** 5 Heaton Road, Billingham TS23 3XN

**Michael Poole**



**Description:**

Deceptively Spacious & Extended Detached Property In Need of Modernisation Throughout. No Onward Chain.

Property briefly comprises of entrance hall, lounge, dining room, kitchen, 2nd reception/bedroom, shower room. To the first floor there are three bedrooms and a bathroom. Externally there are gardens and garage.



EPC Band E

**Call:** Michael Poole 01642 955140

**Price Guide:** £115,000+

**Lot No. 113** 15 Oakdale, Nedderton Village, Bedlington NE22 6BE

**ROOK MATTHEWS SAYER**



**Description:**

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

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

**Price Guide:** £265,000+

**Lot No. 114** Otherston, Harelaw, Stanley DH9 8DH

**WOOD ESTATE AGENTS**



**Description:**

A traditional four bedroom detached house situated in the small village of Hare Law near Stanley. Built in 1930s "Otherston" occupies an extensive plot and gardens, ideal for families, has the benefit of double glazing, gas central heating and two conservatories. The accommodation briefly comprises:- entrance hallway, cloakroom/wc, lounge with French doors to conservatory, fitted kitchen/breakfast room, study and dining room with French doors to second conservatory. To the first floor there are four bedrooms and a family bathroom. Externally, within the grounds there is a detached double garage with workshop, hard standing and a second detached single garage. The majority of the gardens are laid to lawn. Agents note: The driveway to the front has a right of access with the neighbouring house.



EPC Band D

**Call:** J W Wood 01207 235221

**Price Guide:** £199,950+

**Lot No. 115**

35 Springhill Walk, Morpeth NE61 2JX

**ROOK  
MATTHEWS  
SAYER**



**Description:**

**\*\*THREE BEDROOMS SEMI DETACHED NO UPPER CHAIN TWO RECEPTION ROOMS GARAGE AND GARDENS\*\*** A three bedroom semi-detached home situated on Springhill walk, Kirkhill. The property is available with no further chain and accommodation briefly comprises:- Entrance porch, lounge with stairs to first floor, dining room, refitted kitchen, first floor landing, three bedrooms and bathroom/W.C. Externally there are gardens to front and rear, driveway for off street parking and single garage.



EPC Band D

**Call:** Rook Matthews Sayer 01670 511711

**Price Guide:** £154,950+

**Lot No. 116**

9 Broughton Road, South Shields NE33 2RR

**Andrew Craig**



**Description:**

**MUST BE VIEWED!!** BEDROOM, TWO RECEPTION, SPACIOUS UPPER MAISONNETTE - Situated in this popular Westoe area of South Shields. The property has been upgraded and boasts modern, contemporary decor throughout as well as also maintaining some of its original features. Accommodation briefly comprises of: - Entrance into hallway with stairs to first floor. Lounge, dining room, study room, kitchen and shower room. To the second floor there are two good sized bedrooms and an office area to the landing. Further benefits include gas central heating and double glazing.



EPC Rating D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £89,950+

**Lot No. 117**

64 Windleston Drive, Park End, Middlesbrough TS3 0BL

**Michael Poole**



**Description:**

An Attractive Three Bedroom Terrace House Suitable for a First Time Buyer or Family. Property briefly comprises of lounge, kitchen/ breakfast room, to the first floor there are three bedrooms and a bathroom. Externally there is garden to front and rear.

EPC : Band E



**Call:** Michael Poole 01642 254222

**Price Guide:** £54,950+

**Lot No. 118**

44 Ninth Row, Ashington NE63 8JY

**ROOK  
MATTHEWS  
SAYER**



**Description:**

**\*\*THREE BEDROOMED MID TERRACED WELL PRESENTED LARGE GARDEN\*\***Not to be missed! Three bedroomed mid terrace for sale on the very popular Ninth Row, Ashington. The property has a newly fitted kitchen and bathroom and would make an ideal first time buy. With double glazing and gas central heating the accommodation comprises of: Spacious lounge, fitted kitchen/dining room, stairs to first floor, three good sized bedrooms and fitted white family bathroom. Externally there is a small yard to the rear and a lawned front garden with patio area. This is a lovely property, close to the town centre and amenities and simply must be viewed!

EPC Band to follow

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £69,950+

**Lot No. 119** 4 Dovedale Court, Seaham SR7 0HL



**Description:**

This self contained ground floor apartment provides impressive modern, accessible and easily manageable accommodation. With a stylish fitted kitchen (with appliances), modern bathroom fittings, double-glazing and economical electric heating, it is situated within this imposing purpose built block which is well situated for access to local shops, schools, bus services etc.



