



Agents Property
AUCTION

TOGETHER WE GET RESULTS

Auction Catalogue



THIS AUCTION

Monday 27th June

at Marriott Hotel, Gosforth Park, Newcastle, NE3 5HN
6:30pm registration for 7:00pm start



Andrew Craig

WOOD
ESTATE AGENTS

kimmitt & roberts

Michael Poole



Richard Francis
Auctioneer MNAVA

01661 831 360
www.agentspropertyauction.com



Buyers Guide

IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

Particulars of Sale:

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

Price Guides:

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

Option 1 Terms & Conditions:

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

Option 2 Terms & Conditions:

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

Administration Fee:

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

Deposits:

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

Remote Bidding:

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

Sales Agreed:

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

Amendments to Catalogue:

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

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

Venue Location

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

Tel: 0191 236 4111

Directions:

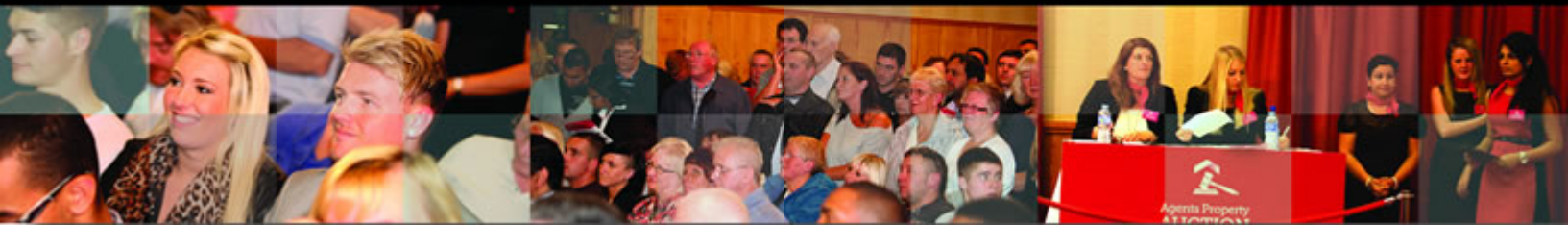
Join A1 north for 2.5 miles then turn off left for Wideopen (A1056). Take the 2nd exit at the roundabout and the hotel lies straight ahead. For all Sat/Nav system please type in 'A1056 Sandy Lane' for directions to hotel.





Order Of Sale

Lot No	Address	Post Code	Partner Agent
OPTION 1			
Lot 1	7 Ronald Gardens, Hebburn	NE31 2TL	Andrew Craig
Lot 2	38 Brighton Grove, Fenham, Newcastle	NE4 5NT	Rook Matthews Sayer
Lot 3	33 Howe Street, Gateshead	NE8 3PQ	Andrew Craig
Lot 4	73 Surrey Street, Middlesbrough	TS1 4QA	Michael Poole
Lot 5	40 Wallsend Road, North Shields	NE29 7BJ	Mike Rogerson
Lot 6	30 Johnson Street, South Shields	NE33 5LF	Andrew Craig
Lot 7	98/100 Collingwood Street, Hebburn	NE31 2XW	Andrew Craig
Lot 8	556 John Williamson Street, South Shields	NE33 5LW	Andrew Craig
Lot 9	31 Hawthorn Street, Peterlee	SR8 3LY	Kimmitt & Roberts
Lot 10	26 Alfred Avenue, Bedlington	NE22 5AZ	Mike Rogerson
Lot 11	12 Cleveland View, Coundon	DL14 8NE	JW Wood Estate Agents/Andrew Craig
Lot 12	46 Clifton Road, Darlington	DL1 5DS	JW Wood Estate Agents
Lot 13	43 South Durham Court, Hendon, Sunderland	SR1 2JA	Andrew Craig
Lot 14	134/136 North Road, Darlington	DL1 2EJ	JW Wood Estate Agents
Lot 15	32 Johnson Street, South Shields	NE33 5LF	Andrew Craig
Lot 16	15 Duncombe Terrace, Ferryhill	DL17 8BW	JW Wood Estate Agents/Andrew Craig
Lot 17	Plot 41 Otterburn Hall Estate, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 18	17 Blackett Street, Bishop Auckland	DL14 7TD	JW Wood Estate Agents/Andrew Craig
Lot 19	7A Chapel Street, Willington, Bishop Auckland	DL15 0EQ	JW Wood Estate Agents/Andrew Craig
Lot 20	Plot 42 Otterburn Hall Estate, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 21	Clara House, Church Parade, Sacriston	DH7 6AD	Rook Matthews Sayer
Lot 22	31 & 32 Armstrong Road, Willington Quay	NE28 6NA	Andrew Craig/Rook Matthews Sayer
Lot 23	1 Yarm Lane, Stockton	TS18 3DR	Michael Poole
Lot 24	21 Earlington Court, Forest Hall	NE12 9DX	Mike Rogerson
Lot 25	Plot 44 Otterburn Hall Estate, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 26	5 Marlborough Court, Hebburn	NE32 5RB	Andrew Craig
Lot 27	48 Queen Street, Ashington	NE63 9HS	Rook Matthews Sayer
Lot 28	88 Albert Street, Grange Villa, Chester Le Street	DH2 3LR	JW Wood Estate Agents
Lot 29	Plot 45 Otterburn Hall Estate, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 30	50/52 Queen Street, Ashington	NE63 9HS	Rook Matthews Sayer
Lot 31	11 Coronation Street, North Ormesby	TS3 6QH	Michael Poole
Lot 32	18 Station Avenue North, Fencehouses	DH4 6HS	JW Wood Estate Agents/Kimmitt & Roberts
Lot 33	45 Rosemary Terrace, Blyth	NE24 3DS	Mike Rogerson
Lot 34	Plot 46 Otterburn Hall Estate, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 35	47 Edgemont Court, Sunderland	SR2 0DX	Andrew Craig
Lot 36	3 York Street, Summerhill, Newcastle	NE4 6ET	Rook Matthews Sayer
Lot 37	225 Arnold Street, Boldon Colliery	NE35 9AZ	Andrew Craig
Lot 38	Plot 47 Otterburn Hall Estate, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 39	28 Tindale Crescent, Bishop Auckland	DL14 9SX	JW Wood Estate Agents/Andrew Craig
Lot 40	564 John Williamson Street, South Shields	NE33 5LW	Andrew Craig
Lot 41	12 Providence Place, Gilesgate, Durham	DH1 2HS	JW Wood Estate Agents
Lot 42	25 Durham Road, Chilton	DL17 0EX	JW Wood Estate Agents/Andrew Craig
Lot 43	19b Front Street, Sacriston, Durham	DH7 6JS	JW Wood Estate Agents
Lot 44	11 Warren Street, Peterlee	SR8 4NA	Kimmitt & Roberts
Lot 45	26 Thomas Street, Blackhill	DH8 0AB	Andrew Craig
Lot 46	64 Seventh Street, Horden, Peterlee	SR8 4LX	Kimmitt & Roberts
Lot 47	14 Beamish Rise, Stanley	DH9 0UH	JW Wood Estate Agents



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	506 John Williamson Street, South Shields	NE33 5HW	Andrew Craig
Lot 49	20 Windsor Court Eston	TS6 7QY	Andrew Craig/Michael Poole
Lot 50	42 Queen Street, Ashington	NE63 9HS	Rook Matthews Sayer
Lot 51	40 Brighton Grove, Fenham, Newcastle	NE4 5NT	Rook Matthews Sayer
Lot 52	12 Severn Street, Chopwell	NE17 7BY	Andrew Craig/Rook Matthews Sayer
Lot 53	Swinhope Row Cottage, Sparty Lea, Hexham	NE47 9UP	Rook Matthews Sayer
OPTION 2			
Lot 54	8 West Terrace, Seaton Sluice	NE26 4RE	Rook Matthews Sayer
Lot 55	11 Turner Street, Redcar	TS10 1AY	Michael Poole
Lot 56	15 Park Terrace, Blaydon	NE21 5ER	Rook Matthews Sayer/Yellow Estate Agency
Lot 57	7 Millfield Road, North Ormesby	TS3 6ES	Michael Poole
Lot 58	20 Shakespeare Avenue Hebburn	NE31 1PT	Andrew Craig
Lot 59	Brinkburn Farmhouse, Ashley Road, South Shields	NE34 OPD	Andrew Craig
Lot 60	19 Nursery Park, Ashington	NE63 ODH	Rook Matthews Sayer
Lot 61	18 Marton Avenue, Middlesbrough	TS4 3SQ	Michael Poole
Lot 62	Chapel Lodge, High Lords, Cockfield, Bishop Auckland	DL13 5AR	JW Wood Estate Agents
Lot 63	13 Fairview Terrace, Greencroft, Stanley	DH9 8NR	JW Wood Estate Agents
Lot 64	57 Deanham Gardens, Fenham	NE5 2JD	Rook Matthews Sayer
Lot 65	10 Caroline Mews, Redcar	TS10 3JW	Michael Poole
Lot 66	The Hemmel, 30 Swinhoe Road, Beadnell	NE67 5AG	Rook Matthews Sayer
Lot 67	24 Stonedale Walk, Acklam, Middlesbrough	TS5 8TQ	Michael Poole
Lot 68	8 Cotswold Road, Whitley Bay	NE29 9QJ	Rook Matthews Sayer
Lot 69	22 Staithes Avenue, Longbenton	NE12 8LN	Rook Matthews Sayer
Lot 70	40 Mayfield Avenue, Throckley	NE15 9BB	Andrew Craig/Rook Matthews Sayer
Lot 71	9 Larch Grove, Blyth	NE24 3XU	Rook Matthews Sayer
Lot 72	2 Dryburn View, Durham	DH1 5AP	JW Wood Estate Agents
Lot 73	19 Front Street, Annitsford, Cramlington	NE23 7QS	Mike Rogerson
Lot 74	24 Fourth Row, Linton Colliery	NE61 5SJ	Rook Matthews Sayer
Lot 75	4 Field Street, South Gosforth	NE3 1RY	Rook Matthews Sayer
Lot 76	26 Beech Grove Terrace South, Crawcrook	NE40 4TW	Rook Matthews Sayer
Lot 77	Flat 10, Chetwynd Court, The Avenue, Fairfield, Stockton	TS19 7ET	Michael Poole
Lot 78	6 St Vincent Street, South Shields	NE33 3AR	Andrew Craig
Lot 79	41 Clynes Road, Middlesbrough	TS6 7RJ	Michael Poole
Lot 80	27 Roman Road, South Shields	NE33 2HA	Andrew Craig
Lot 81	5 Lorne Terrace, Coundon, Bishop Auckland	DL14 8NQ	JW Wood Estate Agents
Lot 82	54 Glasgow Road, Jarrow	NE32 4AP	Andrew Craig
Lot 83	83 Clayport Gardens, Alnwick	NE66 1EG	Rook Matthews Sayer
Lot 84	60a Victoria Terrace, Bedlington	NE22 5QD	Rook Matthews Sayer
Lot 85	Beechwood, Bedlington	NE22 6DP	Rook Matthews Sayer
Lot 86	18 Thornside, Ingleby Barwick	TS17 0RT	Michael Poole
Lot 87	Dovecote Cottage, 11 Bank House, Guyzance, Northumberland	NE65 9AP	Rook Matthews Sayer
Lot 88	22 Gibside, Chester Le Street	DH2 2TS	JW Wood Estate Agents
Lot 89	45 Central Parade, Shildon	DL4 1DN	JW Wood Estate Agents
Lot 90	11 Sydney Gardens, South Shields	NE34 9DZ	Andrew Craig
Lot 91	5 Newton Close, Eston	TS6 9HS	Michael Poole
Lot 92	40 Ouselaw, Kibblesworth, Birtley	NE11 0TL	Andrew Craig
Lot 93	10 The Croft, Killingworth	NE12 6PJ	Mike Rogerson



