



Agents Property
AUCTION

Remote Bidding



Agents Property AUCTION

TOGETHER WE GET RESULTS



Auction Catalogue

This Auction

Thursday 30th July 2015

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



Andrew Craig

JW
WOOD
ESTATE AGENTS

kimmitt & roberts

Michael Poole

ROOK
MATTHEWS
SAYER



Richard Francis
Auctioneer MNAVA

Telephone: 01661 831 360

Website: www.agentspropertyauction.com

Email: info@agentspropertyauction.com



Buyers Guide

IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

Particulars of Sale:

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

Price Guides:

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

Option 1 Terms & Conditions:

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

Option 2 Terms & Conditions:

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

Administration Fee:

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

Deposits:

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

Remote Bidding:

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

Sales Agreed:

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

Amendments to Catalogue:

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

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

Venue Location

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

Tel: 0191 236 4111

Directions:

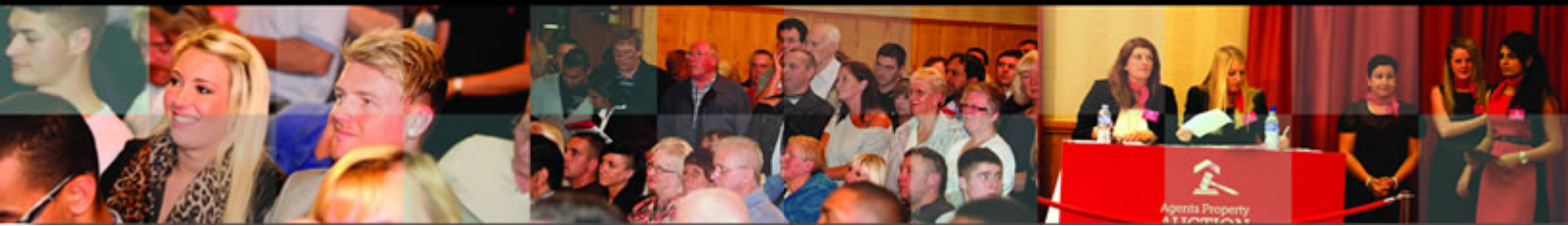
Join A1 north for 2.5 miles then turn off left for Wideopen (A1056). Take the 2nd exit at the roundabout and the hotel lies straight ahead. For all Sat/Nav system please type in 'A1056 Sandy Lane' for directions to hotel.





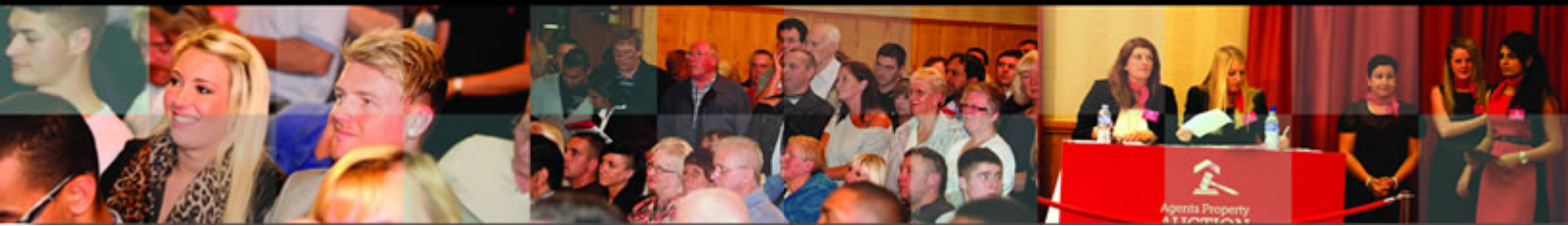
Order Of Sale

Lot No	Address	Post Code	Partner Agent
OPTION 1			
Lot 1	31 Woodbine Avenue, Wallsend, Newcastle	NE28 8HB	Rook Matthews Sayer
Lot 2	3 Coronation Street North, Murton, Seahm	SR7 9AX	Kimmitt & Roberts
Lot 3	95 Delaval Crescent, Blyth, Northumberland	NE24 4BD	Andrew Craig/Rook Matthews Sayer
Lot 4	293 Benton Road, Walker, Newcastle	NE6 2SE	Andrew Craig/Rook Matthews Sayer
Lot 5	7a Foyle Street Sunderland	SR1 1LB	Andrew Craig
Lot 6	88 Ethel Street, Benwell, