



Agents Property  
**AUCTION**

TOGETHER WE GET RESULTS

# Auction Catalogue



THIS AUCTION

## Wednesday 28th 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](http://www.agentspropertyauction.com)



## Buyers Guide

### IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

#### Particulars of Sale:

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

#### Price Guides:

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

#### Option 1 Terms & Conditions:

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

#### Option 2 Terms & Conditions:

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

#### Administration Fee:

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

#### Deposits:

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

#### Remote Bidding:

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

#### Sales Agreed:

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

#### Amendments to Catalogue:

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

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

## Venue Location

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

Tel: 0191 236 4111

#### Directions:

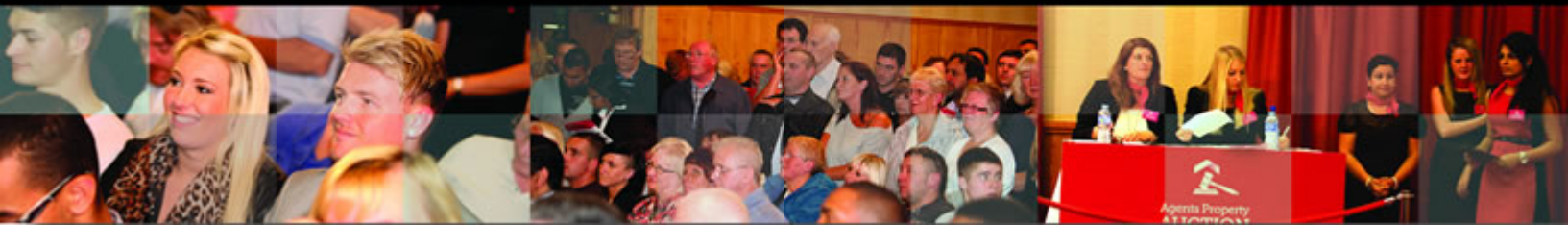
Join A1 north for 2.5 miles then turn off left for Wideopen (A1056). Take the 2nd exit at the roundabout and the hotel lies straight ahead. For all Sat/Nav system please type in 'A1056 Sandy Lane' for directions to hotel.





## Order Of Sale

Lot No	Address	Post Code	Partner Agent
<b>OPTION 1</b>			
Lot 1	29 Devonshire Street, South Shields	NE33 5SU	Andrew Craig
Lot 2	35 Bradley Close, Chester Le Street	DH2 1TH	JW Wood Estate Agents
Lot 3	2 Chiltern Road, North Shields	NE29 9QW	Rook Matthews Sayer
Lot 4	18 Station Road, Meadowfield, Durham	DH7 8NF	JW Wood Estate Agents
Lot 5	2 Tees Street, Horden, Peterlee	SR8 4NF	Kimmitt & Roberts
Lot 6	3 Tees Street, Horden, Peterlee	SR8 4NF	Kimmitt & Roberts
Lot 7	42 Fourth Street, Quaker Houses, Stanley	DH9 7HB	JW Wood Estate Agents
Lot 8	1,2,3 &3a Bodlewell House, Sunderland	SR1 2AS	Andrew Craig
Lot 9	15 Thirlmere Road, Redcar	TS10 1LJ	Michael Poole
Lot 10	2 Tweedy Street, Blyth	NE24 5NB	Rook Matthews Sayer
Lot 11	10 Briarsyde, Benton	NE12 9SL	Rook Matthews Sayer
Lot 12	17 Warren Street, Peterlee	SR8 4NA	Kimmitt & Roberts
Lot 13	17 Dundas Way, Felling, Gateshead	NE10 9JR	Andrew Craig
Lot 14	27 St Oswalds Street, Hartlepool	TS24 8NR	Kimmitt & Roberts
Lot 15	4 -6 Maple Avenue, Dunston	NE11 9XJ	Andrew Craig
Lot 16	26 Rawling Road, Bensham, Gateshead	NE8 4QR	Andrew Craig
Lot 17	6 St Andrews Terrace, Bishop Auckland	DL14 6DS	JW Wood Estate Agents
Lot 18	8 Wardley Court, Wardley	NE10 8AJ	Andrew Craig
Lot 19	69/ 69a /71 Murray Street, Hartlepool	TS26 8PJ	Kimmitt & Roberts
Lot 20	16 High Street, Belford	NE70 7NH	Rook Matthews Sayer
Lot 21	46 Bevanlee Road, Middlesbrough	TS6 6QS	Michael Poole
Lot 22	64 Gerald Street, Benwell, Newcastle	NE4 8QH	Rook Matthews Sayer
Lot 23	2 River View, Sunderland	SR1 2AT	Andrew Craig
Lot 24	25 Raby Avenue, Easington	SR8 3NW	Kimmitt & Roberts
Lot 25	13 Burnville Road, Barnes, Sunderland	SR4 7LY	Andrew Craig
Lot 26	2 Holmebeck, Redcar	TS12 2AL	Michael Poole
Lot 27	3 Moorland Drive, Bedlington	NE22 7HB	Rook Matthews Sayer
Lot 28	61 Sandringham Road, Roker, Sunderland	SR6 9QZ	Andrew Craig
Lot 29	16 Morven Drive, Bill Quay, Gateshead	NE10 0TW	Andrew Craig
Lot 30	11 Arthur Street, Ferryhill	DL17 0PZ	JW Wood Estate Agents
Lot 31	93 Bishopton Road, Stockton	TS18 4PG	Michael Poole
Lot 32	29 Second Street, Blackhall Colliery	TS27 4EN	Kimmitt & Roberts
Lot 33	19 Browning Street, Easington Colliery	SR8 3RY	Kimmitt & Roberts
Lot 34	192/194 Canning Street, Benwell	NE4 8UJ	Rook Matthews Sayer
Lot 35	113 Seventh Street, Horden, Peterlee	SR8 4JQ	Kimmitt & Roberts
Lot 36	44 Norcliffe Street, Middlesbrough	TS3 6PN	Michael Poole
Lot 37	18 The Green, Ponteland	NE20 9UX	Rook Matthews Sayer
Lot 38	62 Thornton Street , North Ormesby, Middlesbrough	TS3 6PH	Michael Poole
Lot 39	9 Lamb Terrace, West Allotment	NE27 0EQ	Rook Matthews Sayer
Lot 40	House at Former Sports and Social Club, Front Street, Lumley	DH3 4JB	JW Wood Estate Agents
Lot 41	384 South Eldon Street, South Shields	NE33 5SY	Andrew Craig
Lot 42	11 Hazelmoor, Hebburn	NE31 1DH	Andrew Craig
Lot 43	25 & 27 Brancepeth Avenue, Newcastle	NE4 8EA	Rook Matthews Sayer
Lot 44	259 Albert Road, Jarrow	NE32 5JR	Andrew Craig
Lot 45	5 Greatham Close, Middlesbrough	TS5 8JY	Michael Poole
Lot 46	1 Granville Terrace, Wheatley Hill	DH6 3JQ	North East Commercial
Lot 47	58 York Street, Pelaw, Garteshead	NE10 0QL	Andrew Craig



## Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	235 Hampstead Road, Benwell, Newcastle	NE4 8TP	Rook Matthews Sayer
Lot 49	4-6 Coldwell Street, Felling	NE10 9HH	Rook Matthews Sayer
Lot 50	36 Embleton Links, Newton by the Sea	NE66 3EP	Rook Matthews Sayer
Lot 51	11 Hesleyside Drive Fenham	NE5 2JE	Rook Matthews Sayer
<b>OPTION 2</b>			
Lot 52	65 Bocklow Road, Grangetown, Eston	TS6 7ED	Michael Poole
Lot 53	87 Manor Road, St Helen's, Bishop Auckland	DL14 9ER	JW Wood Estate Agents
Lot 54	32 Briardene Drive, Wardley	NE10 8AN	Andrew Craig
Lot 55	41 The Avenue, Fairfield, Stockton	TS19 7EP	Michael Poole
Lot 56	5 Tarragon Way, South Shields	NE34 8TA	Andrew Craig
Lot 57	23 Felbrigg Lane, Ingleby Barwick	TS17 0XT	Michael Poole
Lot 58	61 Highfield Road, South Shields	NE34 6HE	Andrew Craig
Lot 59	Burtree Barns, Darlington	DL3 0UY	JW Wood Estate Agents
Lot 60	2 Glamis Avenue, Sunderland	SR4 8PB	Andrew Craig
Lot 61	Deneside Cottage, Beamish, Stanley	DH9 0QY	JW Wood Estate Agents/Andrew Craig
Lot 62	6 Oxford Avenue, South Shields	NE33 4TW	Andrew Craig
Lot 63	11 St Andrews Road, New Marske, Redcar	TS11 8BD	Michael Poole
Lot 64	4 De Waldron Square, Pegswood, Morpeth	NE61 6SU	Mike Rogerson
Lot 65	9 Bradley Cottages, Leadgate, Consett	DH8 6JZ	JW Wood Estate Agents
Lot 66	120 Stanhope Road, South Shields	NE33 4BP	Andrew Craig
Lot 67	5 Valiant Way, Catchgate, Stanley	DH9 8FG	JW Wood Estate Agents
Lot 68	67 Forest Road, Highfield Road, Sunderland	SR4 0DY	Andrew Craig
Lot 69	14 Monkton Rise, Guisborough	TS14 6GF	Michael Poole
Lot 70	29 Charnwood Avenue, Newcastle	NE12 8PT	Rook Matthews Sayer
Lot 71	75 Sea Winnings Way, South Shields	NE33 3NE	Andrew Craig
Lot 72	15 The Crescent, Redcar	TS10 3AX	Michael Poole
Lot 73	19 Woodlands Mews, Reid Park Road, Jesmond	NE2 2ER	Rook Matthews Sayer
Lot 74	32 Ford Lodge, South Hylton, Sunderland	SR4 0QF	Andrew Craig
Lot 75	5 St Albans Close, Redcar	TS10 4SU	Michael Poole
Lot 76	2 Whitehouse, Stella Lane, Blydon	NE21 4LS	Rook Matthews Sayer
Lot 77	7 Claudius Court, South Shields	NE33 2DF	Andrew Craig
Lot 78	17 Charles Street, Redcar	TS10 3HP	Michael Poole
Lot 79	7 Mortimer Street, Pallion, Sunderland	SR4 6RA	Andrew Craig
Lot 80	3 Thompson Street, Bedlington	NE22 7HE	Rook Matthews Sayer
Lot 81	5 Dallymore Drive, Bowburn, Durham	DH6 5ES	JW Wood Estate Agents
Lot 82	32 Queens Drive, Billingham	TS22 5JL	Michael Poole
Lot 83	2 Harton Lane, South Shields	NE34 0EF	Andrew Craig
Lot 84	109 Whitfield Villas, South Shields	NE33 5NH	Andrew Craig
Lot 85	31 Mitchell Street, Birtley	DH3 1EP	Andrew Craig
Lot 86	5 Scugdale Close, Yarm	TS15 9UG	Michael Poole
Lot 87	24 Tyne View Gardens, Pelaw	NE10 0YP	Andrew Craig
Lot 88	2 Stanley Street, Consett	DH8 6LN	JW Wood Estate Agents
Lot 89	Poplars Farmhouse, Carlton Village, Carlton	TS21 1EA	Michael Poole
Lot 90	10 Gleneagles Road, New Marske, Redcar	TS11 8BE	Michael Poole
Lot 91	60 Frederick Street North, Meadowfield	DH7 8ND	JW Wood Estate Agents
Lot 92	47 Priory Grange, Blyth	NE24 5BA	Rook Matthews Sayer
Lot 93	80 St Vincent Street, South Shields	NE33 3AR	Andrew Craig