EPC : band D

**Call:** Kimmitt & Roberts 0191 5813213

**Price Guide:** £54,950+

**Lot No. 120** 9 Rectory Park, Morpeth NE61 2SZ



**Description:**

We offer to the market this detached house, situated on Rectory Park, close to Morpeth centre and train station. Benefitting from gas central heating, double glazing, garage with driveway parking, garden to the rear with patio. Comprising, to the ground floor, lounge, family dining kitchen, cloakroom w.c. and utility. To the first floor, the landing leads to the four bedrooms and the family bathroom.



EPC : E

**Call:** Rook Matthews Sayer 01670 511711

**Price Guide:** £249,950+

**Lot No. 121** 1 Low Coniscliffe, Darlington DL2 2JY



**Description:**

A superb five bedroom family home. Circa 1700, the original stone built house has been more recently extended to now offer generous sized space for a large family. The property can boast as being one of the oldest properties in this much sort after and picturesque village on the close outskirts of Darlington. This semi detached house stands in good sized plot giving ample parking to the front and a generous garden to the rear. The accommodation includes five bedrooms, three reception rooms, kitchen, utility, cloakroom, two bathrooms and a tandem length garage. The property requires some cosmetic upgrading but offers a great purchase for the discerning buyer.



EPC : band D

**Call:** J W Wood 01325 485151

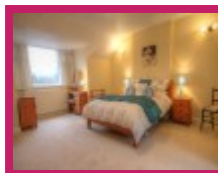
**Price Guide:** Was £300,000 Now £225,000+

**Lot No. 122** Maisonville, North Side, Middridge DL5 7JF



**Description:**

Offered for sale in this much sought after and attractive village, we offer for sale a spacious detached dormer bungalow. Immaculately presented throughout the accommodation is ideal for a larger family. The accommodation of this superb property includes FOUR DOUBLE BEDROOMS, separate lounge and dining room, breakfast kitchen, utility, family bathroom and en-suite. The property was built approximately 60 years ago using the stone and other materials reclaimed from the original chapel which occupied the plot. Gardens surround the bungalow and a driveway gives parking for up to three cars and gives access to a large single garage.



EPC : band D

**Call:** J W Wood 01325 485151

**Price Guide:** £269,950+

**Lot No. 123** 100 Cairo Street, Sunderland SR2 8QL

**Andrew Craig**



**Description:**

This is a spacious two bedroom mid terraced cottage located within easy access to Sunderland City Centre, local schools and shops. Giving spacious living accommodation which is sure to appeal to a range of buyers including first time buyers, those looking to downsize and investors alike. The property briefly comprises of entrance hallway, lounge, kitchen, two bedrooms, bathroom, separate w.c. and rear yard with off street parking. Other benefits include combi gas central heating and double glazing. Must be viewed to appreciate !!!!



EPC Band D

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £39,950+

**Lot No. 124** 5 Castle Island Way, Ashington NE63 0XL

**ROOK MATTHEWS SAYER**



**Description:**

Set in approximately a third of an acre this three bedroomed semi detached bungalow is available to view now. In need of refurbishment throughout this is an ideal investment opportunity. With double glazing and gas central heating the property comprises of: Large fitted kitchen, utility, dining room, spacious living room, hallway to study, bathroom and three good sized bedrooms. Externally there is a large detached garage with electric shutter door and gated entrance to a large front garden. Early viewing is essential.



EPC : band D

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £139,950+

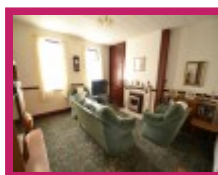
**Lot No. 125** 1 Front Street, Shotton Colliery DH6 2NB

**kimmitt & roberts**



**Description:**

A rear opportunity to purchase a good sized, double fronted four bedroomed end terrace which comes with double glazing, part solid fuel heating system, three reception rooms and yard to rear. Requiring some cosmetic updating hence price  
The EPC Rating is G



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

**Price Guide:** £54,950+

**Lot No. 126** 7 Brackenhill Avenue, Shotton DH6 2QZ

**kimmitt & roberts**



**Description:**

An ideal purchase for the first time buyer is this three bedroomed mid terraced property which comes with gas central heating system, double glazing, refitted Beech effect kitchen and enclosed gravelled garden to front elevation and enclosed yard to rear. Priced to sell



The EPC Rating is C

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

**Price Guide:** £49,950+

**Lot No. 127** 33 Corneygarth, Barley Rise, Ashington NE63 9FL

**ROOK  
MATTHEWS  
SAYER**



**Description:**

We are pleased to welcome to the market this well presented three bedroom semi detached house situated on Coneygrath Place, Ashington, close to local amenities, hospital and road links. The property benefits from gas central heating and double glazing. Accommodation briefly comprises entrance hallway, cloaks, lounge, kitchen diner, conservatory, lean too. To first floor three bedrooms with en-suite to master and family bathroom. Externally to front open plan garden with driveway, to rear enclosed garden mainly laid to lawn.