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	3 Thompson Street, Bedlington	NE22 7HE	Rook Matthews Sayer
Lot 95	51 Lilywhite Terrace, Easington Lane	DH5 0HF	Kimmitt & Roberts
Lot 96	12 Paddock Wood, Coulby Newham	TS8 0SA	Michael Poole
Lot 97	33 Norwood Avenue, Heaton, Newcastle	NE6 5RA	Rook Matthews Sayer
Lot 98	2 Wynyard Drive, Bedlington	NE22 5YH	Rook Matthews Sayer
Lot 99	36 Broadway West, Redcar	TS10 5PB	Michael Poole
Lot 100	1 North View, Wrekenton	NE9 7UT	Andrew Craig
Lot 101	89 Richmond Road, South Shields	NE34 0QQ	Andrew Craig
Lot 102	28 St Marys Avenue, South Shields	NE34 6AG	Andrew Craig
Lot 103	3 Mitford Road, Morpeth	NE61 1RG	Rook Matthews Sayer
Lot 104	2 Lishman Terrace, Ryton	NE40 3UB	Rook Matthews Sayer/Yellow Estate Agency
Lot 105	18 Grange Avenue, Bedlington	NE22 7EW	Rook Matthews Sayer
Lot 106	19 Shipcote Terrace, Gateshead	NE8 4AA	Andrew Craig
Lot 107	1 Ashdown Way, Billingham	TS23 3EF	Michael Poole
Lot 108	14 Lynwood Avenue, Newbiggin by the Sea	NE64 6JF	Rook Matthews Sayer
Lot 109	32 Oak Road, Guisbrough, Cleveland	TS14 6JB	Michael Poole
Lot 110	5 North Crescent, Stakeford	NE62 5JH	Mike Rogerson
Lot 111	25 Alnwick Road, South Shields	NE34 0LB	Andrew Craig
Lot 112	114 Cambridge Road, Middlesbrough	TS5 5HP	Michael Poole
Lot 113	37 Glendale, Amble	NE65 0RJ	Rook Matthews Sayer
Lot 114	292 Silver Lonnen, Fenham, Newcastle	NE5 2HJ	Rook Matthews Sayer
Lot 115	15 Oak Street, Fencehouses	DH4 6AT	Kimmitt & Roberts
Lot 116	11 Chevington Green, Hadston, Morpeth	NE65 9AX	Rook Matthews Sayer
Lot 117	415 Salters Road Gosforth	NE3 4XJ	Rook Matthews Sayer
Lot 118	2 Windsor Road, Hebburn	NE31 1JQ	Andrew Craig
Lot 119	43 Hanson Grove, Middlesbrough	TS3 9JY	Michael Poole
Lot 120	6 The Elms, Ashbrook, Sunderland	SR2 7BZ	Andrew Craig
Lot 121	32 Eastfield Road, Benton, Newcastle	NE12 8BD	Rook Matthews Sayer
Lot 122	14 Park View, Seaton Delaval	NE25 0AL	Mike Rogerson
Lot 123	35 Park Road, Ashington	NE63 8AF	Mike Rogerson
Lot 124	4 Wooperton Gardens, Fenham	NE5 2DT	Rook Matthews Sayer
Lot 125	14 Tanfield Road, West Benwell, Newcastle	NE1 5 7BT	Rook Matthews Sayer
Lot 126	17 Ladyburn Way, Hadston Way, Hadston	NE65 9RJ	Rook Matthews Sayer
Lot 127	8 Victoria Terrace, Prudhoe	NE42 5AE	Yellow Estate Agency

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

7 Ronald Gardens, Hebburn NE31 2TL

Andrew Craig



Description:

Occupying an excellent sized plot at the head of a peaceful cul-de-sac, this traditional detached bungalow is offered for sale with the benefit of vacant possession. In need of modernisation, the property offers excellent potential for a variety of buyers. With double glazing and gas central heating and briefly comprises Entrance porch/hall. Lounge, Dining room, Kitchen, Two bedrooms and Bathroom/w.c. Externally there are good sized gardens to front and side plus driveway leading to the garage.



EPC Band tbc

Call: Andrew Craig 0191 4281428

Price Guide: £99,950+

Lot No. 2

38 Brighton Grove, Fenham, Newcastle NE4 5NT

ROOK
MATTHEWS
SAYER



Description:

A four bedroom mid terrace house situated on Bright Grove which is offered for sale with vacant possession.

The accommodation briefly comprises of entrance lobby, entrance hall, living room, dining room, cloak room- wc kitchen. To the first floor landing there are four bedrooms and a shower room. Externally there is a yard to the rear.

EPC Band F

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £125,000+

Lot No. 3

33 Howe Street, Gateshead NE8 3PQ

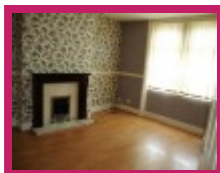
Andrew Craig



Description:

Flexible accommodation - a possible six bedroom/one reception room or four bedroom/three reception room mid terrace house. The property appears to have once been a pair of flats and with modifications and subject to planning/building regulations may be converted back.

The property is currently laid out as one dwelling and benefits from gas central heating and double glazing.



EPC Band D

Call: Andrew Craig 0191 4875330

Price Guide: £75,000+

Lot No. 4

73 Surrey Street, Middlesbrough TS1 4QA


Description:

A two bed mid terrace house. This property will appeal to a range of buyers. Briefly comprises, entrance hall, lounge, dining room, kitchen, landing, two bedrooms and a family bathroom. Externally we have a small enclosed yard to the rear.

EPC Band D


Call: Michael Poole 01642 254222

Price Guide: £44,950+

Lot No. 5

40 Wallsend Road, North Shields NE29 7BJ


Description:

A four bedroom end terraced house situated on Wallsend Road, North Shields. The property is close to all local amenities, schools, road and bus links. The property is in need of modernisation and benefits from gas central heating. The property comprises of entrance hallway with stairs to first floor landing, lounge, large dining room with open plan kitchen, first floor:- landing, master bedroom with three additional bedrooms and family bathroom. Externally there is a yard to the rear with two separate garages.

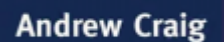
EPC Rating E


Call: Mike Rogerson 0191 2621206

Price Guide: £49,950+

Lot No. 6

30 Johnson Street, South Shields NE33 5LF


Description:

A one bedroom ground floor flat situated in this popular location, having amenities, shops and good transport links close by. The property briefly comprises of: - Entrance hall, lounge, kitchen, bedroom and bathroom. Call to view now!!

The property is currently rented at £300pcm

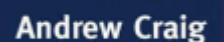
EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £36,000+

Lot No. 7

98/100 Collingwood Street, Hebburn NE31 2XW


Description:

A pair of flats offered for sale with vacant possession.

98 Collingwood Street: Ground floor 2 bedroom flat in need of refurbishment. It has double glazing and combi central heating. Comprises hallway, front bedroom, lounge, second bedroom, kitchen and bathroom.

100 Collingwood Street: First floor 3 bedroom flat in need of refurbishment. It has double glazing and combi central heating.

EPC BAND TBC

Call: Andrew Craig 0191 4281428

Price Guide: £69,950+

Lot No. 8

556 John Williamson Street, South Shields NE33 5LW

Andrew Craig



Description:

A ground floor two bedroom flat situated on John Williamson Street and available now with vacant possession.

Call now to book your viewing.
EPC Band C



Call: Andrew Craig 0191 4271722

Price Guide: £25,000+

Lot No. 9

31 Hawthorn Street, Peterlee SR8 3LY

kimmitt & roberts



Description:

An ideal opportunity for the local investor to purchase this two bedroomed mid terrace home which comes with gas central heating system and double glazing. To the exterior is enclosed yard and garden to front elevation.

EPC Band D

Call: Kimmitt & Roberts 0191 5183334

Price Guide: £16,000+

Lot No. 10

26 Alfred Avenue, Bedlington NE22 5AZ

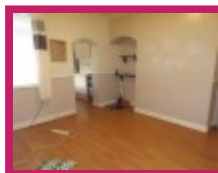
MIKE ROGERSON



Description:

We at Mike Rogerson Estate Agents are pleased to bring to the sale market this two bedroom ground floor flat situated on Alfred Avenue, Bedlington. The property on offer benefits from both gas central heating and double glazing as well as being near local amenities, schools and the local Bedlington Terriers Football Ground. The property briefly comprises of; entrance hallway, master bedroom, bedroom two, lounge, kitchen, rear hallway, bathroom and a shared rear yard.

EPC Band C



Call: Mike Rogerson 01670 822223

Price Guide: £30,000 - £35,000

Lot No. 11

12 Cleveland View, Coundon DL14 8NE

Andrew Craig

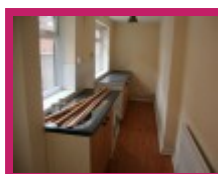
WOOD ESTATE AGENTS



Description:

A two bed mid terrace house being offered for sale with vacant possession and benefits include double glazed windows and gas central heating.

The property briefly comprises of living room, dining room, kitchen. To the first floor there are two bedrooms and a bathroom. Externally there is a yard to the rear.
EPC Band D



Call: AC 0191 4921234 JWW 01388 604273

Price Guide: £29,950+

Lot No. 12

46 Clifton Road, Darlington DL1 5DS


Description:

Ideally suiting the property investor this mid terraced house is located close to a good range of local shops and amenities and has the potential of providing a healthy rental yield. In need of refurbishment the property offers well proportioned accommodation comprising on the ground floor; entrance hallway, lounge, separate dining room, kitchen and a useful cellar. To the first floor there are three bedrooms, two of which are double rooms and a bathroom/wc. Externally there is a yard to the rear. EPC Band D

Call: J W Wood 01325 485151

Price Guide: £49,950+

Lot No. 13

43 South Durham Court, Hendon, Sunderland SR1 2JA

Andrew Craig

Description:

A well presented two double bedroom Sixth floor apartment enjoying sea views over Sunderland Docks. To the ground floor there are stairs and a lift to all floors and access to the residents lounge, computer room, laundry room and well maintained communal gardens. There is also secure parking, electric heating and upvc double glazing. Close to City Centre and the Coast. An ideal investment property that must be viewed to appreciate.



EPC Band D

Call: Andrew Craig 0191 5653377

Price Guide: £34,950+

Lot No. 14

134/136 North Road, Darlington DL1 2EJ


Description:

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

Call: J W Wood 01325 485151

Price Guide: £69,950+

Lot No. 15

32 Johnson Street, South Shields NE33 5LF

Andrew Craig

Description:

A two bedroom upper flat situated in this popular location having amenities, shops and transport links into the Town Centre. The property briefly comprises of: - Entrance with stairs to the first floor, landing, lounge, kitchen with appliances, two bedrooms and bathroom. An internal inspection is highly recommended.

EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £36,000+

Lot No. 16

15 Duncombe Terrace, Ferryhill DL17 8BW

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A two bedroom mid terrace offered for sale with vacant possession. At the time of print no access has been gained, access will be available leading up to the auction, EPC Band E

Call: AC 0191 4921234 JWW 01388 604273

Price Guide: £45,000+

Lot No. 17

Plot 41 Otterburn Hall Estate, Otterburn NE19 1HE

ROOK MATTHEWS SAYER



Description:

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

Call: Rook Matthews Sayer 01661 860228

Price Guide: £1+

Lot No. 18

17 Blakett Street, Bishop Auckland DL14 7TD

WOOD
ESTATE AGENTS

Andrew Craig



Description:

A two bed end terrace house situated on Blakett Street, Bishop Auckland. The accommodation comprises entrance hall, dining room, living room, kitchen, first floor are two bedrooms and bathroom. EPC : D



Call: J W Wood 01388 604273 AC 0191 4921235

Price Guide: £35,000+

Lot No. 19

7A Chapel Street, Willington, Bishop Auckland DL15 0EQ

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A two bed end terrace house offered for sale with vacant possession and benefiting from double glazed windows and gas central heating. Briefly comprises of entrance, living room, dining room, kitchen. To the first floor there are two bedrooms and a bathroom. Externally there is a yard to the rear.



EPC Band D

Call: AC 0191 4921234 JWW 01388 604273

Price Guide: £28,000+

Lot No. 20

Plot 42 Otterburn Hall Estate, Otterburn NE19 1HE

**ROOK
MATTHEWS
SAYER**



Description:

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

Call: Rook Matthews Sayer 01661 860228

Price Guide: £1+

Lot No. 21

Clara House, Church Parade, Sacriston DH7 6AD

**ROOK
MATTHEWS
SAYER**



Description:

The former care home known as Clara House consists 38 bedrooms 3 of which are en-suite, 9 communal areas, 4 bathrooms, 8 W/Cs, laundry room, 3 kitchens and conservatory. The property is 3 internally linked buildings consisting of a two storey sandstone building, two storey rendered building and a single storey building to the east of the site. We have not inspected the building internally recently so cannot confirm condition, we advise you make your own enquiries. External There is a grassed area and patio located to the rear extension. Services The property includes gas, water, electricity, drainage and lift shaft. Site Area Circa 0.168 Hectares (0.416 Acres) EPC Band D

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £140,000+

Lot No. 22

31 & 32 Armstrong Road, Willington Quay NE28 6NA

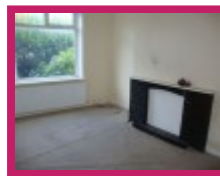
Andrew Craig

**ROOK
MATTHEWS
SAYER**



Description:

A pair of flats offered for sale with vacant possession. Consisting of a one bedroom ground floor flat, accommodation briefly comprises of entrance hall, living room, kitchen, bathroom/wc and bedroom. Agents note - There is no central heating boiler. The two bedroom first floor flat briefly comprises of entrance hall, bedroom one, living room, bedroom two, kitchen, rear lobby, bathroom. Externally there is a yard to rear and townhouse garden to front.



EPC bands: D

Call: RMS 0191 2761283 AC 0191 2859024

Price Guide: £60,000+

Lot No. 23

1 Yarm Lane, Stockton TS18 3DR

Michael Poole



Description:

Please find full description on the following page.

Call: Michael Poole 01642 355000

Price Guide: £399,950+



Description: An investment opportunity to purchase this freehold corner terrace property which has been divided into 5 self contained apartments all currently let generating a net income in the region of £66,000 per annum and has new tenancies signed for the upcoming year until 30 June 2017.

The property has been well designed and fitted to a high standard to include fitted kitchen with built in split level electric ovens and hobs, fridges, secondary double glazing, showers and each flat has its own independent gas, electric and water supply.

The property consists of a five bed roomed ground floor flat (with slight modification and subject to building regulations a 6th bedroom could be incorporated) with 2 shower rooms/wc plus an en-suite.

There are two flats to the first floor both 3 bedrooms, 1 with 1 bath and one with 2 separate shower rooms/wc plus an ensuite shower/wc. To the second floor there are a further two flats, both 3 bedrooms, one with 2 shower rooms/wc the other with 1 shower room/wc.

To fully appreciate the quality of this accommodation, the potential and the investment these properties offer an internal inspection is highly recommended.

EPC Bands

Flat 1 -C, Flat 2 -B, Flat 3 - C, Flat 4 -C, Flat 5 -C

Call: 01642 355000

Price Guide: £399,950+

Lot No. 24

21 Earlington Court, Forest Hall NE12 9DX



Description:

Situated at the head of a popular and sought after cul de sac is this two bedroom semi detached bungalow. The property is located in a very popular part of Forest Hall near to bus transport links, to the City and beyond, local schools and amenities and the main A1 and A19 trunk roads north and south. The bungalow comprises of Entrance hall, modern shower room, two bedrooms, Living room and a spacious Kitchen/breakfast room with contemporary units and integrated appliances, utility room with sink unit and door to attached single garage. The property also benefits from gas central heating and double glazing. Externally there is a driveway to the front of the property leading to the single attached garage with electric remote control door, lawn and shrub borders, whilst to the rear is a paved patio area and raised lawned area
EPC Band F

Call: Mike Rogerson 0191 2154020

Price Guide: £99,950+

Lot No. 25

Plot 44 Otterburn Hall Estate, Otterburn NE19 1HE



Description:

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

Call: Rook Matthews Sayer 01661 860228

Price Guide: £1+

Lot No. 26

5 Marlborough Court, Hebburn NE32 5RB



Description:

A first floor flat which needs cosmetic attention but offering excellent potential. Situated in this popular residential part of Jarrow and conveniently located for Town Centre, shops, schools, leisure facilities and good transport links throughout the area. Briefly an internal layout offers:- Communal Entrance hall, stairs to first floor landing. Private entrance to apartment. Lounge, fitted kitchen, double bedroom and bathroom/w.c. The property is surrounded by communal gardens and has a garage in a separate block located at the rear. The property also benefits from double glazing and has electric night storage heating to part of the property.



EPC Band D

Call: Andrew Craig 0191 4281428

Price Guide: £29,950+

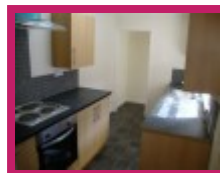
Lot No. 27

48 Queen Street, Ashington NE63 9HS



Description:

Appealing to both the private residential buyer and the buy to let investor is this two bed ground floor flat which has been modernised and upgraded by the current owner. The property is situated onto a pedestrian walkway and benefits include a refitted kitchen and bathroom, gas central heating, double glazed windows and is offered for sale with vacant possession.



EPC Band F

Call: Rook Matthews Sayer 01670 850850

Price Guide: £23,000+

Lot No. 28

88 Albert Street, Grange Villa, Chester Le Street DH2 3LR


Description:

Rare opportunity to acquire an end terraced house with the benefit of an attached Garage and Garden. Offering an excellent investment opportunity or first time buy, the property comprises Hall, Lounge, Dining Room, Kitchen, Inner Lobby, Bathroom/wc and two Bedrooms. It includes uPVC double glazing but requires further modernisation.

EPC Band F


Call: J W Wood 0191 3887245

Price Guide: £35,000+

Lot No. 29

Plot 45 Otterburn Hall Estate, Otterburn NE19 1HE


Description:

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

Call: Rook Matthews Sayer 01661 860228

Price Guide: £1+

Lot No. 30

50/52 Queen Street, Ashington NE63 9HS


Description:

A pair of flats situated on Queen Street, Ashington offered for sale with vacant possession. The properties benefit from gas central heating and double glazing. The upper flat number 50 comprises of entrance hall, stairs to first floor landing, two bedrooms, living/dining room, kitchen, rear hall and bathroom. Number 52 the lower flat comprises of entrance lobby, hall, two bedrooms, living room, kitchen, and bathroom. E Externally there is a yard to the rear and a townhouse garden to the front. EPC Bands : TBC

Call: Rook Matthews Sayer 01670 850850

Price Guide: £44,950+

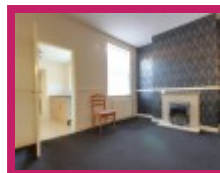
Lot No. 31

11 Coronation Street, North Ormesby TS3 6QH


Description:

Two Bedroom Mid-Terraced House Benefiting from several features including, fitted kitchen, double glazing and gas central heating. The accommodation comprises, entrance hall, lounge, dining room, kitchen, bathroom and two bedrooms. Externally, enclosed yard to the rear.

EPC Band B


Call: Michael Poole 01642 254222

Price Guide: £29,950+

Lot No. 32

18 Station Avenue North, Fencehouses DH4 6HS

WOOD
ESTATE AGENTS

kimmitt & roberts



Description:

A spacious three Bedroom mid terraced property which is offered for sale at an exceptional price. The property requires updating but includes uPVC double glazing. A spacious three Bedroom mid terraced property which is offered for sale at an exceptional price. The property requires updating but includes uPVC double glazing. The accommodation comprises Lobby, Hall, two Reception Rooms, Kitchen, Shower Room/wc and three good size Bedrooms. There is a forecourt garden and yard to rear. EPC Band E

Call: JWW 0191 3887245 K&R 0191 5848080

Price Guide: £29,950+

Lot No. 33

45 Rosemary Terrace, Blyth NE24 3DS

MIKE
ROGERSON



Description:

An investment opportunity to purchase a commercial unit which benefits from an enclosed yard to the front and side of the building.

A brick built two story unit ground floor space approx 7.72m x 5.66m with toilet wc and kitchen area. There is a rear hall/lobby with its own access door to the side giving access to the first floor consisting of office space, kitchen and bathroom-wc. EPC Band D



Call: Mike Rogerson 01670 361911

Price Guide: £49,950+

Lot No. 34

Plot 46 Otterburn Hall Estate, Otterburn NE19 1HE

ROOK
MATTHEWS
SAYER



Description:

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

Call: Rook Matthews Sayer 01661 860228

Price Guide: £1+

Lot No. 35

47 Edgemont Court, Sunderland SR2 0DX

Andrew Craig



Description:

A spacious two bedroom first floor flat with a garage in a separate block. Having the benefit of upvc double glazing and electric heating. Located within a popular area close to local amenities and transport links to City Centre. Ideal for a range of buyers. Viewing recommended. EPC Band D



Call: Andrew Craig 0191 5653377

Price Guide: £39,950+

Lot No. 36

3 York Street, Summerhill, Newcastle NE4 6ET

**ROOK
MATTHEWS
SAYER**



Description:

Ideal Buy to Let or family home is this spacious 4 bedroom terraced property set over 3 floors. Within walking distance of Newcastle City centre, University, college and Hospitals. All facilities and amenities are also nearby to include public transport links, shops, restaurants and bars. Benefits include some original features, and double glazing. The property comprises entrance lobby, hallway, lounge, dining room, kitchen, stairs to first floor, shower room, 3 bedrooms, stairs to 2nd floor, further shower room and 4th bedroom. Externally there is a yard to the rear.



EPC Band D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £149,950+

Lot No. 37

225 Arnold Street, Boldon Colliery NE35 9AZ

Andrew Craig



Description:

Spacious Mid Terraced House - Reasonably Priced to Reflect. Requiring some works of upgrading and having potential as a family home or for those looking for an investment opportunity, we offer this property with the benefit of vacant possession. Internal inspection recommended.



EPC Band tbc

Call: Andrew Craig 0191 5190011

Price Guide: £39,950+

Lot No. 38

Plot 47 Otterburn Hall Estate, Otterburn NE19 1HE

**ROOK
MATTHEWS
SAYER**



Description:

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

Call: Rook Matthews Sayer 01661 860228

Price Guide: £1+

Lot No. 39

28 Tindale Crescent, Bishop Auckland DL14 9SX

**WOOD
ESTATE AGENTS**

Andrew Craig



Description:

A three bedroom mid terrace house which offers good size living accommodation (living room over 6 meters long) and is offered for sale with vacant possession. The property has been upgraded by the current vendor and benefits of the property include double glazed windows, gas central heating, modern kitchen units and a white bathroom suite. Property briefly comprises entrance hall, living room, kitchen opening out to a breakfasting area to the ground floor whilst on the first floor there are three bedrooms. Externally there is a yard to the rear of the property.
EPC Band E

Call: J W Wood 0191 3887245

Price Guide: £40,000+



Welcome aboard!

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

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To find out more, visit: www.mincoffs.co.uk
T: 0191 281 6151 E: info@mincoffs.co.uk

mincoffs
SOLICITORS

Lot No. 40

564 John Williamson Street, South Shields NE33 5LW

Andrew Craig



Description:

A ground floor one bedroom flat situated on John Williamson Street and available now with vacant possession.

Call now to book your viewing.
EPC Band C



Call: Andrew Craig 0191 4271722

Price Guide: £25,000+

Lot No. 41

12 Providence Place, Gilesgate, Durham DH1 2HS

WOOD
ESTATE AGENTS



Description:

Available with the benefit of immediate vacant possession, we offer for sale this well presented and improved two bedroomed mid terraced property benefitting from gas fired central heating and double glazing. The property has accommodation comprising: entrance hallway with stairs to first floor, lounge, dining room, kitchen and small utility. To the first floor there are two bedrooms and a bathroom. Externally there is a small yard to the rear.

EPC Band D



Call: J W Wood 0191 3869921

Price Guide: £29,950

Lot No. 42

25 Durham Road, Chilton DL17 0EX

Andrew Craig

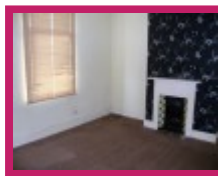
WOOD
ESTATE AGENTS



Description:

A two bedroom mid terrace house offered for sale with vacant possession and appealing to both the private residential buyer and the buy to let landlord. Property benefits include double glazing, gas central heating and briefly comprises entrance, living room, dining room, kitchen, rear porch and bathroom. To the first floor there are two bedrooms, Externally there is a yard to the rear.

EPC Band D



Call: AC 0191 4921234 JWW 01388 604273

Price Guide: £35,000+

Lot No. 43

19b Front Street, Sacriston, Durham DH7 6JS

WOOD
ESTATE AGENTS



Description:

The Premises The property is a two storey end terraced unit with pebble dashed fascia and pitched slate roof. Description It is situated over two floors, the ground floor is open plan measuring 29.37 sq. m. it benefits from recently being plastered and having a modern UPVC double glazed shop front. Stairs to the rear of the property lead to the first floor which measures 28.04 sq. m. this is made up of an open plan area, two small store rooms one with sink and w/c facilities. The property also benefits from recently installed gas central heating and roller shutters.