## Order Of Sale

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Lot No	Address	Post Code	Partner Agent
Lot 94	20 Tweed Street, Berwick Upon Tweed	TD15 1NG	Tyne & Tweed Estate Agents
Lot 95	Rutland House, 16 Tempest Road, Seaham	SR7 7AY	Kimmit & Roberts
Lot 96	12 Warwick Court, Kingston park	NE3 2YS	Rook Matthews Sayer
Lot 97	183 Main Street, Seahouses	NE68 7TU	Rook Matthews Sayer
Lot 98	4 Ferndown Court, Gateshead	NE10 8EB	Andrew Craig
Lot 99	12 Woburn Drive, Bedlington	NE22 5YB	Rook Matthews Sayer
Lot 100	2 Hayton Avenue, South Shields	NE34 6PP	Andrew Craig
Lot 101	42 Breamish Street, Jarrow	NE32 5SH	Andrew Craig/Mike Rogerson
Lot 102	10 Fairfield Palce, Winlaton	NE21 5QF	Rook Matthews Sayer
Lot 103	13 Tanfield Street, Pallion, Sunderland	SR4 6NU	Andrew Craig
Lot 104	59 Lytton Street, Middlesbrough	TS4 2DD	Michael Poole
Lot 105	70 Kirkleatham Lane, Redcar	TS10 5DE	Michael Poole
Lot 106	2 Acer Drive, Haswell, Peterlee	DH6 2BJ	Kimmit & Roberts
Lot 107	9 Hartleyburn Avenue, Hebburn	NE31 2NE	Andrew Craig
Lot 108	36a West Street, Belford, Northumberland	NE70 7QF	Rook Matthews Sayer
Lot 109	27 Roman Road, South Shields	NE33 2HA	Andrew Craig
Lot 110	9 Northfield Road, South Shields	NE33 3HJ	Andrew Craig
Lot 111	19 Churchill Road, Eston	TS6 9PN	Michael Poole

## 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

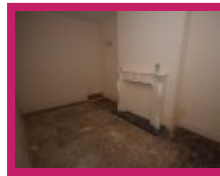
29 Devonshire Street, South Shields NE33 5SU

Andrew Craig



#### Description:

A one bedroom Ground Floor Flat for the single person or investor buyer. The home has the benefit of double glazing and combi central heating but does require a renovation programme. Accommodation comprises lounge, kitchen, bedroom, bathroom & WC and a separate yard. No Upward Chain and priced to sell, viewing is recommended! EPC D.



**Call:** Andrew Craig 0191 4271722

**Price Guide:** £15,000+

### Lot No. 2

35 Bradley Close, Chester Le Street DH2 1TH

WOOD  
ESTATE AGENTS



#### Description:

Appealing to the private residential buyer and the buy to let investor is this 1 bedroom first floor apartment within a popular residential estate. The property has been upgraded to provide a separate bedroom and refitted kitchen, bathroom and benefits include double glazed windows and gas central heating.

The property briefly comprises of a communal entrance hall providing access to 3 similar properties, stairs to the first floor with access door to the flat, open plan kitchen/living room, bathroom and a bedroom.

We are advised that the property is currently let at £350 pcm, awaiting sight of tenancy agreement EPC Band C

**Call:** J W Woods 0191 3887245

**Price Guide:** £23,000+

### Lot No. 3

2 Chiltern Road, North Shields NE29 9QW

ROOK  
MATTHEWS  
SAYER



#### Description:

Requiring modernisation and a superb opportunity for a variety of buyers is this four bedroom semi detached house which is situated within this popular residential development with good transport links, good schools and all local amenities. Comprising; entrance porch, entrance hall with three storage cupboards, downstairs wc, spacious lounge, dining kitchen with a good range of wall and base units, space for appliances and space for table and chairs. To the first floor, four bedrooms (three of which are doubles) and a bathroom/wc. Externally there are gardens to the front and side, larger style garage and driveway. The property benefits from gas central heating and UPVC double glazing.



EPC Band to be confirmed.

**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £124,950+

**Lot No. 4**

18 Station Road, Meadowfield, Durham DH7 8NF


**Description:**

Available with the benefit of immediate vacant possession, we offer for sale this semi detached bungalow with double glazing. In need of modernisation and improving it provides accommodation briefly comprising: entrance lobby, entrance hall, lounge, kitchen, two bedrooms and bathroom/wc. There are hard landscaped gardens to the front and rear, along with a detached garage and additional parking on a long drive.



EPC Band F

**Call:** J W Woods 0191 3869921

**Price Guide:** £65,000+

**Lot No. 5**

2 Tees Street, Horden, Peterlee SR8 4NF


**Description:**

Two bedroomed mid terrace having gas central heating system and double glazing. To the exterior there is an enclosed rear yard.

EPC Band D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £17,000+

**Lot No. 6**

3 Tees Street, Horden, Peterlee SR8 4NF


**Description:**

Two bedroomed mid terrace having gas central heating system and double glazing. To the exterior there is an enclosed rear yard.

EPC Band C

**Call:** Kimmitt and Roberts 0191 5183334

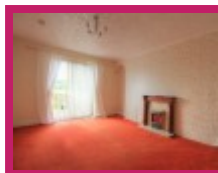
**Price Guide:** £17,000+

**Lot No. 7**

42 Fourth Street, Quaker Houses, Stanley DH9 7HB


**Description:**

The property is available with immediate vacant possession, requires some updating but has the benefit of double glazing and gas central heating with gas combination boiler. The accommodation comprises on the ground floor: entrance lobby, bathroom, modern kitchen, a large lounge with patio doors to garden, to the first floor there are three bedrooms. Externally there is a paved garden with decked patio to the front with a yard to the rear with a dropped curb providing access for parking.



EPC Band E

**Call:** J W Woods 01207 235221

**Price Guide:** £37,000+

**Lot No. 8**

1,2,3 &amp;3a Bodlewell House, Sunderland SR1 2AS

**Andrew Craig**

**Description:**

Freehold in the 2 blocks of flats, Bodlewell House and Quayside House, accommodating 8 and 18 flats respectively, and the land surrounding, and the ground floor commercial units located in Bodlewell House, with vacant possession of all 3 units, The 3 bed, ground floor residential property, 3A Bodlewell House, with vacant possession. The 26 flats in Bodlewell House and Quayside House are held leasehold and the freeholder currently collects a service charge from each leaseholder of £139 per quarter plus what is believed to be a nominal ground rent. By means of the service charge the landlord is responsible for the upkeep and maintenance of the buildings and grounds: for fuller details, the legal pack should be consulted. EPC Band to be confirmed.

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £109,950+

**Lot No. 9**

15 Thirlmere Road, Redcar TS10 1LJ

**Michael Poole**

**Description:**

An Excellent Size Extended Three Bedroom Semi Detached Home Benefitting From Large Off Road Parking and Driveway Area and Good Size Easy Maintenance Garden to the Rear. Worthy of Particular Mention is the 22ft Kitchen Dining Room and Extended Dining Area. Offered to the Market with No Onward Chain, We Advise Early Viewing to Avoid Disappointment.



EPC Band F

**Call:** Michael Poole 01642 285041

**Price Guide:** £89,950+

**Lot No. 10**

2 Tweedy Street, Blyth NE24 5NB

**ROOK MATTHEWS SAYER**

**Description:**

An investment opportunity to purchase this two bed end terrace house situated on an no through road and offered for sale with vacant possession. The property requires modernisation and refurbishment however it does benefit from some double glazed windows. The property briefly comprises of entrance hall, living room, dining room, kitchen, utility. To the first floor there are two bedrooms and a bathroom. Externally yard to rear. EPC Band D

**Call:** Rook Matthews Sayer 01670 352900

**Price Guide:** £20,000-£25,000

**Lot No. 11**

10 Briarsyde, Benton NE12 9SL

**ROOK MATTHEWS SAYER**

**Description:**

A superb opportunity to purchase this two bedroom semi detached house which requires full modernisation throughout. Comprising entrance porch, hallway, open plan lounge, dining room and kitchen. To the first floor, two bedrooms and a shower room. There are currently two rooms in the loft with no planning permission or building regulations. Externally to the front is a driveway providing off street parking and side access to the larger than average rear garden which has a brick built workshop.

EPC Band D.

**Call:** Rook Matthews Sayer 0191 2667788

**Price Guide:** £99,950+



**Lot No. 12**

17 Warren Street, Peterlee SR8 4NA


**Description:**

A two bedroom mid terrace house located on a well established residential site with views over the roof tops to the sea from the 2nd bedroom. The property is offered for sale with vacant possession and benefits include double glazed windows and gas central heating. Property briefly comprises entrance lobby, living room, dining kitchen, rear porch, two bedrooms, bathroom and yard to rear.



EPC Band D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £24,950+

**Lot No. 13**

17 Dundas Way, Felling, Gateshead NE10 9JR

**Andrew Craig**

**Description:**

A spacious 2 bedroom first floor flat ideal for investment purposes or home owners alike. Conveniently placed for local amenities and transport links via road and Metro links. Available with no onward chain - viewing essential to appreciate the size and layout. Property benefits include Double Glazing, Gas Combi Central Heating



EPC Band D

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £39,950+

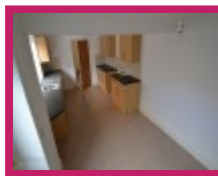
**Lot No. 14**

27 St Oswalds Street, Hartlepool TS24 8NR



**Description:**

This is a nicely presented two bedroomed mid terrace home comprising of gas central heating system, double glazing, hall, lounge/diner, kitchen/breakfast room, two bedrooms and bathroom/w.c



EPC Band C

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £20,000+

**Lot No. 15**

4 -6 Maple Avenue, Dunston NE11 9XJ

**Andrew Craig**

**Description:**

An opportunity to purchase this end of terrace property offered for sale with vacant possession and consisting of a retail premises to the ground floor with an independent 2 bed first floor flat. There is an access route to link the two properties which is currently blocked up. The ground floor consists of a double glass frontage with a cloak/wc and 2 storerooms/offices to the rear. To the first floor there are 2 bedrooms, living room, kitchen and bath/wc.



EPC Band E

**Call:** Andrew Craig 0191 4889090

**Price Guide:** £74,950+

**Lot No. 16**

26 Rawling Road, Bensham, Gateshead NE8 4QR

**Andrew Craig**

**Description:**

An investment opportunity to purchase the 2 bedroom basement apartment which is currently tenanted at an advised income of £405pcm - awaiting sight of tenancy agreement (the tenant has verbally informed us that he wishes to remain long term and viewings are available to meet the tenant)  
The property briefly comprises of entrance hall, two bedrooms, living room, kitchen and a bathroom-wc.



EPC Band D

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £37,500+

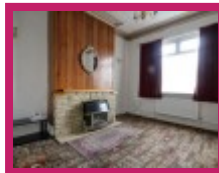
**Lot No. 17**

6 St Andrews Terrace, Bishop Auckland DL14 6DS



**Description:**

Requiring cosmetic refurbishment, but with the benefit of uPVC double glazing and gas central heating to radiators. Conveniently situated, this two reception room, two bedroom mid terraced property would make a comfortable home. With forecourt front garden and yard to rear. Offered with immediate vacant possession.



EPC Band D

**Call:** J W Woods 01388 604273

**Price Guide:** £29,950+

**Lot No. 18**

8 Wardley Court, Wardley NE10 8AJ

**Andrew Craig**

**Description:**

An apartment situated in this convenient residential area located within close proximity to a range of local amenities alongside good transport routes via the A184 leading to Gateshead Town Centre, Newcastle City Centre and the A19. Ideal for both first time buyers and investors.  
The property is currently rented at £300pcm ( we are awaiting a copy of the tenancy agreement )  
EPC Rating: D

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £29,950+

**Lot No. 19**

69/ 69a /71 Murray Street, Hartlepool TS26 8PJ



**Description:**

Mixed use property, 2 ground floor retail units and upper floor 2 bedroom flat, G round floor retail units fully let producing £7,750 per annum in total, Upper floor flat vacant and likely to achieve approx.£350 pcm, Gross yield when fully let of in excess of10%.



EPC Band D - 69 EPC Band E - 69a EPC Band D - 71

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £64,950+

**Lot No. 20**

16 High Street, Belford NE70 7NH

**ROOK  
MATTHEWS  
SAYER**

**Description:**

This Grade II listed building provides fantastic retail and residential accommodation over three storeys. The ground floor provides an ample retail area plus rear shop with cloak room and WC, which could easily be made in to a third bedroom with en-suite. The inner hall has stairs up and down to two double bedrooms, study and bathroom on the first floor plus spacious kitchen/dining/sitting area on the lower ground floor with separate WC. The property benefits from a rear yard which could be used as a parking area or garden and gives access to the lower ground floor. Gas central heating is included. EPC exempt

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £124,950+

**Lot No. 21**

46 Bevanlee Road, Middlesbrough TS6 6QS

**Michael Poole**

**Description:**

A two bedroom mid terrace house with garden to rear. The property requires refurbishment.

At the time of print no access has been gained.  
EPC Band E

**Call:** Michael Poole 01642 955180

**Price Guide:** £19,950+

**Lot No. 22**

64 Gerald Street, Benwell, Newcastle NE4 8QH

**ROOK  
MATTHEWS  
SAYER**

**Description:**

A ground floor flat situated on Gerald Street, Benwell which is currently rented on an AST dated 14 September 2012 at £455pcm. The property has double glazing and is gas central heated. Also close to town with many transport routes  
EPC Band D

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £32,500+

**Lot No. 23**

2 River View, Sunderland SR1 2AT

**Andrew Craig**

**Description:**

A modern two bedroom second floor apartment with riverside and sea views, secure allocated parking and modern kitchen. Located just a short distance away from the City Centre providing a wide range of shops, restaurants and bars. Ideal investment for those wanting living space close to the University and College, Metro/Rail station and Seafront. We have been advised that the property is currently tenanted at £550 pcm.

EPC Band C

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £59,950+

**Lot No. 24**

25 Raby Avenue, Easington SR8 3NW



**Description:**

This is a nicely presented and ready to move into two bedroom mid terrace home which boasts gas central heating system, double glazing, modern kitchen and bathroom/W.C fittings and comes with neutral decor throughout. To the exterior is an enclosed yard to rear along with having enclosed lawn garden to front elevation with patio. This is a delightful home which would ideally suit the first time buyer and cannot fail to impress.



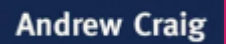
EPC Band D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £34,950+

**Lot No. 25**

13 Burnville Road, Barnes, Sunderland SR4 7LY



**Description:**

A two bedroom ground floor flat located close to the City Centre, University Metro station and Sunderland Royal Hospital. The property is sure to be an ideal buy to let opportunity or starter home and viewing is recommended.



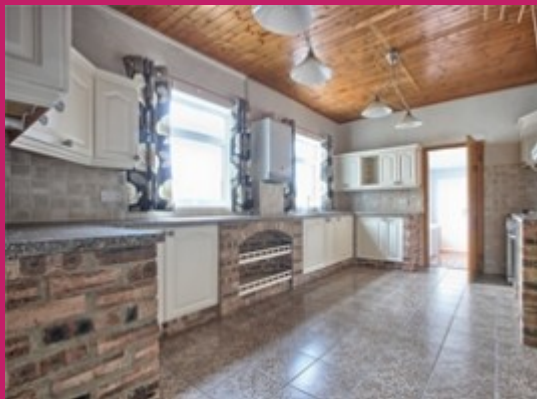
EPC Band C

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £39,950+

**Lot No. 26**

2 Holmebeck, Redcar TS12 2AL



**Description:**

Stunning Victorian Villa, Two Reception Rooms, Large Kitchen Breakfast Room, Abundance of Character Features, Set Over Three Floors, loft space Impressive Views Across the Surrounding Countryside. Allocated parking space



EPC Band E

**Call:** Michael Poole 01642 285041

**Price Guide:** £105,000+

**Lot No. 27**

3 Moorland Drive, Bedlington NE22 7HB



**Description:**

Semi Detached House, Kitchen/Diner, Three Bedrooms, Front & Rear Gardens, Attached Garage With Driveway, Ideal First Time Buy/ Investment.  
EPC Band F


**Call:** Rook Matthews Sayer 01670 531114

**Price Guide:** £84,950+

**Lot No. 28**

61 Sandringham Road, Roker, Sunderland SR6 9QZ

**Andrew Craig**



**Description:**

No chain involved. A two bed mid terraced cottage offering accommodation all on one level. An ideal starter home or investment with off road parking. Located close to local amenities, schools, metro station and Roker retail park.  
EPC Band to be confirmed.

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £59,950+

**Lot No. 29**

16 Morven Drive, Bill Quay, Gateshead NE10 0TW

**Andrew Craig**



**Description:**

Available With No Onward Chain! This pleasantly positioned semi detached bungalow in a popular residential area of Bill Quay which offers larger than average size accommodation and benefits from a private and mature garden, parking, separate garage and three double bedrooms. Situated close to both bus and transport links, this property would be ideal for a range of buyers. The property briefly comprises: lounge, dining room, kitchen, three bedrooms, shower room and family bathroom. Viewing comes highly recommended to appreciate the full potential.

EPC Band D



**Call:** Andrew Craig 0191 4875330

**Price Guide:** £99,950+

**Lot No. 30**

11 Arthur Street, Ferryhill DL17 0PZ

**WOOD**  
ESTATE AGENTS



**Description:**

A spacious two bedroom mid terraced property which boasts uPVC double glazing and gas central heating. In brief, accommodation comprises entrance lobby, lounge, dining kitchen, utility room and wc. To the first floor are two bedrooms, box room and family bathroom. Externally the property benefits from an enclosed rear yard with a useful store.

EPC Band E



**Call:** J W Woods 01388 604273

**Price Guide:** £25,000+

**Lot No. 31**

93 Bishopton Road, Stockton TS18 4PG

**Michael Poole**



**Description:**

Mature Detached Dormer Bungalow, Two Reception Rooms Four Bedrooms, En-Suite Bathroom, Conservatory, Generous Gardens, Off Road Parking & Garage, No Onward Chain.

EPC Band E



**Call:** Michael Poole 01642 355000

**Price Guide:** £139,950+

**Lot No. 32**

29 Second Street, Blackhall Colliery TS27 4EN


**Description:**

Two bedroomed mid terrace with gas central heating system (back boiler) and double glazing. To the exterior there is a rear yard.

EPC Band D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £20,000+

**Lot No. 33**

19 Browning Street, Easington Colliery SR8 3RY


**Description:**

An ideal purchase for the local investor we have pleasure in offering this three bedroomed mid terrace home which homes with gas central heating system, double glazing and enclosed garden to front elevation.