EPC : C

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £110,000+

**Lot No. 128** 214 Waterville Road, North Shields NE29 6BN

**ROOK  
MATTHEWS  
SAYER**



**Description:**

THREE BEDROOM TERRACE HOUSE IN CENTRAL LOCATION\*\*\* close to Royal Quays Outlet, The Parks Leisure Centre and North Shields town centre. The property provides good size family accommodation, three bedrooms, kitchen, bathroom and decent size garden.

We are advised the property is currently tenanted at £425pcm on an AST ( we are awaiting a copy of the tenancy agreement)

EPC : band D

**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £49,950+

**Lot No. 129** Tow House Cottages, Bardon Mill, Hexham NE47 7EG

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Situated in the heart of Tow House, Bardon Mill, this period two bedroom stone built cottage briefly comprises of entrance, lounge/dining room, kitchen with small breakfast area. Stairs to first floor: with two double bedrooms and family bathroom/WC. Externally, a lawned tiered garden to the side, gravelled parking area accessed by a gate from the road, stone built outhouse and cobbled entrance. The property benefits from oil fired central heating and double glazing. Viewing is highly recommended to appreciate the accommodation on offer and the property's location.



EPC : band E

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

**Price Guide:** £129,950+

**Lot No. 130** 24 Drury Lane, North Shields NE29 8SR

**ROOK  
MATTHEWS  
SAYER**



**Description:**

This fantastic opportunity to purchase a three bedroom mid terrace house in a popular residential estate of North Shields on Drury Lane. The property is situated close to local shopping facilities and amenities as well as local schools. The property has the benefit of double glazing, ducted air heating and briefly comprises:- Entrance hallway, cloaks w.c, lounge/dining room, fitted kitchen. To the first floor there are three bedrooms and a shower room/w.c. Externally there is an open front garden leading out onto an open grassed area, rear patio garden with access to a detached single garage. There is also off street parking to the rear.



EPC : band to follow

**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £65,000+



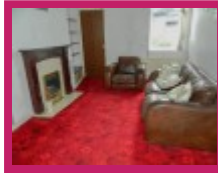
**Lot No. 131** 10 Frederick Terrace, Whitburn, Sunderland SR6 7EP

**Andrew Craig**



**Description:**

This two bedroom mid terraced cottage offers accommodation all on one level and is situated within the heart of Whitburn Village. Conveniently positioned for local amenities including local shops, schools and good road links to surrounding areas. Internally the property is in need of some modernisation/updates and comprises of an entrance hallway, two bedrooms, lounge, kitchen and bathroom. Externally there is a forecourt garden and a rear yard which provides off road parking. Further benefits include gas central heating and double glazing. An ideal purchase for first time buyers, couples, those looking to downsize and investors alike. Call now to view!



EPC : band D

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £64,950+

**Lot No. 132** 37 Stanley Street, North Shields NE29 6RH

**ROOK MATTHEWS SAYER**



**Description:**

This lovely refurbished first floor flat situated in the heart of North Shields town centre, ideal for first time buyer and benefiting from double glazing, gas central heating and offering spacious living accommodation with a shared yard to the rear with off street parking. The property comprises:- Entrance lobby and stairs to first floor landing, lounge, two bedrooms, fitted breakfasting kitchen with built in appliances, modern contemporary shower room /w.c. Externally there is a shared rear yard with off street parking



EPC : band E

**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £49,950+

**Lot No. 133** 7 Grange Road, Newburn NE15 8ND

**ROOK MATTHEWS SAYER**



**Description:**

\*SPACIOUS ACCOMMODATION THREE BEDROOMS NO ONWARD CHAIN ENCLOSED REAR YARD\* A well presented house offering family accommodation located in Newburn with great access to the Tyne river walks. The property is situated on Grange Road and benefits from gas radiator heating and double glazing. Internally the property comprises; an entrance hall, lounge with a feature fireplace, kitchen and utility room, three bedrooms to the first floor with a bathroom/w.c. Externally there is an enclosed rear yard.