EPC Band C

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £25,000+

Lot No. 44

11 Warren Street, Peterlee SR8 4NA

kimmitt & roberts



Description:

Well Presented 2 Bed Terrace Gas C.H.S & D.Glazing Pleasant Kitchen/Breakfast Room Ideal Investor Property EPC Rating: D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £20,000 - £30,000

Lot No. 45

26 Thomas Street, Blackhill DH8 0AB

Andrew Craig

Andrew Craig



Description:

A three-bedroomed terraced house with UPVC double glazing and gas central heating (via back boiler), with accommodation comprising: entrance lobby, hall, living room open into dining room, rear kitchen, first floor landing, a double bedroom and two smaller bedrooms, and a bathroom/W.C. There is a rear yard with an outhouse and a small garage. Thomas Street is situated between Queens Road and Ritsons Road in Blackhill, close to the the shops and facilities on Durham Road and a mile from Shotley Bridge village. It is also a mile from Consett town centre, which has further amenities, and 14 miles from Durham and Newcastle. EPC Band F

Call: Jww 01207 235221 AC 0191 4889090

Price Guide: £50,000+

Lot No. 46

64 Seventh Street, Horden, Peterlee SR8 4LX

kimmitt & roberts



Description:

A traditional mid terraced house with exceptional potential. It is fundamentally a shell, and in need of a complete refit although it has upvc double glazing. It comprises of: Lounge, Kitchen/Dining Area, Two Bedrooms, Bathroom/wc & Yard EPC Band F

Call: Kimmit & Roberts 0191 5183334

Price Guide: £19,950+

Lot No. 47

14 Beamish Rise, Stanley DH9 0UH

WOOD
ESTATE AGENTS



Description:

A modern first floor apartment situated in East Stanley with superb countryside views. The property is to be sold with immediate vacant possession, has two generous bedrooms (master with en-suite), living area, kitchen with integrated appliances, family bathroom and a garage. All of the apartments benefit uPVC double glazing, gas central heating, a secure entrance system, and offer an ideal opportunity for professionals or investors. Beamish Rise is a modern development situated just off the A693 which provides easy access to Stanley, Chester le Street, Durham and Newcastle. Agents note: Service charge £528per annum, ground rent £125 per annum EPC Band E

Call: J W Wood 01207 235221

Price Guide: £80,000+

Lot No. 48

506 John Williamson Street, South Shields NE33 5HW

Andrew Craig



Description:

A two bedroom ground floor flat situated on John Williamson Street and available now with vacant possession.
Call now to book your viewing.
EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £25,000+

Lot No. 49

20 Windsor Court Eston TS6 7QY

Andrew Craig

Michael Poole



Description:

A three bedroom mid terrace house situated on Windsor Court Eston, The property is offered for sale with vacant possession.
Call now to book your viewing.
EPC Band C

Call: MP 01642 955180 AC0191 4921234

Price Guide: £35,000+

Lot No. 50

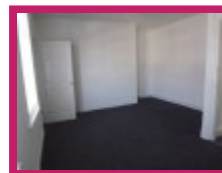
42 Queen Street, Ashington NE63 9HS

ROOK MATTHEWS SAYER



Description:

REFURBISHED TWO BEDROOM FIRST FLOOR FLAT situated on Queen Street in Ashington. The property is close to local amenities, schools and transport links while being a short drive to the countryside and coast. The property benefits from double glazing throughout and has been newly redecorated. The accommodation briefly comprises of: Lounge, kitchen, two bedrooms and bathroom. Externally there is a small low maintenance shared yard, No upper chain. Suitable for a first time buyer or investor



EPC Band TBC

Call: Rook Matthews Sayer 01670 850850

Price Guide: £19,950+

Lot No. 51

40 Brighton Grove, Fenham, Newcastle NE4 5NT

ROOK MATTHEWS SAYER



Description:

A four bedroom mid terrace house on Brighton Grove offered for sale with vacant possession. The accommodation briefly comprises of entrance lobby, entrance hall, living room, dining room, kitchen. To the first floor landing there are four bedrooms and a shower room. Externally there is a yard to the rear.
EPC Band F

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £125,000+

Lot No. 52

12 Severn Street, Chopwell NE17 7BY

Andrew Craig

**ROOK
MATTHEWS
SAYER**



Description:

Appealing to a wide variety of buyers is this well presented two bedroom mid terrace house fronted onto a pedestrian way and offered for sale with vacant possession, Property benefits include double glazed window and central heating. Briefly comprises of entrance, living room, kitchen, bathroom, to the first floor there are two bedrooms. Externally there is yard to the rear.



EPC Band E

Call: AC 0191 4889090 RMS 0191 4131313

Price Guide: £30,000+

Lot No. 53

Swinhope Row Cottage, Sparty Lea, Hexham NE47 9UP

**ROOK
MATTHEWS
SAYER**



Description:

Fantastic opportunity to purchase this two bedroom detached cottage situated within an area of natural beauty. The cottage is in need of updating, briefly comprising sun porch; chemical WC; sitting room with beamed ceiling and open fire; large family room; kitchen; to the first floor there are two double bedrooms; externally there is a walled garden to the front with far reaching views and stone outhouse. The property has no water or sewage.



EPC Band tbc

Call: Rook Matthews Sayer 01434 601 616

Price Guide: £50,000+

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. 54

8 West Terrace, Seaton Sluice NE26 4RE

ROOK MATTHEWS SAYER



Description:

SEA VIEWS TO FRONT AND REAR** PERIOD STYLE MID TERRACE HOUSE***INVESTMENT OPPORTUNITY***The property does require updating which is reflected in the guide price but does benefit from double glazing and gas central heating. The property offers spacious living accommodation over three floors and also making the most of the incredible views surrounding the property with the added benefit of some period features while retaining charm and character. Briefly comprising: entrance vestibule, entrance hallway with staircase to first floor with spindled banister, lounge two feature windows to the front having sea views to Seaton Sluice sand dunes and coastline to Blyth, dining room, fitted kitchen. To the first floor there are three bedrooms and a family bathroom all with sea views to front and rear. To the second floor there are a further two bedrooms one with dormer window and views out towards Whitley Bay Light House. Externally there is an open front garden and to the rear there is a private yard and a single garage for off street parking accessed via the rear lane. Very rarely does such a property come to the market for sale on this sought after location and viewing is highly recommended.

Call Rook Matthews Sayer 0191 2463666

Price Guide: £165,000+

Lot No. 55

11 Turner Street, Redcar TS10 1AY

Michael Poole



Description:

A Substantial Victorian Style Home Set Over Four Floors Offering Many Original Features and in Some Need of Improvement. Offered to the Market with No Onward Chain. This Property Offers an Excellent Investment Opportunity.
EPC Band E



Call: Michael Poole 01642 285041

Price Guide: £79,950+

Lot No. 56

15 Park Terrace, Blaydon NE21 5ER

yellow estate agency

ROOK MATTHEWS SAYER



Description:

A well presented mid terrace house located in this popular residential area and appealing to a wide range of potential buyers. The property benefits include double glazed windows, gas central heating and a fitted kitchen.

Comprises of lounge, kitchen, bathroom-wc to the first floor there are two bedrooms. Externally there is a yard to the rear.



EPC Band TBC

Call: RMS 0191 4131313 yellow 0191 4141313

Price Guide: £59,950+

Michael Poole

Lot No. 57 7 Millfield Road, North Ormesby TS3 6ES



Description:
Sensibly Priced to Reflect its Current Condition This Two Bedroom Semi-Detached Bungalow Comes to the Market with the Added Benefit of Immediate Vacant Possession.



EPC Band D

Call: Michael Poole 01642 254222

Price Guide: £49,950+

Lot No. 58 20 Shakespeare Avenue Hebburn NE31 1PT

Andrew Craig



Description:
A well presented three bed end terrace family home in this residential area of Hebburn conveniently placed for access to Town Centre amenities including the recently opened Hebburn Central Community Swimming Baths, Library and Gym. Good transport links are provided by both bus and Metro with a selection of local shopping outlets together with Schools within close proximity. The property briefly comprises: Entrance hallway. Lounge with double doors to dining/kitchen. First floor has family bathroom and three bedrooms. Externally there is a garden area to the front with concrete drive for off street parking and a good size garden to rear with patio and lawn area. This property is neutrally decorated, well maintained and benefits from gas combi central heating, double glazing and is ideal as a first time buy or suitable for families alike Early viewing recommended
EPC Band C

Call: Andrew Craig 0191 4281428

Price Guide: £64,950+

Lot No. 59 Brinkburn Farmhouse, Ashley Road, South Shields NE34 0PD

Andrew Craig



Description:
CALL TO VIEW NOW!! Brinkburn Farmhouse - A genuine piece of South Shields History! A rare opportunity has arisen to acquire this is Grade II listed property due to the fact that it is the only remaining Ashlar stone built property within the Borough. Enjoying a Southerly facing aspect this four bedroom detached Farmhouse comes with extensive secluded gardens. This hidden gem of a property offers unrivalled space having a 30ft lounge, separate dining room, dining kitchen, utility room and cellar. Four bedrooms and a good size family bathroom. The property also boasts two attic rooms, a 30ft garage and extensive secluded gardens sitting on an eight of acre plot plus a private gated driveway

Call: Andrew Craig 0191 4271722

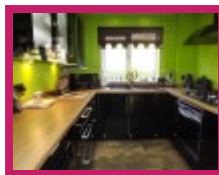
Price Guide: £275,000+

Lot No. 60 19 Nursery Park, Ashington NE63 0DH

ROOK MATTHEWS SAYER



Description:
Modern three bedroomed detached house This property has been fully refurbished and is very nicely presented throughout With double glazing and gas central heating the accommodation comprises of: Spacious entrance hall with access to stairs to the first floor landing, open plan lounge, dining room, modern kitchen, three bedrooms with en-suite to master and family bathroom. Externally there is a good sized garden to the rear with lawn and patio area and a lawn garden to the front with multi car drive leading to the single detached garage. A well presented home which simply must be viewed.



EPC Band C

Call: Rook Matthews Sayer 01670 850850

Price Guide: £129,950+



Lot No. 61

18 Marton Avenue, Middlesbrough TS4 3SQ



Description:

A four bedroom semi detached house on Marton Avenue offered for sale with vacant possession. Property briefly comprises of vestibule, entrance hall, living room, dining room, conservatory, kitchen and utility room. To the first floor there are four bedrooms, bathroom and separate wc. Externally there us a gravelled drive to front with borders and lawned garden to rear with borders and mature shrubbery. EPC Band E



Call: Michael Poole 01642 254222

Price Guide: £199,950+



Lot No. 62

Chapel Lodge, High Lords, Cockfield, Bishop Auckland DL13 5AR



Description:

A beautifully presented former Methodist Chapel. Situated in the small village of High Lands and surrounded by beautiful countryside. Internally the property has been modernised to a high standard and has the benefit of central heating and uPVC double glazing throughout. The modernisation carried out by the owners has transformed this property and in brief the accommodation comprises entrance hall, an open plan lounge, kitchen and dining area reaching over 27ft in length. Three double bedrooms (ensuite to master) and family bathroom. Externally the property features a wall enclosed rear courtyard and useful store.



EPC Band D

Call: J W Wood 01388 604273

Price Guide: £135,000+



Lot No. 63

13 Fairview Terrace, Greencroft, Stanley DH9 8NR



Description:

Available with immediate vacant possession, a two bedroomed stone-built terraced house situated in the popular village of Greencroft. The property is ideally suited to first time buyers, has the benefit of uPVC double glazing, Gas central heating and offers accommodation which briefly comprises; entrance lobby, a large open-plan lounge/dining room with French doors to rear and a modern kitchen with integrated cooking appliances. To the first floor there are two bedrooms and a bathroom/w.c. Externally the property has a forecourt garden to the front of the property and a yard to the rear.



EPC BAND C

Call: J W Wood 01207 235221

Price Guide: £49,950+



Lot No. 64

57 Deanham Gardens, Fenham NE5 2JD



Description:

This three bedroom family home would suite a variety of purchasers from First Time Buyers to Investors alike. Located in the popular residential estate in Fenham which has a variety of amenities to include shops, public transport links, A1 and A69 trunk roads. Positioned in the catchment area for popular schools updating to the property is required. Benefits include gas central heating, double glazing and no onward chain.



EPC Band tbc

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £79,950+

Lot No. 65

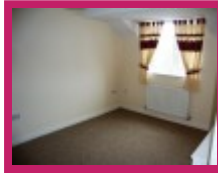
10 Caroline Mews, Redcar TS10 3JW



Description:

We have pleasure in offering for sale this modern two bedroom top floor apartment located within close proximity of local amenities. The property will appeal to a wide range of potential purchasers to include first time buyers and the buy to let investor as we are advised the property was previously let at £450pcm.