EPC Band tbc

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £25,000+

**Lot No. 34**

192/194 Canning Street, Benwell NE4 8UJ


**Description:**

A fantastic opportunity to purchase this pair of flats. Two bedroom lower flat and a five bedroom upper maisonette. Both with vacant possession. Located just off the West Road where there are an array of amenities to include shops, restaurants and public transport links. Newcastle City Centre, Airport and Metro centre along with major A1 and A69 road links are all easily accessible. Some updating is required. Benefits include double glazing and gas central heating. Spacious accommodation throughout. The lower flat comprises, entrance lobby, hallway, two bedrooms, bathroom, lounge and a kitchen. The upper flat comprises, stairs to first floor landing, lounge, kitchen, two bedrooms, bathroom, top floor and further three double bedrooms. Externally there is a yard to the rear.  
EPC Band D - 192 EPC Band tbc - 194 C

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £109,950+

**Lot No. 35**

113 Seventh Street, Horden, Peterlee SR8 4JQ


**Description:**

Two bed mid terrace having gas central heating (back boiler) and double glazing. Yard to rear

EPC Band E.

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £17,000+

**Lot No. 36**

44 Norcliffe Street, Middlesbrough TS3 6PN



**Description:**

Three Bedroom Terraced House, No Forward Chain, Ideal For Investment, North Ormesby Location, Enclosed Rear Yard, Viewing Recommended.  
EPC Band D

**Call:** Michael Poole 01642 254222

**Price Guide:** £20,000+

**Lot No. 37**

18 The Green, Ponteland NE20 9UX



**Description:**

Three bedroomed semi detached house offers fantastic potential With electric night storage heating to ground floor and one to first floor landing and double glazing the accommodation briefly comprises: hallway, sitting room, dining room and kitchen. To the first floor are three good sized bedrooms and a family bathroom. To the side is a covered porch which has a utility room, gardeners w/c, and useful storage cupboard. Externally to the front is a sizeable lawned garden with gravelled parking and scope to erect a garage, the rear gardens are mainly laid to lawn with a paved patio, borders planted with mature trees, bushes and shrubs along with a garden shed.

EPC Band F



**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £99,950+

**Lot No. 38**

62 Thornton Street, North Ormesby, Middlesbrough TS3 6PH



**Description:**

An opportunity to purchase this three bedroom mid terrace property which the current vendor has begun a modernisation programme on which does require finishing off. We are advised that the first fix electrics have been completed but no more, benefits include double glazed window, gas central heating (not tested) and a refitted bathroom suite. This is a great opportunity to finish this development with a view to having a home or as a buy to let.

EPC Band F



**Call:** Michael Poole 01642 254222

**Price Guide:** £24,950+

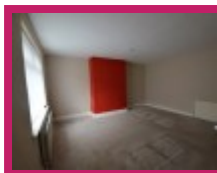
**Lot No. 39**

9 Lamb Terrace, West Allotment NE27 0EQ



**Description:**

A great opportunity has arisen to purchase this three bedroom mid terrace house in need of modernisation. The property is situated on a pedestrian walkway, being close to local shops and transport links. Accommodation comprises of kitchen, lounge, bathroom/wc, three bedrooms to the first floor, double glazing, gas central heating and a yard to the rear. No Upper chain.  
EPC Band D



**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £70,000+

**Lot No. 40**

House at Former Sports and Social Club, Front Street, Lumley DH3 4JB


**Description:**

A great opportunity to purchase this 3 bedroom, 2 reception room house which has been upgraded and modernised by the present vendor and will appeal to a wide variety of buyers. The property benefits include double glazed windows, gas central heating, refitted kitchen and bathroom, redecoration and good size gardens to the front side and rear. Property briefly comprises entrance porch, entrance hall, cloak/wc, kitchen, dining room and living room to the ground floor. There are 3 bedrooms and a bath/wc to the first floor. Externally there are lawned gardens to the front, side and rear of the property.



EPC Band D

**Call:** J W Woods 0191 3887245

**Price Guide:** £114,950+

**Lot No. 41**

384 South Eldon Street, South Shields NE33 5SY

**Andrew Craig**

**Description:**

Located in South Eldon Street in South Shields offering accommodation comprising: Entrance hall, lounge, kitchen, front bedroom and bathroom/w.c. Yard to rear.  
EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £19,950+

**Lot No. 42**

11 Hazelmoor, Hebburn NE31 1DH

**Andrew Craig**

**Description:**

Modern two bedroom upper floor flat offered for sale with no onward chain. Would ideally suit a first time buyer or investor. Briefly the accommodation comprises entrance lobby with stairs to first floor landing, spacious lounge with feature fireplace, kitchen, two bedrooms and bathroom. Externally there is allocated parking to the front. Ideally located having good transport links via Metro or bus and town centre shops and amenities.



EPC Band C

**Call:** Andrew Craig 0191 4281428

**Price Guide:** £59,950+

**Lot No. 43**

25 &amp; 27 Brancepeth Avenue, Newcastle NE4 8EA



**Description:**

An investment opportunity to purchase this pair of flats located in this residential area. The properties have been upgraded and modernised by the current vendor and benefits to each flat include double glazed windows, central heating, refitted kitchen, refitted bathroom, neutral decor and are offered for sale with vacant possession.

The property consists of a two bedroom ground floor flat and a three bedroom first floor flat.  
EPC Band C for both properties.

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £64,950+



**Lot No. 44**

259 Albert Road, Jarrow NE32 5JR

**Andrew Craig**



**Description:**

Conveniently located for Jarrow Town Centre with its extensive range of shopping and leisure facilities and excellent transport links throughout the area, this three bed end terraced property offers excellent potential for a variety of buyers. Requiring some cosmetic attention and modernisation although has double glazing and has ducted air heating system. Briefly the accommodation comprises: Entrance lobby, lounge with open staircase and dining kitchen to the ground floor. On the first floor there are three bedrooms and bathroom/w.c. Externally, there are easily maintained gardens with off road parking to the rear.



EPC Band tbc

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £65,000+

**Lot No. 45**

5 Greatham Close, Middlesbrough TS5 8JY

**Michael Poole**



**Description:**

Residing within this lovely cul-de-sac in Acklam. The property offers a single floor of living accommodation and briefly comprises, entrance hall, lounge, kitchen, bathroom and two bedrooms. Externally we have enclosed gardens to the front and rear. The property also benefits from a driveway to the side of the property and detached garage.



EPC Band D

**Call:** Michael Poole 01642 254222

**Price Guide:** £84,950+

**Lot No. 46**

1 Granville Terrace, Wheatley Hill DH6 3JQ

**NORTH EAST COMMERCIAL**  
CHARTERED SURVEYORS & VALUERS



**Description:**

Business- The hot food opportunity comprises a ground floor end terrace retail unit of traditional construction which until recently traded as a fish and chip shop with hot food and pizza takeaway. To the upper floors there is 3 bed living accommodation which could be owner occupied or let out to generate extra income. Property Comprises a three storey mid terrace retail unit with additional attic space.



EPC Band E - commercial EPC Band E - flat

**Call:** North East Commercial 0191 4878566

**Price Guide:** £69,950+

**Lot No. 47**

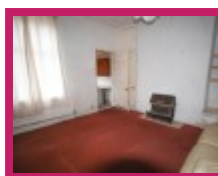
58 York Street, Pelaw, Gateshead NE10 0QL

**Andrew Craig**



**Description:**

Lower flat situated in this popular part of Pelaw having local shops and amenities nearby together with good transport links both by bus and Metro with Pelaw/Heworth Metro Stations within easy reach. The property offers an internal layout comprising: Entrance hall, lounge to rear with kitchen off. Two bedrooms (one to front and one to rear) and bathroom/w.c. Separate yard to rear. An ideal investment opportunity or first time buy. Early viewing urged  
EPC Band tbc



**Call:** Andrew Craig 0191 4875330

**Price Guide:** £49,950+

**Lot No. 48**

235 Hampstead Road, Benwell, Newcastle NE4 8TP

**ROOK  
MATTHEWS  
SAYER**



**Description:**

A Two bedroom ground floor flat we are advised as currently let out at £450 per calendar month (awaiting sight of signed tenancy agreement) The property has recently been improved and briefly comprises: entrance hall, bedroom 1, bathroom, bedroom 2, living room, kitchen and externally there is a shared yard to the rear. Please note that the photographs were taken by the vendor prior to the tenant moving in.



EPC Band E

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £49,950+

**Lot No. 49**

4-6 Coldwell Street, Felling NE10 9HH

**ROOK  
MATTHEWS  
SAYER**



**Description:**

The property comprises a 4 bedroom stone built house located over the ground and first floors with a separate ground floor retail unit and large store/warehouse to the rear. The property also benefits from a large yard/carpark to the rear of the property. The total floor area is circa 354 sq. m. (3,717 sq. ft.) The house is vacant and in need of a full refurbishment.



EPC Band G for Commercial EPC Band F for Residential

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £79,950+

**Lot No. 50**

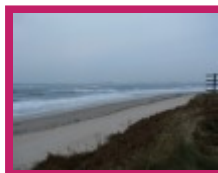
36 Embleton Links, Newton by the Sea NE66 3EP

**ROOK  
MATTHEWS  
SAYER**



**Description:**

A unique opportunity to purchase this beach bungalow located in the sand dunes, behind the beach at Embleton Bay. The property comprises of a sitting room with doors opening out on to the decking area for outside entertaining looking over the dunes, a fitted kitchen, three bedrooms and shower room. The property benefits from double glazing and LPG gas via two twin pack bottles to the rear of the property. There is also a Brittany boiler in the kitchen



EPC Band G

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £75,000+

**Lot No. 51**

11 Hesleside Drive Fenham NE5 2JE

**ROOK  
MATTHEWS  
SAYER**



**Description:**

A great opportunity to purchase this three bedroom semi detached house requiring modernisation located in this popular residential area and is offered for sale with vacant possession. The property briefly comprising entrance hall, living room, dining kitchen, rear porch and separate w.c. To the first floor there are 3 bedrooms and a family bathroom/w.c. Externally there are gardens to both the front and rear with a drive to the front offering off street parking.



EPC Band to be confirmed.

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £19,950+

## Option 2

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

**Lot No. 52**

65 Bocklow Road, Grangetown, Eston TS6 7ED

Michael Poole



### Description:

Available with no forward chain. Viewing is strongly recommended. This property offers three floors of living accommodation and briefly comprises, vestibule, hallway, lounge, dining room, kitchen, utility room, landing, WC, bathroom and four bedrooms. To the front elevation we have a small forecourt garden whilst to the rear we have a small enclosed garden.