EPC : band E

**Call:** Rook Matthews sayer 0191 267 1031

**Price Guide:** £80,000+

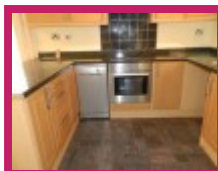
**Lot No. 134** 15 Lynthorpe, Ryhope, Sunderland SR2 0ES

**Andrew Craig**



**Description:**

LYNTHORPE, RYHOPE - Offered with no chain involved this well presented spacious two bed semi detached family home is located on this popular residential Estate with a range of local amenities close to hand, including shops, transport links and City Centre. Located on a corner plot giving additional garden space to the rear with an internal layout comprising: Hallway, lounge, kitchen/diner, conservatory, two bedrooms and family bathroom with the added benefit of upvc double glazing and combi gas central heating plus a security alarm system. Viewing a must to appreciate fully.



EPC Band C

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £84,950+



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**Lot No. 135** 92 Roman Avenue, Walker, Newcastle NE6 2RE



**Description:**

AVAILABLE WITH NO ONWARD CHAIN THIS 3 BEDROOM FAMILY HOME ON ROMAN AVENUE, WALKER. This well proportioned semi detached house will appeal to both investors and first time buyers. The accommodation comprises: entrance porch, lounge, kitchen/dining room and ground floor wc. To the first floor there are 3 bedrooms and a bathroom/wc. Externally there is a driveway and garden to the front, south facing garden to the rear and a detached garage. Additional benefits include gas central heating and double glazing.



EPC Band E

**Call:** Rook Matthews Sayer 0191 2761283

**Price Guide:** £64,950+

**Lot No. 136** 24 Capetown Road, Hylton Castle, Sunderland SR5 3LY

**Andrew Craig**



**Description:**

This two bedroom semi detached house is located within easy access to many local amenities and transport links via Wessington Way and the A19. Internally comprising of an entrance hallway, lounge and fitted kitchen. To the first floor there are two double bedrooms and a shower room. Externally there are front and rear gardens along with a driveway and an outhouse suitable for utility and storage. The property further benefits from double glazing and gas central heating and is sure to appeal to a wide range of buyers therefore an early viewing comes highly recommended!  
EPC Rating C

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £49,950+

**Lot No. 137** 67 Elm Grove, Fawdon, Newcastle NE3 2RX



**Description:**

ELM GROVE, FAWDON.....spacious two bedroom upper flat situated within close proximity to Fawdon metro station and local shops and amenities. Briefly comprises:- communal entrance with stairs to property, hallway with storage cupboard and doors leading to kitchen and lounge. Rear hallway with access to two bedrooms and bathroom. A great investment or first time buy. VIEWING ESSENTIAL.  
EPC Band C

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £49,950+

**Lot No. 138** 62 Wingrove Avenue, Fenham NE4 9BR



**Description:**

Traditional Edwardian terrace which still has some of its original features. The current owners have actually used this house originally as their family home and then continued to rent it out on a multiple occupancy basis, therefore appealing to both owner occupiers and investors alike. Accommodation has also been adapted to include a lounge, dining room (currently being used as a double bedroom) spacious kitchen with room for breakfasting table, a utility room and a shower room all situated on the ground floor. On the first floor there are four bedrooms but the rear bedroom has been converted into a second kitchen and there is also the main bathroom on this floor. Finally the second floor has the fifth bedroom and further shower room. Externally there is a small decked yard, garage and car port with



EPC : band D

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £174,950+

**Lot No. 139**

95 Monatgu Avenue, Gosforth NE3 4SD

**Andrew Craig**



**Description:**

This two double bed roomed semi detached bungalow should be put at the top of your viewing list. Available with no upper chain, the property briefly comprises of an entrance hall, spacious lounge leading through to orangery with glass roof, kitchen, two bedrooms and a shower room. Externally the property offers pleasant gardens, a blocked paved driveway for multiple vehicles and an attached garage. Benefitting from double glazing and gas central heating, the property is well placed for access to local amenities including shops, schools and access to the City Centre and Jesmond.