Benefits include double glazed window and gas central heating, fitted kitchen and of particular interest is that this is the only apartment on this floor



EPC Band G

Call: Michael Poole 01642 285041

Price Guide: £64,950+

Lot No. 66

The Hemmel, 30 Swinhoe Road, Beadnell NE67 5AG



Description:

****SUPERB DEVELOPMENT OPPORTUNITY WITH SEA VIEWS IN THE POPULAR COASTAL VILLAGE OF BEADNELL ****A detached house on the outskirts of Beadnell village which has been previously operating as a successful Bed and Breakfast business with good managers accommodation. Currently the ground floor entrance porch and hall give access to 4 ground floor rooms with facilities and guest dining room. On the first floor the owners accommodation includes an open plan kitchen dining room, separate sitting room, double bedroom and shower room. The kitchen has doors out to a raised balcony with views out towards the sea and there is a garage with utility space and driveway parking plus garden. Planning permission reference 16/00390/FUL has been obtained to transform this property into a luxury home or holiday let. This area of the coastline is designated as one of Outstanding Natural Beauty with fantastic sandy beaches, choice of golf courses and of course castles at Warkworth, Alnwick, Dunstanburgh and Bamburgh. The village has choice of restaurants and public houses with day to day shopping available in nearby Seahouses.

EPC Rating: D

Call: Rook Matthews Sayer 01665 510044

Price Guide: £395,000+

Lot No. 67

24 Stonedale Walk, Acklam, Middlesbrough TS5 8TQ



Description:

Three Bedroom Semi-Detached Family Home Available with immediate vacant possession. Situated in the popular residential area of Acklam. The accommodation briefly comprises, porch, lounge, kitchen/diner, landing, three bedrooms and a family bathroom. Good size front garden which is mostly laid to lawn. To the rear we have an enclosed garden which is also of a good size and a detached garage.



EPC Band tbc

Call: Michael Poole 01642 254222

Price Guide: £99,950+

Lot No. 68

8 Cotswold Road, Whitley Bay NE29 9QJ



Description:

A perfect opportunity has arisen to purchase this lovely five bedroom extended family home, located in very popular area of Preston Grange, North Shields on Cotswold Road. Benefiting from double glazing, gas central heating and briefly comprising of:- Entrance porch, entrance hallway, lounge to the front with sliding doors to dining room with patio doors leading to rear garden, fitted kitchen with built in appliances, utility room and cloaks w.c. To the first floor there are five bedrooms, bathroom and separate W.C. Externally there are front and rear gardens and there is an integral single garage and drive for off street parking

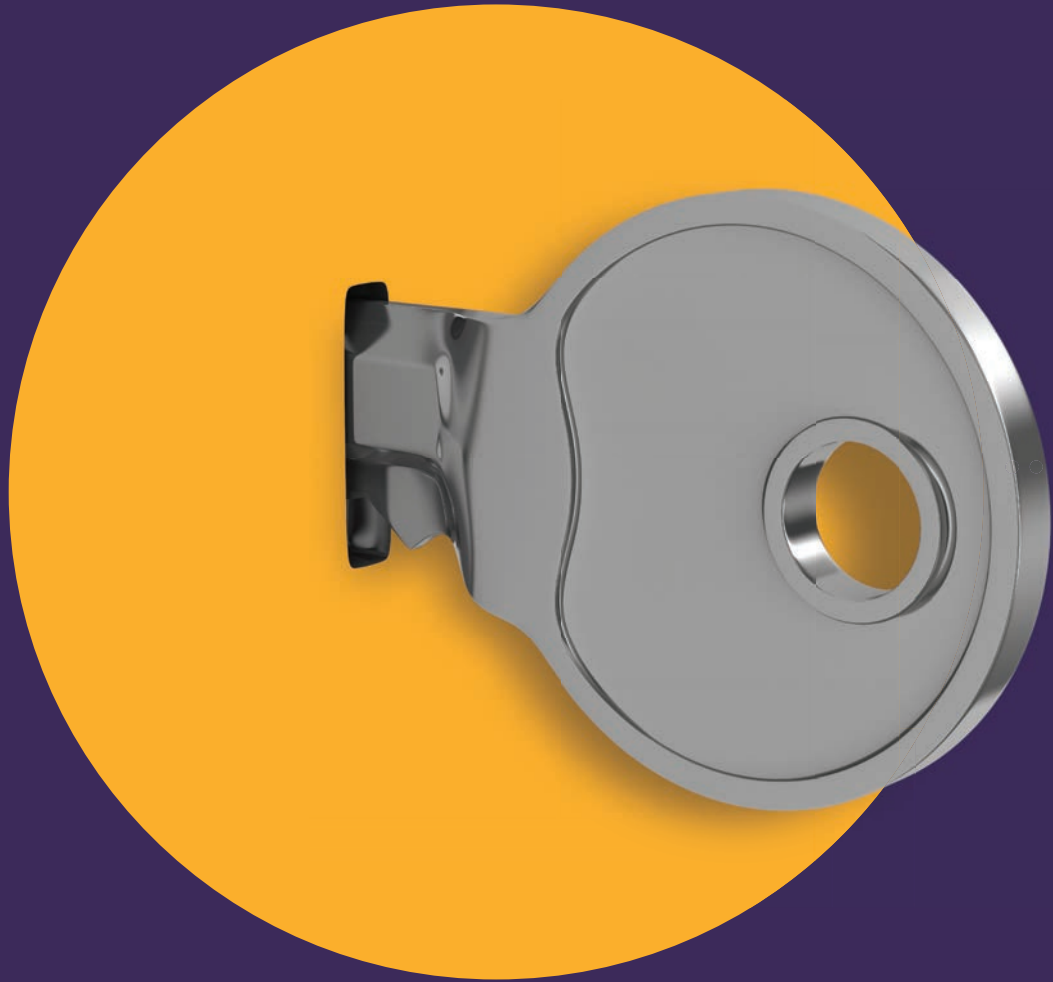


EPC Band D

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £199,950+

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Lot No. 69

22 Staithes Avenue, Longbenton NE12 8LN

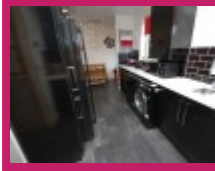
ROOK MATTHEWS SAYER



Description:

Situated within this popular residential area is this three bedroom mid terrace house which would suit a variety of buyers. The accommodation includes; entrance hall with stairs to the first floor, lounge to the front, modern kitchen to the rear with a good range of wall and base units, space for a gas cooker range, space for dishwasher, washing machine, American fridge freezer, space for table and chairs, arch to rear lobby and downstairs W.C. To the first floor, a modern bathroom/W.C and three bedrooms with the master bedroom benefitting from fitted wardrobes. Externally to the front is a tarmac area, side access through to the rear garden which has a paved area, lawned area and a useful brick built storage shed. The property benefits from gas central heating and UPVC double glazing.

EPC Band C



Call: Rook Matthews Sayer 0191 2667788

Price Guide: £109,950+

Lot No. 70

40 Mayfield Avenue, Throckley NE15 9BB

Andrew Craig

ROOK MATTHEWS SAYER



Description:

SPACIOUS FAMILY HOME WITH GOOD SIZE GARDENS.....This three bed double fronted mid terraced property in Throckley is an ideal family home, conveniently placed for access to local amenities and having good transport links available. Appealing to family buyers and investors alike the internal accommodation comprises- Entrance hall, lounge, dining room, kitchen, stairs to first floor, three double bedrooms and a modern four piece bathroom. Benefits include double glazing and the property comes with good size gardens, the rear being accessed from an arched entrance. Viewing urged!

EPC Band D



Call: AC 0191 2859024 RMS 0191 2671031

Price Guide: £84,950+

Lot No. 71

9 Larch Grove, Blyth NE24 3XU

ROOK MATTHEWS SAYER



Description:

**CUL DE SAC POSITION - MODERN MID LINK - NO UPPER CHAIN - SUPERB STARTER/RETIREMENT PURCHASE - TWO BEDROOMS - GROUND FLOOR CLOAKS/W.C. - EPC: C ** on Larch Grove, South Beach in Blyth. Briefly comprising: Entrance porch, ground floor cloaks/w.c., spacious lounge and breakfasting kitchen. Two bedrooms to the first floor and family bathroom. Externally the property has lawned area to the front and double length driveway providing off street parking and West facing garden to the rear. Extremely well cared for close to local schools, amenities and offered with no upper chain. Internal inspection highly recommended.

EPC Band D



Call: Rook Matthews Sayer 01670 352900

Price Guide: £74,950+

Lot No. 72

2 Dryburn View, Durham DH1 5AP

WOOD ESTATE AGENTS



Description:

A rare opportunity to purchase this spacious three bedroomed mid terraced property benefitting from gas fired central heating and double glazing. Requiring some cosmetic updating, the property has accommodation comprising: entrance lobby, lounge, kitchen and rear porch. The first floor has three bedrooms, bathroom and separate wc. Externally there is a small garden to the front and a yard for parking to the rear.

EPC Band tbc



Call: J W Wood 0191 3869921

Price Guide: £105,000+

Lot No. 73

19 Front Street, Annitsford, Cramlington NE23 7QS

MIKE
ROGERSON



Description:

A two bedroom semi-detached house situated in the popular area of Annitsford, Cramlington. The property is close to local amenities including schools, shops, industrial, medical and leisure together with good access to major road links. The property benefits from gas central heating and is fully double glazed. Internally the property comprises of: entrance hallway, lounge and breakfasting kitchen to the ground floor, with stairs to the first floor leading to two double bedrooms both with fitted wardrobes, family bathroom. Externally to the front is a pebbled area providing off street parking and to the rear is laid bark and decking patio area.



EPC Band D

Call: Mike Rogerson 01670 732400

Price Guide: £74,950+

Lot No. 74

24 Fourth Row, Linton Colliery NE61 5SJ

ROOK
MATTHEWS
SAYER



Description:

Spacious two bedroomed mid terrace on Fourth Row, Linton Colliery. This property has been subject to some improvements and is nicely presented throughout. With double glazing and gas central heating the accommodation briefly comprises: Entrance hall, good sized lounge/dining room, fitted kitchen, modern bathroom, stairs to first floor landing and two good sized bedrooms. Externally there is a large garden to the front and a yard to the rear. A lovely first time buy or investment opportunity. Must be viewed to appreciate

EPC Band E

Call: Rook Matthews Sayer 01670 850850

Price Guide: £40,000+

Lot No. 75

4 Field Street, South Gosforth NE3 1RY

ROOK
MATTHEWS
SAYER



Description:

Upper Tyneside flat with three bedrooms, one reception room and a shared rear yard. Convenient location with easy access to South Gosforth metro providing transport links to the Newcastle city centre.

EPC Rating: E

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £99,950+

Lot No. 76

26 Beech Grove Terrace South, Crawcrook NE40 4TW

ROOK
MATTHEWS
SAYER



Description:

We offer to the market this superb two bedroom traditional terrace on Beech Grove South with a unique open plan layout and exceptional traditional features. Accommodation briefly comprises of: Entrance hall leading to comfortable lounge with impressive feature fireplace and bay window overlooking the garden, dining room open to the kitchen and conservatory, stairs to first floor landing, stylish modern family bathroom and two generous bedrooms. This property also boasts a landscaped front garden laid to lawn and enclosed rear yard with gated access. A viewing is essential. Energy Rating E.



Call: Rook Matthews Sayer 0191 4131313

Price Guide: £79,950+

Lot No. 77

Flat 10, Chetwynd Court, The Avenue, Fairfield, Stockton TS19 7ET

Michael Poole


Description:

A stunning three bedroom apartment constructed to a high specification and occupying a splendid position at the corner of The Avenue and Bishopton Road West. Located within an established residential area the properties feature hand built designer kitchens including oven, hob and extractor, luxury bathroom and en-suite, gas fired central heating, allocated private parking together with landscaped communal gardens.



EPC Band D

Call: Michael Poole 01642 355000

Price Guide: £115,000+

Lot No. 78

6 St Vincent Street, South Shields NE33 3AR

Andrew Craig


Description:

An ideal first time buy/investment opportunity! Situated in this popular sought after street within walking distance to amenities, Sea Front and the Town Centre. The property briefly comprises of: - Entrance hallway, lounge, kitchen, bathroom, two bedrooms and private yard to the rear. Further benefits include gas central heating and double glazing. Offered with vacant possession and no chain involved. An internal inspection is highly recommended.

EPC Band D


Call: Andrew Craig 0191 4271722

Price Guide: £54,950+

Lot No. 79

41 Clynes Road, Middlesbrough TS6 7RJ

Michael Poole


Description:

Perfect Opportunity for First Time Buyer or Investment. Sensibly Priced Three Bedroom Mid-Terraced Property.