EPC Band E

**Call:** Michael Poole 01642 955180

**Price Guide:** £25,500+

**Lot No. 53**

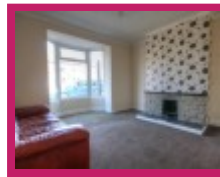
87 Manor Road, St Helen's, Bishop Auckland DL14 9ER

WOOD  
ESTATE AGENTS



### Description:

A two bedroom mid terrace property, offered for sale with vacant possession. The property benefits from gas central heating and double glazing. The property comprises of entrance lobby leading to an entrance hall which leads to a living room, dining room, kitchen and a rear lobby. The first floor comprises a bathroom and two bedrooms. Externally there is a yard to the rear of the property with a garden over the lane.



EPC Band E

**Call:** J W Woods 01388 604 273

**Price Guide:** £29,950+

**Lot No. 54**

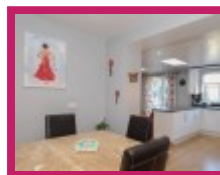
32 Briardene Drive, Wardley NE10 8AN

Andrew Craig



### Description:

This detached home is ideal for growing families and is extended to provide a fabulous kitchen to the rear which looks great for entertaining. Ample, versatile living space with a spacious lounge diner, dining room, kitchen, ground floor w.c. and office/study room. The master bedroom enjoys an impressive en suite shower room whilst the second, third and fourth bedrooms all boast fitted wardrobes in well proportioned rooms. Family bathroom with a white modern suite. Externally there is a drive way to the front providing ample parking facilities along with garage whilst the rear enjoys a sunny aspect garden with patio area, lawn and borders. Impressive home in this popular area of Wardley which must be seen to be fully appreciated.



EPC Band D

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £220,000+

**Lot No. 55**

41 The Avenue, Fairfield, Stockton TS19 7EP



**Description:**

Rarely available in this particular area of Fairfield, this charming double fronted detached bungalow which sits nicely on an established corner plot with well cared for gardens to the front, side & rear. The accommodation comprises briefly entrance vestibule, hallway, front lounge, UPVC double glazed conservatory, breakfast kitchen, rear lobby/utility room, cloakroom WC, three bedrooms and bathroom with a four piece suite. Having the benefit of no onward chain and UPVC double glazing, features also include central heating and a detached garage with a double width block paved driveway.



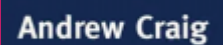
EPC Band D

**Call:** Michael Poole 01642 355000

**Price Guide:** £139,950+

**Lot No. 56**

5 Tarragon Way, South Shields NE34 8TA



**Description:**

A family sized three bedroom semi-detached house situated in the sought after Holder House Estate. Conveniently positioned with excellent access to amenities, shops, schools and major transport links into the Town Centre and Sea Front. The property is to be sold with vacant possession and briefly comprises of: - Entrance porch, lounge and kitchen to the ground floor. To the first floor there are three bedrooms and shower room. Externally to the front there is a low maintenance lawned garden with driveway which can accommodate off road parking for three cars and single garage. To the rear there is a private rear Westerly facing garden. An internal inspection is highly recommended to fully appreciate.



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £124,950+

**Lot No. 57**

23 Felbrigg Lane, Ingleby Barwick TS17 0XT



**Description:**

An Extremely Substantial Four Double Bedroom Detached Bungalow. Providing accommodation which would appeal to a variety of potential buyers. Generous lounge with feature gas fire & double glazed french doors to the rear garden. L shaped breakfast kitchen with an extensive range of fitted units & integrated appliances. Master bedroom with dressing room & an extensive en-suite bathroom with large whirlpool bath & shower/wet room area. Bedroom two also with an en-suite shower room, R-fitted shower room with attractive fittings. Extensive gardens, block paved driveway & single garage gas central heating system & double glazing.



EPC Band D

**Call:** Michael Poole 01642 7636363

**Price Guide:** £275,000+

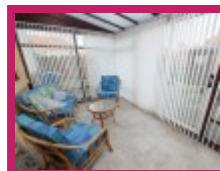
**Lot No. 58**

61 Highfield Road, South Shields NE34 6HE



**Description:**

A spacious two bedroom, two reception true style Semi-Detached Bungalow conveniently situated in this ever popular and sought after location at Highfield Road, South Shields. Positioned for access to amenities, shops and transport links into the Town Centre and Coastline. The property briefly comprises of:- Entrance lobby into hallway, lounge, dining room, kitchen, conservatory, two bedrooms, shower room and separate w.c. Externally to the front there is a low maintenance garden with onside driveway leading to garage. To the rear there is a garden and additional garage and driveway. Further benefits include gas central heating and double glazing. An internal inspection is highly recommended. CALL TO VIEW NOW!!



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £150,000+

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**Lot No. 59**

Burtree Barns, Darlington DL3 0UY


**Description:**

This is simply an outstanding Barn Conversion. Lovingly renovated and skilfully refurbished to the most exacting standards this superb property must be viewed to fully appreciate the size and quality of accommodation on offer. It would appeal to those buyers with an equestrian interest as the property sits in two acres of land with a fenced paddock and the near 6,000 square feet of flexible living accommodation includes a self-contained annexe, a state of the art highly efficient central heating system and beautiful vaulted ceilings throughout. The stunning accommodation is arranged mainly on one level with 7 bedrooms, 5 reception rooms including an enormous stunning kitchen/breakfast/family room, and four bath/shower rooms all fabulously fitted with beautiful suites. All rooms have under-floor heating which is thermostatically controlled. The outside space is complemented by two fabulous substantial patio areas as well as a lovely inner courtyard where there is a high level of privacy and seclusion. There is parking for numerous vehicles making the property ideal for anyone running their own business from home. EPC Band D

**Call:** J W Woods 01325 485151

**Price Guide:** £699,950+

**Lot No. 60**

2 Glamis Avenue, Sunderland SR4 8PB

**Andrew Craig**

**Description:**

A spacious four bedroom detached home with double driveway, extensive gardens and garage. This immaculate home is a unique find. Having been thoughtfully upgraded by the current owners whilst maintaining some original features, this unique build enjoys an upgraded dining kitchen with integrated appliances and a bright and airy conservatory enhancing ground floor space together with good sized bedrooms, a contemporary fitted bathroom, master ensuite and guest wc. A perfect place to raise a family. Situated ideally on a corner plot for quick and easy access to the City Centre and A19 as well as local schools and shops. A ready to move into home which is sure to appeal therefore viewing comes highly recommended.

EPC Band D


**Call:** Andrew Craig 0191 5653377

**Price Guide:** £279,950+

**Lot No. 61**

Deneside Cottage, Beamish, Stanley DH9 0QY

**Andrew Craig**

**Description:**

A unique and individually styled detached Dutch style bungalow, well presented throughout offering family size accommodation. The accommodation could either be used as a two or three bedroom home having a third reception room to the ground floor which could be utilised as bedroom three (dependant on individual needs). There is a comprehensively fitted kitchen and bathroom with a contemporary stylish four piece suite. Externally there is a front garden forecourt and an enclosed rear courtyard style garden with useful brick built outhouse/utility area

EPC Band D


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

**Price Guide:** £139,950+

**Lot No. 62**

6 Oxford Avenue, South Shields NE33 4TW

**Andrew Craig**

**Description:**

This unique and substantial two bedroom first floor flat boasts good living space. Pleasantly positioned in this popular location with excellent access to amenities, shops, popular schools and transport links into the Town Centre and Sea Front. Briefly comprising of: - Entrance hall with stairs to first floor landing. Lounge/diner, kitchen, bathroom two bedrooms. Two loft rooms. The rear hallway has stairs leading down to a work shop and office room. Further benefits include gas central heating and double glazing. An internal inspection is highly recommended. CALL TO VIEW NOW!!!

EPC Band E


**Call:** Andrew Craig 0191 4271722

**Price Guide:** £54,950+

**Lot No. 63**

11 St Andrews Road, New Marske, Redcar TS11 8BD

Michael Poole



**Description:**

An improved and modernised three bedroom link detached house, situated in this popular residential area and offered for sale with vacant possession. The property benefits from double glazed windows, gas central heating, fitted kitchen and family bathroom, redecoration and recently laid carpets, gardens front and rear and a garage.



EPC Band C

**Call:** Michael Poole 01642 285041

**Price Guide:** £124,950+

**Lot No. 64**

4 De Waldron Square, Pegswood, Morpeth NE61 6SU



**Description:**

The accommodation briefly comprises of; Entrance hallway, kitchen, lounge, rear hallway/utility area. To the second floor is the master bedroom, second bedroom, bathroom and separate toilet. Externally there are gardens to front and rear, the property benefits from double glazing and gas fired heating to radiators.



EPC Band D

**Call:** Mike Rogerson 01670 517500

**Price Guide:** £54,950+

**Lot No. 65**

9 Bradley Cottages, Leadgate, Consett DH8 6JZ



**Description:**

Terraced house with the benefit of gas central heating and double glazing. Comprising of two open plan reception areas, kitchen, rear lobby, bathroom, two bedrooms and externally a yard to the rear with a garden over the back lane.



EPC Band D

**Call:** J W Woods 01207 502109

**Price Guide:** £42,500+

**Lot No. 66**

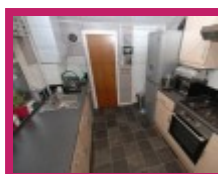
120 Stanhope Road, South Shields NE33 4BP

Andrew Craig



**Description:**

VACANT POSSESSION - An ideal purchase for couples, single persons, first time buyers and investors alike. This two bedroom upper flat is situated in this popular location at Stanhope Road, South Shields. Conveniently positioned close by to amenities, shops, well regarded schools, main transport links and the West Park. The property briefly comprises of: - Entrance hall with stairs to first floor landing. Open plan lounge/diner, kitchen, bathroom and two bedrooms. Externally there is a private yard to the rear. Further benefits include gas central heating and double glazing. An internal inspection is highly recommended.



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £39,950+

**Lot No. 67**

5 Valiant Way, Catchgate, Stanley DH9 8FG


**Description:**

Ideally suited to families, first time buyers, or investors, a modern 3 bedroom semi-detached property with off road parking. The property is available with early vacant possession, has the benefit of uPVC double glazing, gas central heating and offers accommodation which briefly comprises, on the ground floor: Entrance hall, lounge, kitchen and a cloak room w.c. To the first floor, there are 3 bedrooms and bathroom w.c.