EPC : band to follow

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £250,000+

**Lot No. 140**

7 Greenock Close, New Marske TS11 8BY

**Michael Poole**



**Description:**

NO CHAIN \* A Large & Much Extended Family Property \* Needs to be Viewed to be Fully Appreciated \* Generous Plot \* Driveway & Garage \* Wraparound Side & Rear Gardens \* Three Reception Rooms \* Re-Fitted Kitchen \* Superb Refurbished Family Bathroom \* UPVC Double Glazing \* Gas Central Heating \* Quiet Cul-De-Sac Location



EPC band C

**Call:** Michael Poole 01642 285041

**Price Guide:** £149,950+

**Lot No. 141**

Maddison House, Front Street, Dipton, Co Durham DH9 9HQ

**WOOD**  
ESTATE AGENTS



**Description:**

Situated in the popular commuter village of Dipton, a large period property, originally two cottages and a church converted to create a most impressive home. Dating back to 1860, Maddison House offers charm and character, versatile living space, appealing features include a wood burning stove, ceiling beams, arch windows and within the church sector of the home sits the lounge with high ceiling and mezzanine level. In addition to its un-doubted character the property benefits from modern additions including modern kitchens and bathrooms, central heating and double glazing. Agents notes: The property is suitable for families which require a granny/ teenage annexe. The front part of the driveway is owned by the Methodist Church - a right of way provides access.  
EPC Band E

**Call:** J W Wood 01207 235221

**Price Guide:** £280,000+



## Terms & Conditions

### About us and Important Auction Information

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

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

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

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

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

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

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

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

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

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

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

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

### Our General Auction Terms of Business

#### 1. Interpretation

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

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

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

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

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

##### 2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

##### 2.2 Option Two Conditions

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

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

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



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

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

#### 3.1 General Auction Conditions

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

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

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

#### 3.2 Charges and payment

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

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

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

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

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

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

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

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

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

#### 3.4 Miscellaneous

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

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

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

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

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

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

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

#### 3.5 Notices

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

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

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

#### 3.6 Governing law and jurisdiction

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

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

#### Common Auction Conditions

##### Introduction

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

##### Glossary

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

##### Auction Conduct Conditions

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

##### Sale Conditions

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

##### Important Notice

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

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

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

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

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

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

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

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

##### Glossary

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



Wherever it makes sense:

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

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

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

**Agreed completion date**

Subject to condition G9.3:

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

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

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

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

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

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

**Auctioneers** The auctioneers at the auction.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**VAT option** An option to tax.

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

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

**Auction Conduct Conditions**

**A1 Introduction**

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

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

**A2 Our role**

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

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

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

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

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

**A3 Bidding and reserve prices**

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

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

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

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

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

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

**A4 The particulars and other information**

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

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

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

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



## A5 The contract

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

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

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

A5.4 If you do not we may either:

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

(b) sign the sale memorandum on your behalf.

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

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

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

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

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

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

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

## A6 Extra Auction Conduct Conditions

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

### General conditions of sale

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

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

### G1 The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

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

### G2 Deposit

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

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

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

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

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

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

### G2.2 The deposit

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

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

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

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

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

### G3 Between contract and completion

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

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

(b) pay the premiums when due;

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

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

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

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

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

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

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

### Title and identity

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

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

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

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

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

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

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

(ii) the documents accompanying that application;

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





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

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

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

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

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

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

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

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

#### G5 Transfer

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

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

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

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

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

#### G6 Completion

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

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

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

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

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

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

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

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

#### G7 Notice to complete

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

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

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

(a) terminate the contract;

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

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

(d) resell the lot; and

(e) claim damages from the buyer.

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

(a) terminate the contract; and

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

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

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

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

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

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

#### G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

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

G9.5 The buyer must:

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

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

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

#### G10 Interest and apportionments

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

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

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

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

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

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

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

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

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

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

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

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

#### G11 Arrears

##### Part 1 Current rent

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

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

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

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

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

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

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

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

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

(a) so state; or

(b) give no details of any arrears.

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

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



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

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

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

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

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

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

#### G12 Management

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

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

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

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

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

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

#### G13 Rent deposits

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

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

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

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

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

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

#### G14 VAT

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

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

#### G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

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

(a) of the buyer's VAT registration;

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

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

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

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

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

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

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

#### G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

#### G17 Maintenance agreements

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

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

#### G18 Landlord and Tenant Act 1987

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

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

#### G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

(a) in its condition at completion;

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

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

G19.5 Where relevant:

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

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

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

#### G20 TUPE

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

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

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

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

(c) in respect of the Transferring Employees.

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



on completion.

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

#### G21 Environmental

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

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

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

#### G22 Service Charge

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

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

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

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

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

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

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

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

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

#### G23 Rent reviews

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

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

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

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

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

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

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

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

#### G24 Tenancy renewals

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

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

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

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

G24.4 Following completion the buyer must:

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

#### G25 Warranties

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

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

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

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

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

#### G26 No assignment

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

#### G27 Registration at the Land Registry

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

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

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

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

#### G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

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

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

#### G30 Extra General Conditions



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