EPC Band D


Call: Michael Poole 01642 254222

Price Guide: £44,950+

Lot No. 80

27 Roman Road, South Shields NE33 2HA

Andrew Craig


Description:

CALL TO VIEW NOW!!! A lovely one bedroom ground floor flat situated in this ever popular coastal location of the Lawe Top, South Shields. Ideally located within walking distance to the beautiful coastline, parks and Town Centre where a range of amenities, shops and public transport links can be found. Briefly comprising of: - Entrance hall, spacious bedroom, lounge, kitchen and bathroom/w.c. Externally to the rear lies a shared yard. Further benefits include gas central heating and double glazing. The property would be ideal for a couple or single person. A viewing is highly recommended. **Offered With Vacant Possession!!**



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

Lot No. 81

5 Lorne Terrace, Coundon, Bishop Auckland DL14 8NQ



Description:

A deceptively spacious mid terraced home offering three first floor bedrooms plus a study, two spacious reception rooms and a fitted kitchen. Benefiting from double glazing and gas central heating this property offers spacious accommodation and an early appointment to view is recommended. The property is located on the outskirts of the popular village of Coundon and is conveniently situated for Bishop Auckland town centre, where a wide range of amenities are on offer.



EPC Band F

Call: J W Wood 01388 604273

Price Guide: £49,950+

Lot No. 82

54 Glasgow Road, Jarrow NE32 4AP

Andrew Craig



Description:

A superbly presented and deceptively spacious ground floor flat, ideal for first time buyer or retired couple. With an excellent sized western facing garden to the rear an early inspection is strongly recommended to appreciate the accommodation on offer. The property has been improved by the current owners to include a recently re-fitted kitchen with modern high gloss units and incorporating a built in gas hob and electric oven. There is a bright and airy lounge to the front and an excellent sized master bedroom. The bathroom has been re-fitted to incorporate a modern white three piece suite with tile floor. Further benefits include gas central heating and double glazing

EPC Band D

Call: Andrew Craig 0191 4280025

Price Guide: £39,950+

Lot No. 83

83 Clayport Gardens, Alnwick NE66 1EG

ROOK MATTHEWS SAYER



Description:

Semi-detached house in Alnwick providing good family accommodation now ready for refurbishment and updating. Ground floor includes sitting room with gas fire, kitchen and bathroom, with three bedrooms on the first floor. Gas central heating, timber double glazing included. There is a block paved driveway to the front timber garage and lawned garden. This is an ideal property for permanent living or investment purposes, it is available for vacant possession and no upper chain.



EPC Band D

Call: Rook Matthews Sayer 01670 510044

Price Guide: £79,950+

Lot No. 84

60a Victoria Terrace, Bedlington NE22 5QD

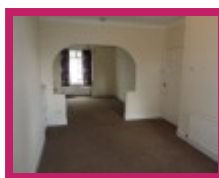
ROOK MATTHEWS SAYER



Description:

WELL PRESENTED FIRST FLOOR FLAT - TWO BEDROOMS - NO UPPER CHAINSituated on Victoria Terrace in Bedlington, this First Floor Flat Comprises; Entrance, Stairs to First Floor Landing, Lounge, Kitchen, Bathroom/WC and Two Bedrooms. Externally the Property has a Shared Yard to the Rear.

EPC Band E



Call: Rook Matthews Sayer 01670 531 114

Price Guide: £39,950+

Lot No. 85

Beechwood , Bedlington NE22 6DP

ROOK MATTHEWS SAYER



Description:

This three bedroom detached family home, 'Beechwood' is situated on Netherton Lane in Bedlington and has been tastefully renovated providing a mix of traditional and modern features. The property briefly comprises, Entrance hall with stairs to first floor, lounge, dining room with multi fuel stove, kitchen and utility room. To the first floor there is the master bedroom with ensuite, a further two bedrooms and family bathroom/wc. Externally there is a lawned area to the front with seating area, side gravelled driveway leading to a detached wood garage and to the rear is a vegetable patch and chicken coop, mainly laid to lawn with shrubs and tree borders.



EPC Band D

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £239,950+

Lot No. 86

18 Thornside, Ingleby Barwick TS17 0RT

Michael Poole



Description:

An Individually Designed & Impressively Presented Four Bedroom Detached Dormer Bungalow- Occupying a Generous Corner Plot with Attractive Established Gardens, Block Paved Driveway & Single Garage - Nicely Positioned in a Private Position within a Delightful Cul-De-Sac of Detached Homes - L Shaped Lounge with a Living Flame Effect Gas Fire Set in a Feature Surround Separate Dining Room Leading to the Sun Room/Study - Generous Breakfast Kitchen with Built-In Oven & Hob, Integrated Fridge/Freezer & Dishwasher- Master Bedroom with Dressing Room & Shower Room- Splendid Double Glazed Conservatory -Three First Floor Bedrooms & Bathroom -Gas Central Heating System & Double Glazing



EPC Band D

Call: Michael Poole 01642 763636

Price Guide: £229,950+

Lot No. 87

Dovecote Cottage, 11 Bank House, Guyzance, Northumberland NE65 9AP

ROOK MATTHEWS SAYER



Description:

A lovely detached unit within a group of barn conversions only 2 miles from the main A1 road. This attractive property has been extended and modernised to provide excellent accommodation including entrance hall with arched entrance door and shutters, sitting room with wood burning stove, separate playroom, open plan kitchen/dining room and bathroom all on the ground floor, plus master bedroom with en-suite shower room and second double bedroom on the first floor. There is parking adjacent to the property and a small easily maintained garden plus double garage with further parking.



EPC Band D

Call: Rook Matthews Sayer 01665 510044

Price Guide: £159,950+

Lot No. 88

22 Gibside, Chester Le Street DH2 2TS

WOOD ESTATE AGENTS



Description:

A very well presented and well proportioned three bedroom link style house in a popular location. It is available with no onward chain and early viewing is highly recommended. The accommodation briefly comprises Entrance Porch, 19ft Lounge/Dining Room, refitted Kitchen/Breakfast room, rear Hall, Cloakroom/wc, rear Lobby and Utility room. To the first floor there are three Bedrooms and Bathroom/wc with white suite and shower. There is an enclosed garden to rear. The property has gas fired central heating with combination boiler and uPVC double glazing and roofline. Early viewing is highly recommended.



EPC Band d

Call: J W Wood 0191 3887245

Price Guide: £79,950+

Lot No. 89

45 Central Parade, Shildon DL4 1DN


Description:

Although requiring a degree of updating this is a particularly spacious and characterful period property, overlooking Hackworth Park. Entering the impressive reception hallway, a feature Oak staircase leads to three first floor double bedrooms, bathroom and wc. There is a lounge with bay, pleasant dining room, fitted kitchen, rear lobby with stores, utility room and shower room/wc. The property has majority uPVC double glazing, gas central heating. Attractive and extensive gardens and single garage. Chain free.



EPC Band D

Call: J W Wood 01388 604273

Price Guide: £124,950+

Lot No. 90

11 Sydney Gardens, South Shields NE34 9DZ

Andrew Craig

Description:

This two bedroom mid terraced home is ideal for first time buyers! Affordably priced to reflect the minor works of modernisation needed, this property is deceptively spacious and benefits from upvc double glazing and gas central heating. With a modern breakfasting kitchen, an extended conservatory and two double bedrooms makes this home sure to appeal to young/growing families as well as those looking to down size. Externally the property offers low maintenance garden to the front and rear as well as a driveway for off road parking, Located conveniently for access to the A19 as well as well regarded local schools and shops. Call now to view!

EPC Band E

Call: Andrew Craig 0191 4271722

Price Guide: £59,950+

Lot No. 91

5 Newton Close, Eston TS6 9HS

Michael Poole

Description:

Sensibly Priced to Reflect Current Condition Three Bedroom Semi-Detached Home Gas Central Heating Immediate Vacant Possession Front & Rear Gardens Great Location Perfect For First Time Buy or Investment



EPC Band D

Call: Michael Poole 01642 955140

Price Guide: £59,950+

Lot No. 92

40 Ouselaw, Kibblesworth, Birtley NE11 0TL

Andrew Craig

Description:

A superb detached house situated on a modern development within the desirable village of Kibblesworth. The village offers excellent transport links and is ideally placed for access to Team Valley, Gateshead and Newcastle, also the A1M North and Southbound. Providing reputable schools, countryside and convenient access to a host of amenities. The property itself comprises of entrance hallway, lounge, ground floor w.c., fitted breakfasting kitchen, four bedrooms (master with ensuite) and family bathroom. Other benefits include gas central heating, double glazing and solar panels. Externally there is a drive and garden to the front and an enclosed garden to the rear.



EPC Band B

Call: Andrew Craig 0191 4921234

Price Guide: £179,950+

Lot No. 93

10 The Croft, Killingworth NE12 6PJ



Description:

This three bedroom semi detached house is situated in a very popular and sought after location of Killingworth, near to local schools, retail centre, bus transport links and the A1 and A19 major trunk roads north and south.

The property is in a superb location at the head of a cul de sac and comprises of Entrance lobby, downstairs cloaks/wc., stairs to first floor landing. Open plan living room/dining room, kitchen, conservatory to the side of the property , To the first floor are three bedrooms and a family bathroom. Externally there are gardens to front, side and rear and also a driveway which leads to a single detached garage. The property also benefits from gas central heating and double glazing..

Call: Mike Rogerson 0191 2154020

Price Guide: £129,950+

Lot No. 94

3 Thompson Street, Bedlington NE22 7HE



Description:

Spacious Ground Floor Flat Is Offered For Sale On Thompson Street In Bedlington, Briefly Comprising Entrance Hallway, Lounge, Kitchen, Two Bedrooms, Family Bathroom. Benefiting From Gas Central Heating, Double Glazing. External To The Property Low Maintenance Front Garden, Gravelled And A Shared Yard To The Rear.

EPC Band C


Call: Rook Matthews Sayer 01670 352900

Price Guide: £49,950+

Lot No. 95

51 Lilywhite Terrace, Easington Lane DH5 0HF



Description:

Kimmitt and Roberts are pleased to present to the market this spacious family home situated in the heart of Easington Lane. The property benefits from spacious accommodation comprising two reception rooms, fitted kitchen, three bedrooms and family bathroom. Externally, the property boasts rear yard with vehicle access providing off street parking. Early viewing is highly recommended!

EPC Band D


Call: Kimmitt and Roberts 0191 5848080

Price Guide: £49,950+

Lot No. 96

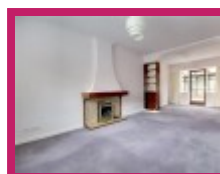
12 Paddock Wood, Coulby Newham TS8 0SA



Description:

Self build detached house offering three bedrooms, a modern refurbished family bathroom, 25ft through lounge dining room and double glazed conservatory enjoying views over the private mature rear garden. The property is offered for sale with no forward chain.

EPC Rating: D


Call: Michael Poole 01642 288299

Price Guide: £149,950+

Lot No. 97

33 Norwood Avenue, Heaton, Newcastle NE6 5RA

**ROOK
MATTHEWS
SAYER**



Description:

AVAILABLE WITH NO FORWARD CHAIN THIS WELL APPOINTED, GENEROUSLY PROPORTIONED 4 BEDROOMS, 3 STOREY END OF TERRACE HOUSE SITUATED ON NORWOOD AVE, HEATON. The property is conveniently situated for access to Newcastle City Centre, coastal routes and all of the amenities that Chillingham road has to offer. Briefly comprising entrance porch, entrance hall, lounge, dining room, morning room and dining kitchen. To the first floor there are 3 bedrooms and a family bathroom/WC, with a 4th bedroom plus accompanying en suite to the 2nd floor. The property has double glazing and gas central heating via combination boiler. Externally there is a town garden to the front and a yard to the rear, providing the option of off street parking. TENANTED ON A ROLLING CONTRACT ACHIEVING £950PCM. EPC Band D

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £219,950+

Lot No. 98

2 Wynyard Drive, Bedlington NE22 5YH

**ROOK
MATTHEWS
SAYER**



Description:

***FULLY REFURBISHED WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW OPEN PLAN LOUNGE / DINER & KITCHEN WALK IN SHOWER ROOM ENCLOSED REAR GARDEN DRIVEWAY LEADING TO A SINGLE ATTACHED GARAGE LOW MAINTENANCE GARDENS TO FRONT & REAR - NO UPPER CHAIN *** Situated on Wynyard Drive on the popular Bower Grange estate in Bedlington, this well presented property briefly comprises; entrance hallway, open plan lounge / diner and kitchen, Two bedrooms and a walking in shower room.. This property has been completely renovated to high standard including a newly fitted modern kitchen and bathroom that is complimented by under floor heating. Externally to the front of the property is a garden mainly laid to lawn, mature bushes / shrubs and a driveway leading to a single attached garage. To the rear an enclosed garden mainly laid to lawn, patio area, mature bushes / shrubs and fencing to boundaries. EPC Band D

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £124,950+

Lot No. 99

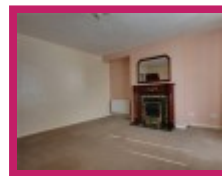
36 Broadway West, Redcar TS10 5PB

Michael Poole



Description:

Ideal Buy to Let or First Purchase Three Bedroom Property Available with Immediate Vacant Possession UPVC Double Glazing Generous Rear Garden Warmed by Gas Central Heating Viewing Recommended



EPC Band D

Call: Michael Poole 01642 285041

Price Guide: £49,950+

Lot No. 100

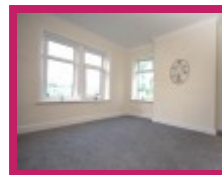
1 North View, Wrekenton NE9 7UT

Andrew Craig



Description:

NORTH VIEW - Two Bedroom Stone Built End of Terrace house located just off Old Durham Road, having local amenities to hand including bus routes, Q.E. Hospital and Schools yet having a semi rural feel with a pleasant green outlook. The accommodation comprises of Entrance hall with stairs up. Lounge and breakfasting kitchen and rear porch to ground floor. First floor provides two bedrooms and bathroom/w.c. Externally there is a garden to front with yard to rear with shed. This property is offered with no upper chain and should appeal to a variety of buyers.