EPC Band B

**Call:** J W Woods 01207 235221

**Price Guide:** £59,950+

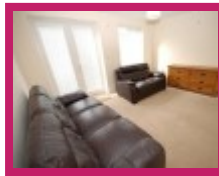
**Lot No. 68**

67 Forest Road, Highfield Road, Sunderland SR4 0DY

**Andrew Craig**

**Description:**

A recently constructed three bedroom semi detached property with good sized gardens and driveway. Situated within this modern development within easy reach to local shops, schools and transport links to the A19/City Centre. Being neutrally decorated, bright and spacious makes this home sure to appeal to a wide range of buyers. Offered with no chain and still having the 10 years home warranty and insurance NHBC Buildmark. Viewing is recommended.



EPC Band B

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £89,950+

**Lot No. 69**

14 Monkton Rise, Guisborough TS14 6GF

**Michael Poole**

**Description:**

We offer to the market this well presented and spacious five bedroom detached home. Accommodation comprises; entrance hall, cloakroom/WC, living room, dining room, UPVC double glazed conservatory, fitted kitchen breakfast room, family room and utility room. The first floor accommodates family bathroom and five bedrooms - bedrooms two and three with a Jack 'n' Jill en-suite and bedroom one with a dressing area and en-suite bathroom. Externally, the property benefits from a block paved driveway that gives access to a double garage. A delightful landscaped rear garden with an array of lawn, patio area and well stocked borders.



EPC Band E

**Call:** 01642 955625

**Price Guide:** £365,000+

**Lot No. 70**

29 Charnwood Avenue, Newcastle NE12 8PT

**ROOK MATTHEWS SAYER**

**Description:**

Situated within this popular residential development is this well presented three bedroom semi detached house which will appeal to a variety of buyers. Comprising; entrance hall with stairs to the first floor, downstairs W.C, modern dining kitchen to the front, to the rear is a spacious lounge. To the first floor, bathroom/W.C., three bedrooms with the master bedroom enjoying an ensuite shower room. Externally to the front is a driveway providing off street parking, lawned garden and gates access to the larger than average rear garden which is mainly laid to lawn with patio area. The property benefits from gas central heating, alarm system and UPVC double glazing.



EPC Band D

**Call:** Rook Matthews Sayer 0191 2667788

**Price Guide:** £134,950+



**Lot No. 71**

75 Sea Winnings Way, South Shields NE33 3NE

**Andrew Craig**



**Description:**

SEA VIEWS...Offered with vacant possession top floor two bedroom apartment on the popular coastal development of Westoe Crown Village. With its schools and local amenities making this is a very desirable area of South Shields, close to the town centre and a walk away to the seafront. Briefly the property comprises of secure communal entrance and hallway, stairs to top floor, hallway, lounge and kitchen. There are two bedrooms and a family bathroom with the property offering sea views and allocated parking bay. Viewing comes highly recommended. This property was previously rented and achieved a rental income of £625 PCM.



EPC Band C.

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £89,950+

**Lot No. 72**

15 The Crescent, Redcar TS10 3AX

**Michael Poole**



**Description:**

What a Brilliant Opportunity to Purchase a Detached 3 bedroom Bungalow with Fantastic Views Across Zetland Park to the Sea. This Home is in Need of Full Refurbishment However Has the Potential to Make a Fantastic Home. Offered to the Market with No Onward Chain, We Advise Early Viewing to Avoid Disappointment.

EPC Band F

**Call:** Michael Poole 01642 285041

**Price Guide:** £99,950+

**Lot No. 73**

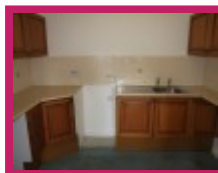
19 Woodlands Mews, Reid Park Road, Jesmond NE2 2ER

**ROOK MATTHEWS SAYER**



**Description:**

A first floor retirement apartment (available to over 60s) ideally situated at Woodland Mews, Reid Park Road, Jesmond. The accommodation briefly comprises: lounge open to kitchen, bedroom with fitted robes and bathroom/w.c. The development also boasts lift access & communal facilities which include communal lounge, kitchen, gardens, parking and guest accommodation. The property benefits from an on-site warden, a 24 hour Care Line and patio style garden. Viewing is highly recommended. Available immediately with no onward chain. Subject to acceptance as an Anchor Resident meeting necessary criteria.



EPC Band B

**Call:** Rook Matthews Sayer 0191 2816700

**Price Guide:** £45,000+

**Lot No. 74**

32 Ford Lodge, South Hylton, Sunderland SR4 0QF

**Andrew Craig**



**Description:**

A well presented and ready to move into two bedroom ground floor apartment ideal as either a starter home or for professional couples and all buyers looking for a stair free environment. The spacious accommodation must be viewed to be appreciated and briefly comprise:- Entrance hall, two bedrooms (Master with en-suite) and open plan lounge/diner and fitted kitchen. Further benefits include gas central heating and double glazing. Externally there is an allocated parking bay and further benefits include a security entry system.

EPC Band B

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £79,950+

**Lot No. 75**

5 St Albans Close, Redcar TS10 4SU

Michael Poole



**Description:**

A Modern Well Equipped Home Situated in a Sought After Residential Location. This is Your Chance to Discover the Flexibility That a Three Storey Town House Can Offer  
No Onward Chain - Three Bedrooms - En-Suite Shower Room - Family Bathroom - Ground Floor WC - Modern Fitted Kitchen - Off Road Parking - Front & Rear Gardens



EPC Band C

**Call:** Michael Poole 01642 285041

**Price Guide:** £104,950+

**Lot No. 76**

2 Whitehouse, Stella Lane, Blaydon NE21 4LS

ROOK MATTHEWS SAYER



**Description:**

A fabulous opportunity to purchase a grand house set in large grounds. The house consists of an entrance porch, large dining kitchen with stairs leading to a standing height 2 room cellar, downstairs bathroom, and a grand lounge. To the first and second floors there are 3 large bedrooms. Additional benefits include modern double glazing, a private driveway, and grounds which could be restored or potentially developed Viewings come highly recommended.



EPC Band E

**Call:** Rook Matthews Sayer 0191 4131313

**Price Guide:** £150,000+

**Lot No. 77**

7 Claudius Court, South Shields NE33 2DF

Andrew Craig



**Description:**

LAWE TOP LOCATION - VIEWING IS A MUST!! An immaculate and ready to move into one bedroom first floor flat situated in this popular location at the Lawe Top, South Shields. Conveniently positioned within walking distance to the Town Centre and Sea Front where a range of amenities, shops, bars and restaurants can be found. Briefly comprising of: - Entrance hall with stairs to first floor landing. Lounge, kitchen/breakfasting, bedroom and bathroom. Further benefits include gas central heating and double glazing. Ideal for first time buyers, single person or couples. An internal inspection is highly recommended. CALL TO VIEW NOW!!!



EPC Band C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £39,950+

**Lot No. 78**

17 Charles Street, Redcar TS10 3HP

Michael Poole



**Description:**

Beautifully Presented Home A Perfect Balance of Character & Modern Features  
Gas Central Heating  
UPVC Double Glazing  
Two Reception Rooms  
Kitchen Extension  
Two Double Bedrooms  
Modern Bathroom Suite  
Rear Courtyard Garden  
EPC Band E

**Call:** Michael Poole 01642 285041

**Price Guide:** £64,950+

**Lot No. 79**

7 Mortimer Street, Pallion, Sunderland SR4 6RA

**Andrew Craig**



**Description:**

A spacious three bedroom mid terraced dormer cottage offered with no chain involved located close to Pallion Metro Station, local shops and access to the City Centre. Benefitting from upvc double glazing and gas central heating. An ideal purchased for those looking to get on the housing market, growing families and investors alike.  
EPC Band E



**Call:** Andrew Craig 0191 5653377

**Price Guide:** £49,950+

**Lot No. 80**

3 Thompson Street, Bedlington NE22 7HE

**ROOK MATTHEWS SAYER**



**Description:**

Spacious Ground Floor Flat Is Offered For Sale On Thompson Street In Bedlington, Briefly Comprising Entrance Hallway, Lounge, Kitchen, Two Bedrooms, Family Bathroom. Benefitting 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 531114

**Price Guide:** £37,500+

**Lot No. 81**

5 Dallymore Drive, Bowburn, Durham DH6 5ES

**WOOD ESTATE AGENTS**



**Description:**

Available with the benefit of immediate vacant possession, we offer for sale this individually designed and built detached bungalow with gas fired central heating and double glazing. Occupying a pleasant position on the outskirts of Bowburn and not directly overlooked to the front and rear, it briefly comprises: entrance hall, lounge, kitchen, utility room, three bedrooms, shower room and separate wc. It has a single garage and pleasant gardens to both front and rear.



Timescale of sale subject to probate being granted.  
EPC Band D

**Call:** J W Woods 0191 3869921

**Price Guide:** £129,950+

**Lot No. 82**

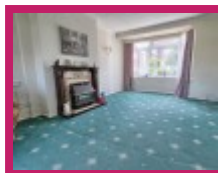
32 Queens Drive, Billingham TS22 5JL

**Michael Poole**



**Description:**

Having been very well cared for over the years, this Wolviston Court three bedroom semi-detached house now just needs the next owners to come along and add their own stamp. Yes, some improvement and modernisation is required in places but the end result will be well worth it. As well as having the advantage of no onward chain and a sensible price tag, it features UPVC double glazing, central heating with a condensing combi boiler, garage and an attractive, well established garden. Comprising entrance porch, hall, lounge, separate dining room and kitchen. The first floor has three bedrooms, shower room and separate WC.



EPC Band C

**Call:** Michael Poole 01642 955140

**Price Guide:** £89,950+

**Lot No. 83**

2 Harton Lane, South Shields NE34 0EF

**Andrew Craig**



**Description:**

Harton Lane is this beautifully presented and ready to move into three bedroom semi-detached family home. The property offers good sized and well appointed accommodation. Briefly comprising of: - Entrance via uPVC door onto hallway, bright and airy lounge with bay window and open plan into the dining room and 23ft kitchen breakfasting room. To the first floor there is a large four piece bathroom and three good sized bedrooms (two with fitted wardrobes). Externally there is a gravelled garden to the front and side with access for off road parking and a garage. To the rear there is a good sized patio garden. Further benefits include gas central heating and double glazing.



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £199,950+

**Lot No. 84**

109 Whitfield Villas, South Shields NE33 5NH

**Andrew Craig**



**Description:**

An affordably priced two bedroom end terraced house situated in this popular location with excellent access to amenities, shops and good transport links into the Town Centre and Sea Front. Briefly comprises of: - Entrance lobby into lounge, kitchen/breakfasting room, two bedrooms and shower room. Externally to the front there is a driveway providing off road parking for one car. To the rear there is a garden with wood decking and concrete area. Single detached garage accessed via up and over garage door with electric and lighting and can provide off road parking for one car. Further benefits include gas central heating and double glazing. An ideal purchase for first time buyers! An internal inspection is highly recommended.



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £69,950+

**Lot No. 85**

31 Mitchell Street, Birtley DH3 1EP

**Andrew Craig**



**Description:**

This end terraced home offers great potential having two reception rooms, modern kitchen, three bedrooms and shower room. Updated gas combination central heating system, loft insulation and cavity wall insulation all in recent years. Also benefiting from rear yard and the garage is accessed by an up and over door from the gable end, and there is additionally a useful door to the rear service lane. Ideal investment opportunity or first purchase for first time buyers or families with no onward chain. Viewing comes highly recommended to appreciate the full potential on offer.



EPC Band D

**Call:** Andrew Craig 0191 4921234

**Price Guide:** £44,950+

**Lot No. 86**

5 Scugdale Close, Yarm TS15 9UG

**Michael Poole**



**Description:**

An Extensively Improved Three Bedroom Detached Residence Offered For Sale with the Benefit of No Onward Chain. Occupying a Generous Corner Plot within this Popular Development, Close to Popular Junior & Secondary Schools, Delightful Lounge with Wall Mounted Contemporary Electric Fire & Solid Oak Flooring Kitchen/Diner with a Good Range of Fitted Units, Built In Range, Additional Oven & Central Island with Granite Worktop Extensive L Shaped Conservatory with Air Conditioning Unit & Providing A Very Pleasant Additional Living Area.



EPC Band D

**Call:** Michael Poole 01642 788878

**Price Guide:** £184,950+

**Lot No. 87**

24 Tyne View Gardens, Pelaw NE10 0YP

**Andrew Craig**



**Description:**

NO ONWARD CHAIN 3 Bed Semi detached home pleasantly situated with a pedestrian only frontage which enjoys an open aspect over playing fields. Spacious family property located in Tyne View Gardens conveniently placed for local amenities and Metro link, Schools. Briefly comprises:- Hallway, Dining/kitchen, Utility room, Porch. Spacious lounge/diner and three well proportioned bedrooms and bathroom. Combi central heating system and double glazing to windows. Gardens front and rear. Vehicular access to rear cul-de-sac. Viewing recommended to appreciate fully.



EPC Band C

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £84,950+

**Lot No. 88**

2 Stanley Street, Consett DH8 6LN

**WOOD**  
ESTATE AGENTS



**Description:**

A spacious, extended stone-built house with a garage, situated on the end of a terrace in the centre of Consett and providing generous and well presented accommodation that includes three double bedrooms.

The house has been improved in recent years, including rewiring in 2008, and features a large open lounge / dining room, a utility room and a spacious contemporary bathroom with a free-standing bath and separate shower cubicle. It has gas central heating and UPVC double glazing. The vendor is happy to consider including the white goods and many items of furniture.



EPC Band E

**Call:** J W Woods 01207 502109

**Price Guide:** £84,950+

**Lot No. 89**

Poplars Farmhouse, Carlton Village, Carlton TS21 1EA

**Michael Poole**



**Description:**

A stunning, Grade II Listed, four bedroom detached farmhouse with original Cow Byre. The exceptionally well-presented accommodation includes a games room (700 sq. ft.), separate servants' staircase, three receptions, breakfast kitchen, laundry, WC, bathroom and shower room. A private south facing rear garden, mature front garden and bags of parking compliment this wonderful family home. Planning permission was previously granted to convert the cow byre into further/separate accommodation.



EPC Band F

**Call:** Michael Poole 01642 355000

**Price Guide:** £399,950+

**Lot No. 90**

10 Gleneagles Road, New Marske, Redcar TS11 8BE

**Michael Poole**



**Description:**

Four Bedrooms, Shower Room to Master Bedroom, Family Bathroom, Three reception Rooms, Garage, Off Road Parking & Driveway, In Need of Some Cosmetic Improvement Although Inside & Out this Home has a lot to Offer.



EPC Band F

**Call:** Michael Poole 01642 285041

**Price Guide:** £149,950+

**Lot No. 91**

60 Frederick Street North, Meadowfield DH7 8ND


**Description:**

Two bedroom mid terrace house. Property briefly comprises of an entrance lobby, living room, dining room, kitchen, rear lobby, bathroom, 2 bedrooms to the first floor and externally there is a yard to the rear.

EPC Band D

**Call:** J W Woods 0191 3869921

**Price Guide:** £59,950+

**Lot No. 92**

47 Priory Grange, Blyth NE24 5BA


**Description:**

Viewing comes highly recommended for this spacious Four Bedroom Detached home situated on a generous plot on the popular development of Priory Grange in Blyth. EPC: D Close to local amenities and transport links the property briefly comprises; Entrance hallway, lounge, dining room, conservatory, kitchen, utility room, downstairs wc, four bedrooms the master having an en suite shower room and family bathroom. Externally there are front and rear gardens, garage and driveway with parking for several cars. This is a fantastic opportunity to purchase a substantial family home and is being offered with no onward chain.

EPC Band D


**Call:** Rook Matthews Sayer 01670 352900

**Price Guide:** £109,950+

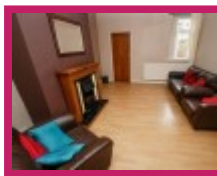
**Lot No. 93**

80 St Vincent Street, South Shields NE33 3AR


**Description:**

An opportunity purchase a two bedroom end-terraced ground floor flat in the popular Westoe area with vacant possession. Ideally located for access to South Shields coast line, town centre and local schools and college. Comprising of: Entrance door, lounge, dining room, breakfasting kitchen, bathroom room w/c and two bedrooms. Further benefits include double glazing and gas central heating and a yard to the rear. Ideal first time purchase and good investment opportunity. Viewing recommended!

EPC Band D


**Call:** Andrew Craig 0191 4271722

**Price Guide:** £49,950+

**Lot No. 94**

20 Tweed Street, Berwick Upon Tweed TD15 1NG


**Description:**

This 2 bedroom end terraced property is situated within walking distance of all town amenities and Berwick railway station. Requiring total refurbishment which is reflected in the asking price, the property offers spacious accommodation set out over three floors with views from the upper floors across towards the Royal Border Bridge, River Tweed and Cheviot & Eildon hills in the distance. Externally there is a small gravelled area to the rear.

EPC Band F


**Call:** Tyne and Tweed 01289 331555

**Price Guide:** £69,950+



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**Lot No. 95**

Rutland House, 16 Tempest Road, Seaham SR7 7AY



**Description:**

Something of a rarity, we are pleased to offer for sale this spacious four bedroom end terrace house well positioned only yards from the sea front. Local restaurants and within walking distance of Bryon Place Shopping outlet. Benefits include gas Combi central heating, double glazing in the main, two generous reception rooms, conservatory, garden and ample car parking. Early viewing strongly recommended. NO UPWARD CHAIN! Updating Required



EPC Band E

**Call:** Kimmitt and Roberts 0191 5813213

**Price Guide:** £149,950+

**Lot No. 96**

12 Warwick Court, Kingston park NE3 2YS



**Description:**

A three bedroom semi detached house occupying a pleasant cul de sac position within the popular Kingston Park estate. The property is conveniently located for access to local shops, amenities and transport links to the city centre and is ideally suited for a first time buyer or investment opportunity.



EPC Band to be confirmed

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £110,000+

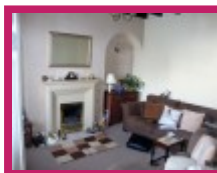
**Lot No. 97**

183 Main Street, Seahouses NE68 7TU



**Description:**

A fantastic opportunity to purchase this 2 bedroom stone built period house located in this popular location giving access to the beautiful Northumberland coastline. The property offers potential as in need of some upgrading and modernisation whilst to the rear there is a garage and a GREAT size garden. The property briefly comprises: internal porch, hallway, lounge, kitchen/diner, rear porch/utility room, 2 double bedrooms, office and family bathroom.




EPC Band G

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £159,950+

**Lot No. 98**

4 Ferndown Court, Gateshead NE10 8EB



**Description:**

A wonderful opportunity to acquire this detached bungalow offered with conservatory, garage and gardens in the popular residential area of Wardley at Ferndown Court. briefly comprises: Tow double bedrooms, lounge with picture window, breakfasting kitchen, conservatory, bathroom occupying a position having a pedestrian only frontage.



EPC Band E

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £124,950+



**Lot No. 99**

12 Woburn Drive, Bedlington NE22 5YB

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Detached bungalow, corner plot, 3 bedrooms, reconfigured to give larger living accommodation so the property is deceptively spacious with the added bonus of a private garden. Briefly comprising: dining kitchen, spacious lounge, 3 bedrooms, the master bedroom is very generous in size and a newly fitted and stylish shower room. externally, there is a pretty garden to the front, to the side elevation is a gravelled driveway or seating area, whilst to the rear is a private and well stocked garden.  
EPC Band D

**Call:** Rook Matthews Sayer 01670 531114

**Price Guide:** £99,950+

**Lot No. 100**

2 Hayton Avenue, South Shields NE34 6PP

**Andrew Craig**



**Description:**

Offered with Vacant Possession an ideal family home situated in this popular location in South Shields, having amenities, shops, schools, public transport links into the Town Centre and Sea Front. Decorated in a neutral theme throughout the property briefly comprises of: - Entrance lobby, lounge, kitchen/breakfasting room, bathroom and two bedrooms. Externally to the front there is a fenced garden and driveway. To the rear there is a small lawned garden with gravelled area, decking and shed. Further benefits include gas central heating and double glazing. An internal inspection is highly recommended.

EPC Band D



**Call:** Andrew Craig 0191 4271722

**Price Guide:** £59,950+

**Lot No. 101**

42 Breamish Street, Jarrow NE32 5SH

**Andrew Craig**

**MIKE  
ROGERSON**



**Description:**

Located within walking distance to Jarrow Park we offer new to the market this Two Bedroom Ground Floor Flat. The property is within close proximity to Jarrow School, Local Shops and Transport Links and is sure to appeal. Benefitting from Double Glazing and Gas Central Heating the property briefly comprises of entrance hall, living room, kitchen, bathroom and two bedrooms. Externally there is a yard to the rear, available now call us to arrange to view!