EPC Band E

Call: Andrew Craig 0191 4875330

Price Guide: £59,950+

Lot No. 101

89 Richmond Road, South Shields NE34 0QQ

Andrew Craig



Description:

An ideal opportunity for first time buyers and investors!! This lovely three bedroom first floor flat is situated in this popular location with excellent access to shops, amenities, popular schools and transport links into other areas. The property boasts modern neutral decor and must be viewed to appreciate. Briefly comprising of: - Entrance hall with stairs to first floor landing. Lounge, kitchen, bathroom and three bedrooms. Further benefits include gas central heating and double glazing. Call to view now!!



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

Lot No. 102

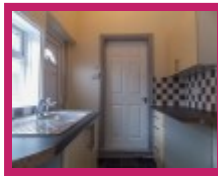
28 St Marys Avenue, South Shields NE34 6AG

Andrew Craig



Description:

A two bedroom ground floor flat with upvc double glazing, combi gas central heating and private rear yard. This property is located within the heart of Harton Village being close to all local amenities including schools and good transport links. Ideal for investors, first time buyers and those looking to make a house their home.



EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

Lot No. 103

3 Mitford Road, Morpeth NE61 1RG

ROOK MATTHEWS SAYER



Description:

A two bedroom, mid terrace home situated on Mitford road, Morpeth. The property would benefit from some updating and is available with the advantage of no further chain. Ideally placed for easy access to Morpeth Town Centre and its excellent range of amenities. This property will prove popular with many and an early viewing is recommended. The accommodation has gas central heating and double glazing and briefly comprises; Entrance hall, lounge, dining room, kitchen, first floor landing, two bedrooms and bathroom W.C. Externally the property has enclosed gardens to the front and rear.



EPC Rating: E

Call: Rook Matthews Sayer 01670 511711

Price Guide: £124,950+

Lot No. 104

2 Lishman Terrace, Ryton NE40 3UB

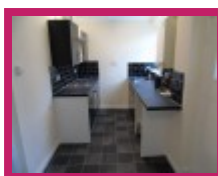
ROOK MATTHEWS SAYER

yellow estate agency



Description:

We offer to the market this superb traditional terrace on Lishman Terrace in Ryton. The property has recently been transformed by its current owner and briefly comprises of: Entrance hall leading to impressive lounge, stylish high gloss dining kitchen, porch to the rear, stairs to first floor landing, stunning family bathroom with both bath and shower and two generous bedrooms. This property also benefits from double glazing and a shared rear yard with outhouse.



EPC Band D

Call: rms 0191 4131313 yellow 0191 4141313

Price Guide: £69,950+

Lot No. 105

18 Grange Avenue, Bedlington NE22 7EW

**ROOK
MATTHEWS
SAYER**



Description:

Three bedroom extended semi detached family home on Grange Avenue, Bedlington. Well located the property is close to schools, shops and amenities, ready to view now. Double glazed and gas central heating the accommodation briefly comprises of; entrance hallway, lounge/dining room, conservatory, open plan extended breakfasting kitchen/diner, stairs to first floor landing, three double bedrooms and family bathroom. Externally there is an enclosed lawned garden to the rear and garden to the front with driveway.



EPC Band tbc

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £84,950+

Lot No. 106

19 Shipcote Terrace, Gateshead NE8 4AA

Andrew Craig



Description:

This attractively presented ground floor flat offers a modern lounge, kitchen and bathroom with two well proportioned bedrooms. The property benefits from gas central heating, double glazing and a yard at the rear. Pleasantly positioned next to transport links into Newcastle and local amenities, this property would be ideal for first time buyers or young professionals. Viewings are highly recommended.



EPC Band D

Call: Andrew Craig 0191 4875330

Price Guide: £59,950+

Lot No. 107

1 Ashdown Way, Billingham TS23 3EF

Michael Poole



Description:

This end terrace house will make an ideal investment or first purchase and is available with no onward chain, currently let on an Assured Shorthold Tenancy. It provides gas central heating and is mostly double glazed and has an enclosed garden to the rear. The bedrooms are a good size and the bathroom will need updating at some point but it provides lots of potential.



EPC Band D

Call: Michael Poole 01642 955140

Price Guide: £59,950+

Lot No. 108

14 Lynwood Avenue, Newbiggin by the Sea NE64 6JF

**ROOK
MATTHEWS
SAYER**



Description:

A much improved three bedroom mid terrace house appealing to both the by to let investor and the private residential buyer. The property has been upgraded by the current vendor and benefits include a refitted kitchen and bathroom, double glazed window and gas central heating. The property briefly comprises of entrance porch, living room, kitchen, bathroom. to the first floor there are three bedrooms. Externally there is a yard to the rear tot he rear and a pebbled garden to the front.

EPC Band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £49,950+



Personal & Family

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Whether you are a first time buyer, up or downsizing or a property investor, a member of our dedicated conveyancing team will provide a highly personal service at a competitive price, guiding you through the process from start to finish. With a reputation for professionalism and a wealth of experience, we are streets ahead!



For further advice and information, please contact **Anna Barton** on 0191 226 3743 or email anna.barton@sintons.co.uk



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

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Lot No. 109 32 Oak Road, Guisbrough, Cleveland TS14 6JB

Michael Poole



Description:

On the Face of it this seems to be Just like Every Other Semi-Detached House but there is plenty out Of the Ordinary to Mention Here! Having been Extended and Improved, It has Great Family Sized Accommodation, Forecourt Parking for Numerous Cars and a Southerly Facing Rear Garden with Lawn, Two Large Decked Patios and Workshop.



EPC Band D

Call: Michael Poole 01642 955620

Price Guide: £89,950+

Lot No. 110 5 North Crescent, Stakeford NE62 5JH

MIKE ROGERSON



Description:

We are pleased to welcome to market this four bedroom detached house situated on North Crescent, Stakeford, the property benefits from gas central heating and is close to local amenities, shops, bus & road links to neighbouring towns. Accommodation briefly comprises entrance porch, hallway, cloaks, lounge, conservatory, second reception room, breakfasting kitchen, utility and rear porch. To first floor, landing, master bedroom with en-suite, three further bedrooms and family bathroom. Externally low maintenance garden to front, driveway leading to double detached garage, to the rear enclosed garden.



EPC Band D

Call: Mike Rogerson 01670 521122

Price Guide: £169,950+

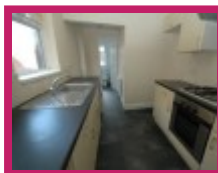
Lot No. 111 25 Alnwick Road, South Shields NE34 0LB

Andrew Craig



Description:

AN IDEAL FIRST TIME BUY/INVESTMENT OPPORTUNITY, CALL TO VIEW NOW!! This lovely two bedroom ground floor flat is situated in this popular location with access to amenities, shops, popular schools and transport links for commuting. The property is decorated in a modern, neutral theme and briefly comprises of: - Lounge, kitchen, bathroom and two bedrooms. Externally there is a private yard to the rear. Further benefits include gas central heating and double glazing. Viewing comes highly recommended.



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

Lot No. 112 114 Cambridge Road, Middlesbrough TS5 5HP

Michael Poole



Description:

Beautifully Presented Three Bedroom Semi Detached Family Home. Great Linthorpe Location.

EPC Band D



Call: Michael Poole 01642 254222

Price Guide: £164,950+

Lot No. 113 37 Glendale, Amble NE65 0RJ

**ROOK
MATTHEWS
SAYER**



Description:

****LARGE END TERRACED HOUSE - FOUR BEDROOMS - GARDENS - BUY TO LET INVESTMENT OPPORTUNITY**** This extended four bedroom house would be ideally suited to family occupation and occupies an end of road position situated with easy access to a variety of amenities which Amble offers, including shops, schools and sandy beaches. The extensive accommodation briefly comprises entrance porch, hallway, lounge, dining room, kitchen, family bathroom and four bedrooms. Externally are low maintenance gardens mostly set with gravel. Appealing to a variety of purchasers, this property would make a good buy to let investment and your early appointment to view is strongly recommended EPC Band C

Call: Rook Matthews Sayer 01665 713358

Price Guide: £69,950+

Lot No. 114 292 Silver Lonnen, Fenham, Newcastle NE5 2HJ

**ROOK
MATTHEWS
SAYER**



Description:

Offered with no onward chain is this semi-detached bungalow situated on Silver Lonnen. The property location allows ease of access to good transport links whether this be by car or public transport. The accommodation itself comprises of a lounge, dining room, kitchen, bathroom and a bedroom. Externally there is a garden with off street parking to the front and an enclosed garden to the rear. EPC Band - E

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £69,950+

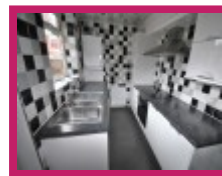
Lot No. 115 15 Oak Street, Fencehouses DH4 6AT

kimmitt & roberts



Description:

We are pleased to offer for sale this spacious immaculately presented mid terrace property to the market. The property is situated within close proximity to all local amenities, schools and commuter routes making this the ideal family home for families and business professionals. Accommodation briefly comprises two reception rooms, fitted modern kitchen, two double bedrooms and a refitted family bathroom. Externally the property boasts from an enclosed yard to rear with gate to lane. Early viewings are expected so arrange a viewing while you still can.



EPC Band D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £54,950+

Lot No. 116 11 Chevington Green, Hadston, Morpeth NE65 9AX

**ROOK
MATTHEWS
SAYER**



Description:

A well presented and spacious two bedroom semi-detached bungalow set within lawned gardens and conveniently placed for the village centre and local amenities. The accommodation benefits from both gas central heating and double glazing and briefly comprises:- rear entrance porch, cloaks/storage cupboard, breakfasting kitchen, lounge, inner hallway leading to two double bedrooms and bathroom. Ideally suited to a range of perspective purchasers including the first time buyer and retired. Viewing is highly recommended.



EPC Band D

Call: Rook Matthews Sayer 01665 713358

Price Guide: £79,950+

Lot No. 117 415 Salters Road Gosforth NE3 4XJ



Description:

Available with vacant possession is this recently refurbished five bedroomed Upper Maisonette situated to the top of Salters Road. The first floor has a refitted kitchen, spacious living room and two bedrooms. The top floor has three further bedrooms and a refurbished bathroom with feature vaulted style ceiling. There is gas central heating, double glazing and a private yard. EPC band C

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £139,950+

Lot No. 118 2 Windsor Road, Hebburn NE31 1JQ

Andrew Craig



Description:

An ideal family home with three bedrooms (master ensuite) and good sized gardens. Located within a popular residential area being close to local shops, schools, Metro and transport links. Benefits include double glazing and gas central heating. Call now to view

EPC Band D

Call: Andrew Craig 0191 4281428

Price Guide: £79,950+

Lot No. 119 43 Hanson Grove, Middlesbrough TS3 9JY

Michael Poole



Description:

A two bedroom semi detached house Great for first time buyer or investment. This property boasts three floors of modern living accommodation. Briefly comprises, entrance hall, kitchen/diner, conservatory, landing, two bedrooms, bathroom and loft room. Low maintenance rear garden with lawned area, fenced boundaries, raised decked area for outside dining, plum slate chippings.

EPC Band D



Call: Michael Poole 01642 254222

Price Guide: £69,950+

Lot No. 120 6 The Elms, Ashbrook, Sunderland SR2 7BZ

Andrew Craig



Description:

A cosy one bedroom basement flat with modern kitchen and parking. An ideal starter home, investment opportunity or home for professionals. Located upon a private road, close to the City Centre and all major transport routes to surrounding areas as well as Sunderland University and a wide range of useful amenities. The flat is deceptively spacious and offers well presented and ready to move into accommodation. Viewing is highly recommended

EPC Band D



Call: Andrew Craig 0191 5653377

Price Guide: £60,000+

Lot No. 121 32 Eastfield Road, Benton, Newcastle NE12 8BD

ROOK MATTHEWS SAYER



Description:

Located on Eastfield Road in Benton is this attractive looking Semi-detached bungalow available to buy with vacant possession and no chain. The property comprises a long hall that runs through the centre of the bungalow, with doors off to all rooms that include: a lounge to the front with a walk-in bay window, bedroom one to the rear, bedroom two to the side with a fitted cupboard, fitted kitchen to the rear which includes a walk-in in pantry and door to the side of the property, and modern shower room and a separate W.C. One of the best features of the bungalow is its long rear garden which is currently divided into two sections. The rear garden has a lawn and bordered area, then there is an allotment/vegetable plot area at the far end of the garden. To the front there is a walled garden with gates to the drive and access to the garage. The property has been double glazed throughout and heating is via a modern gas combi boiler. We have been informed that the property has also been re-wired.

EPC Rating: D

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £169,950+

Lot No. 122 14 Park View, Seaton Delaval NE25 0AL

MIKE ROGERSON



Description:

We are delighted to welcome to the market this two bed semi detached property which is nicely located on Park View, Seaton Delaval. The property also benefits from gas central heating (via radiators) and UPVC Double Glazing. The accommodation within briefly comprises: entrance, lounge, fitted kitchen diner (which is fitted with a range of wall, floor and drawer units). To the first floor: two double bedrooms and modern family bathroom. Externally the property has gardens to both the front and rear and driveway to allow off street parking.

EPC Band D



Call: Mike Rogerson 01670 732400

Price Guide: £89,950+

Lot No. 123 35 Park Road, Ashington NE63 8AF

MIKE ROGERSON



Description:

We welcome to the market this three bedroom end terrace house located on Park Road, Ashington. The property is close to local amenities, shops, schools and offers good bus and road links to neighbouring towns. The property is warmed via gas central heating and benefits from Upvc double glazing. Briefly comprising; Entrance, hallway, lounge, kitchen, bathroom, cloaks, landing and three bedrooms. Externally; Enclosed lawned garden to front with gate for access, yard to rear providing off street parking.

EPC Band E



Call: Mike Rogerson 01670 521122

Price Guide: £64,950+

Lot No. 124 4 Wooperton Gardens, Fenham NE5 2DT

ROOK MATTHEWS SAYER



Description:

****Cul-de-sac location, extended four bedroom semi, two reception rooms, cellar, Westerly facing rear garden, garage & driveway**** Well placed for catchment areas to well regarded schools, shops, transport links, A1 and A69 trunk roads, Newcastle City Centre and Newcastle Airport. An opportunity to purchase this four bedroom semi-detached family home occupying a pleasant cul-de-sac position in Fenham. The property offers good sized living accommodation comprising; entrance hallway, lounge, dining room, kitchen, stairs to first floor, three double bedrooms, one single bedroom and a shower room. There is an attached garage with driveway. Mature and well-kept gardens to the front and rear. Boasting panoramic views from the upper floor, balcony, double glazing, gas central heating and a cellar. Some updating is required.

EPC Band D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £115,000+

Lot No. 125

14 Tanfield Road, West Benwell, Newcastle NE15 7BT

**ROOK
MATTHEWS
SAYER**



Description:

This family home does require some modernisation yet offers spacious living accommodation throughout with two reception rooms and larger than average rear garden, garage and driveway. The property occupies a pleasant position with panoramic views from the upper floor. Benefits include double glazing, gas central heating and no onward chain. The accommodation comprises; entrance hallway, open plan lounge/dining room, kitchen, stairs to first floor, three bedrooms and a shower room. Externally there are gardens to the front and rear with a garage and a driveway.



epc band D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £99,950+

Lot No. 126

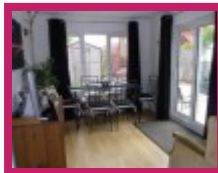
17 Ladyburn Way, Hadston Way, Hadston NE65 9RJ

**ROOK
MATTHEWS
SAYER**



Description:

This is a modern detached house situated on the entrance of the popular Chevington Green development and offers a good standard of flexible accommodation including the current annexe offering a large double bedroom with ensuite and private lounge. This leaves the kitchen, lounge and extension which is the dining room to the main house plus three double bedrooms with ensuite to master and further family bathroom. This full alarmed house is well presented throughout and would make an ideal home for a growing family with either a relative living with the family or for someone who wants to work from home needing a home office. With a good size driveway to the front and a paved and lawned garden to the rear, this is an attractive property which is worthy of your early inspection.



EPC Band C

Call: Rook Matthews Sayer 01665 713358

Price Guide: £129,950+

Lot No. 127

8 Victoria Terrace, Prudhoe NE42 5AE

yellow estate agency



Description:

Character stone terrace with no upward chain* A well presented and very spacious two bedroom character mid terrace situated in this central position in Prudhoe. The property features a fitted dining kitchen, gas central heating, upvc double glazing, and a magnificent master bedroom. The property comprises:- entrance hallway, living room, dining kitchen, utility room, stairs to first floor landing, two double bedrooms and a family bathroom/wc. Externally there is a front area, a rear yard and outhouse. Available with no upward chain, viewing is essential!!



EPC Band D

Call: Yellow 01661 831234

Price Guide: £79,950+



Remote Bidding **Application Form**

Please select method of bidding:

TELEPHONE

PROXY

I (name) instruct The Agents Property Auction to bid on my behalf in accordance with the full terms and conditions shown in the auction catalogue. I confirm I have read, understand and accept these terms and conditions and will be bound by them should my bid be successful and give the Auctioneers the authority to sign the Memorandum of Sale on my behalf.

OPTION ONE – I will pay a 10% deposit (subject to a minimum of £3000) and exchange contracts on the fall of the gavel.

OPTION TWO – I will pay a non refundable £3000 reservation charge and will exchange contracts within 28 days.

In both cases a non refundable £500 plus VAT (£600.00) Administration Fee is payable.

Date of Auction: Lot Number:

Address of Lot:

..... Post Code:

The Lot is offered for sale under:

Option One

Option Two

Maximum Bid (in words) £:

Buyers Information – Full Name/Company Name:

Address:

..... Post Code:

Tel No: Home: Business: Mobile:

E-mail address:

Solicitors Name & Address:

Post Code: Tel No:

Deposit & Administration Fee Payment Details – 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 and Solicitors details are required at the time of paying the deposit.

Signature Print Name: Date:

The Agents Property Auction Ltd, 14a Front Street, Prudhoe, Northumberland, NE42 5HN.
Tel: 01661 831 360 Fax: 01661 832 306 Email: info@agentspropertyauction.com
Web: www.agentspropertyauction.com



Registered in England No: 07097790 VAT No: 984 8051 82



Terms & Conditions

About us and Important Auction Information

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

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

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

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

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

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

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

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

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

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

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

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

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

Our General Auction Terms of Business

1. Interpretation

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

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

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

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

2. Conditions applicable to the auction types

2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

2.2 Option Two Conditions

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

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

2.2.2 upon a successful bid: (a) a sale memorandum will be exchanged. However, this



sale memorandum: (i) will only set out the particulars of the lot and successful bid; (ii) only amounts to an intention between the Seller and Buyer to enter into a binding legal contract within 28 days of the date of the sale memorandum (or if that day is not a business day on the next business day), with completion being required within 14 days of the date of the binding contract (or if that day is not a business day on the next business day) and does not amount to a binding contract between them whereby the Seller is obliged to sell and the Buyer is obliged to buy the lot; (iii) the Seller and the Buyer are both required to use their best endeavours to exchange a binding contract including provisions substantially similar to the spirit of general conditions varied as reasonably required by the Seller and Buyer taking account of the nature of the lot and any reasonable special conditions which any prudent lawyer acting for a Seller would have included prior to the auction in special conditions (had the lot been sold under Option One); (b) the Buyer must pay to us a non-refundable reservation fee of £3000 (in the same manner as a deposit would have been paid for a lot sold under Option One), and: (i) if due to the fault of the Buyer (or the Buyer's lawyer), exchange of a binding contract does not occur by the relevant date (or such other date agreed in writing between the Seller and the Buyer) the non-refundable deposit is forfeit by the Buyer; (ii) if due to the fault of the Seller (or the Seller's lawyer), exchange of a binding contract does not occur by the relevant date (or such other date agreed in writing between the Seller and the Buyer) the non-refundable deposit will be returned as soon as reasonably practicable to the Buyer. (c) the Buyer's lawyer is entitled, before exchange of the binding contract, to raise reasonable relevant enquiries and the Seller must answer these to the best of their knowledge and not delay replying to them.

3. General provisions applicable to Sellers and Buyers

3.1 General Auction Conditions

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

3.1.2 We may offer financial services to the Buyer and may act in the sale (including in the same auction) of any Buyer's property. The Agents Property Auction Limited may receive a commission for referring parties to solicitors for use of their conveyancing services.

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

3.2 Charges and payment

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

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

3.3 Proof of Identity and Proceeds of Crime Act

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

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

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

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

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

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

3.4 Miscellaneous

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

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

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

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

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

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

3.5 Notices

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

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

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

3.6 Governing law and jurisdiction

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

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

Common Auction Conditions

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Important Notice

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

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

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

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

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

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

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

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



Royal Institute of Chartered Surveyors (RICS).

Glossary

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

Wherever it makes sense:

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

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

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

Agreed completion date

Subject to condition G9.3:

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

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

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

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

Auction The auction advertised in the catalogue.

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

Auctioneers The auctioneers at the auction.

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

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

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

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

Condition One of the auction conduct conditions or sales conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The auctioneers.

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

Auction Conduct Conditions

A1 Introduction

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

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

A2 Our role

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

A4.3 The particulars and the sale conditions may change prior to the auction and it is your



responsibility to check that you have the correct versions.

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

A5 The contract

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

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

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

A5.4 If you do not we may either:

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

(b) sign the sale memorandum on your behalf.

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

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

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

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

(a) you are personally liable to buy the lot even if you are acting as an agent; and
(b) you must indemnify the seller in respect of any loss the seller incurs as a result of the buyer's default.

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

A6 Extra Auction Conduct Conditions

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

General conditions of sale

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

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

G1 The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

G2 Deposit

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

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

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

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

G2.2 The deposit

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

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

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

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

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

G3 Between contract and completion

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

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

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

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

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

Title and identity

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

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

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



paid; and

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

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

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

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

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

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

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

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

G5 Transfer

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

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

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

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

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

G6 Completion

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

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

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

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

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

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

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

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

G7 Notice to complete

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

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

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

(a) terminate the contract;

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

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

(d) resell the lot; and

(e) claim damages from the buyer.

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

(a) terminate the contract; and

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

G8 If the contract is brought to an end

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

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

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

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

G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

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

G9.5 The buyer must:

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

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

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

G10 Interest and apportionments

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

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

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

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

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

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

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

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

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

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

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

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

G11 Arrears

Part 1 Current rent

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

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

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

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

(a) so state; or

(b) give no details of any arrears.

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

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

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



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

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

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

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

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

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

G12 Management

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

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

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

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

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

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

G13 Rent deposits

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

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

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

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

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

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

G14 VAT

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

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

G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

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

(a) of the buyer's VAT registration;

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

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

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

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

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

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

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

G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

G17 Maintenance agreements

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

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

G18 Landlord and Tenant Act 1987

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

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

G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

(a) in its condition at completion;

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

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

G19.5 Where relevant:

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

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

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

G20 TUPE

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

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

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

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

(c) in respect of the Transferring Employees.

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

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



G21 Environmental

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

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

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

G22 Service Charge

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

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

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

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

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

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

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

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

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

G23 Rent reviews

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

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

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

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

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

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

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

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

G24 Tenancy renewals

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

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

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

G24.4 Following completion the buyer must:

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

G25 Warranties

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

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

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

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

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

G26 No assignment

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

G27 Registration at the Land Registry

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

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

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

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

G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

G29 Contracts (Rights of Third Parties) Act 1999

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

G30 Extra General Conditions



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