EPC Band D



**Call:** Andrew Craig 0191 4280025 MR 0191 2621206

**Price Guide:** £54,950+

**Lot No. 102**

10 Fairfield Palce, Winlaton NE21 5QF

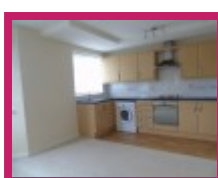
**ROOK  
MATTHEWS  
SAYER**



**Description:**

A modern 2 bedroom house set within The Fairfield development comprising a communal entrance hallway, a large private hallway with spindle staircase, a ground floor bathroom, a large storage cupboard and a kitchen diner with bay window. To the first floor there are 2 bedrooms and bathroom. Additional benefits include an intercom and entry phone security system and a designated parking space in the private car park.

EPC Band D



**Call:** Rook Matthews Sayer 0191 4131313

**Price Guide:** £49,950+

**Lot No. 103** 13 Tanfield Street, Pallion, Sunderland SR4 6NU

**Andrew Craig**



**Description:**

A two bedroom mid terraced cottage offering accommodation all on one level and benefiting from upvc double glazing and combi gas central heating. There is an enclosed rear yard with off road parking. Located within easy access to local shops, schools and Metro Station. No chain involved. Ideal started home, investors or for those looking to downsize. Viewing recommended.



EPC Band E

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £44,950+

**Lot No. 104** 59 Lytton Street, Middlesbrough TS4 2DD

**Michael Poole**



**Description:**

Two-Bedroom Terraced House Middlesbrough Location Fitted Kitchen Double Glazing Available with no forward chain. The property offers two floors of living accommodation and briefly comprises, entrance hall, lounge, dining room, lobby, wet room, landing, two bedrooms and WC. Externally we have an enclosed yard to the rear.  
EPC Band D



**Call:** Michael Poole 01642 254222

**Price Guide:** £37,500+

**Lot No. 105** 70 Kirkleatham Lane, Redcar TS10 5DE

**Michael Poole**



**Description:**

Two Bedrooms Plus Loft Conversion (Currently Used as Bedroom Advised by Owner No Planning Permission and No Building Regulations Are in Place), Two Reception Rooms, Oak Panelling in the Robert Mouseman Thompson Style, Attached Garage with Electric Up & Over Door, Front & Rear Gardens, Attractive Fitted Kitchen, Attractive Modern Bathroom, Easy Maintenance Rear Garden.



EPC Band F

**Call:** Michael Poole 01642 285041

**Price Guide:** £165,000+

**Lot No. 106** 2 Acer Drive, Haswell, Peterlee DH6 2BJ

**kimmitt & roberts**



**Description:**

Situated on this ever popular development in the rural village of Haswell we are pleased to offer for sale upon the open market this well presented and well maintained three bedroom detached family home. Offering gas central heating system, double glazed windows, spacious kitchen/breakfast room with a range of solid oak units and conservatory overlooking a well stocked rear garden. Occupying a pleasant plot at the entrance to a cul de sac this delightful home boasts gardens to both front and rear double drive and single garage. Enjoying rural location yet within such easy access to the A19 and all major road networks.



EPC Band E

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £89,950+

**Lot No. 107** 9 Hartleyburn Avenue, Hebburn NE31 2NE

**Andrew Craig**



**Description:**

A great opportunity to purchase this two bedroom/two reception semi detached house located in this popular residential area and offered for sale with vacant possession. The property benefits include double glazed windows, gas central heating, the addition of a conservatory, fitted kitchen, gardens to the front and rear and off street parking. The property briefly comprises an entrance hall, living room, dining/reception 2, conservatory and a kitchen all to the ground floor. There are 2 bedrooms, bathroom and separate wc to the first floor. To fully appreciate the property on offer an internal viewing is highly recommended.



EPC Band to be confirmed.

**Call:** Andrew Craig 0191 4281428

**Price Guide:** £64,950+

**Lot No. 108** 36a West Street, Belford, Northumberland NE70 7QF

**ROOK MATTHEWS SAYER**



**Description:**

A mid-terraced stone fronted two storey cottage in the popular village of Belford with good access via the A1 road leading north to The Borders and south to Morpeth and Newcastle. The property includes entrance to lobby, large sitting room/kitchen with stone inglenook fireplace and multi-fuel burning stove with door leading to utility. On the first floor there are two bedrooms and a shower room. The property has uPVC double glazing, composite front door and electric heating. The property would make a fantastic second home, permanent house or holiday let.



EPC Band E

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £89,950+

**Lot No. 109** 27 Roman Road, South Shields NE33 2HA

**Andrew Craig**



**Description:**

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:** £39,950+

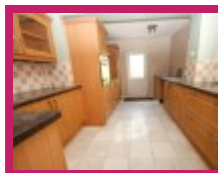
**Lot No. 110** 9 Northfield Road, South Shields NE33 3HJ

**Andrew Craig**



**Description:**

Close to the coast and within this first class residential area this is a not to be missed investment/first time buy opportunity. Having had the benefit of some improvements to include an extended and refitted breakfasting kitchen, gas central heating and double glazing yet the opportunity exists for further development which is sure to improve the overall investment value. Accommodation briefly comprises: Entrance hall, lounge, dining room, breakfasting/kitchen, To the first floor there are three bedrooms (two double) and family bathroom/w.c. . Externally there are gardens to both front and rear with drive for off road car standage.



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £99,950+

**Lot No. 111** 19 Churchill Road, Eston TS6 9PN



**Description:**

Offered with No Forward Chain. Three-Bedroom Semi-Detached Bungalow, Situated Within This Favoured Area of Eston. This Property Will Appeal to A Retired Person or Couple. Viewing Comes Highly Recommended.



EPC Band tbc

**Call:** Michael Poole 01642 955180

**Price Guide:** £99,950+



## Terms & Conditions

### About us and Important Auction Information

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

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

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

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

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

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

4.2 Option Two If the lot is in an Option Two type auction, the lot will be subject to the Option Two Conditions (as stipulated in our General Auction Terms of Business in this Catalogue). On the fall of the gavel or acceptance of an offer by the Seller, the Buyer shall pay a £3,000 non-refundable deposit to us and sign the applicable Sale Memorandum requiring exchange of contracts to take place within 28 days (or if that day is not a Business Day on the next Business Day) of the date of the buyers solicitor receiving the contract pack. 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 buyers solicitor receiving the contract pack (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 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:

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

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

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

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

##### A3 Bidding and reserve prices

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

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

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

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

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

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

##### A4 The particulars and other information

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

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



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

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

A5 The contract

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

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

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

A5.4 If you do not we may either:

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

(b) sign the sale memorandum on your behalf.

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

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

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

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

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

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

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

A6 Extra Auction Conduct Conditions

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

General conditions of sale

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

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

G1 The lot

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

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

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

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

(a) matters registered or capable of registration as local land charges;

(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;

(c) notices, orders, demands, proposals and requirements of any competent authority;

(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;

(e) rights, easements, quasi-easements, and wayleaves;

(f) outgoing and other liabilities;

(g) any interest which overrides, within the meaning of the Land Registration Act 2002;

(h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the buyer has made them; and

(i) anything the seller does not and could not reasonably know about.

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

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

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

G1.8 Where chattels are included in the lot the buyer takes them as they are at completion

and the seller is not liable if they are not fit for use.

G1.9 The buyer buys with full knowledge of:

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

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

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

G2 Deposit

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

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

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

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

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

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

G2.2 The deposit

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

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

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

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

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

G3 Between contract and completion

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

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

(b) pay the premiums when due;

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

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

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

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

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

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

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

Title and identity

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

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

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

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

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

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

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

(ii) the documents accompanying that application;





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

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

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

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

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

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

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

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

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

#### G5 Transfer

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

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

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

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

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

#### G6 Completion

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

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

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

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

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

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

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

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

#### G7 Notice to complete

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

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

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

(a) terminate the contract;

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

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

(d) resell the lot; and

(e) claim damages from the buyer.

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

(a) terminate the contract; and

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

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

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

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

(b) the seller must return the deposit and any interest on it to the buyer (and the buyer may claim it from the stakeholder, if applicable) unless the seller is entitled to forfeit the deposit under condition G7.3.

#### G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

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

G9.5 The buyer must:

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

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

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

#### G10 Interest and apportionments

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

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

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

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

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

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

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

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

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

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

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

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

#### G11 Arrears

##### Part 1 Current rent

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

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

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

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

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

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

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

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

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

(a) so state; or

(b) give no details of any arrears.

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

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



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

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

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

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

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

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

#### G12 Management

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

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

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

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

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

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

#### G13 Rent deposits

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

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

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

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

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

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

#### G14 VAT

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

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

#### G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

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

(a) of the buyer's VAT registration;

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

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

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

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

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

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

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

#### G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

#### G17 Maintenance agreements

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

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

#### G18 Landlord and Tenant Act 1987

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

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

#### G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

(a) in its condition at completion;

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

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

G19.5 Where relevant:

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

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

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

#### G20 TUPE

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

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

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

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

(c) in respect of the Transferring Employees.

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

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



Employees after completion.

#### G21 Environmental

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

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

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

#### G22 Service Charge

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

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

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

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

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

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

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

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

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

#### G23 Rent reviews

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

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

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

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

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

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

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

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

#### G24 Tenancy renewals

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

G24.2 Where practicable, without exposing the seller to liability or penalty, the seller must not without the written consent of the buyer (which the buyer must not unreasonably

withhold or delay) serve or respond to any notice or begin or continue any proceedings.

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

G24.4 Following completion the buyer must:

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

#### G25 Warranties

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

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

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

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

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

#### G26 No assignment

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

#### G27 Registration at the Land Registry

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

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

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

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

#### G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

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

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

#### G30 Extra General Conditions



# Agents Property AUCTION

TOGETHER WE GET RESULTS

## Upcoming Auctions

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Wednesday 30th August 2017

Thursday 28th September 2017

Monday 30th October 2017

Monday 11th December 2017



Andrew Craig

THE WOOD  
ESTATE AGENTS

kimmitt & roberts

Michael Poole

MIKE  
ROGERSON



**Richard Francis**

Auctioneer MNAVA



see website for auction terms & conditions

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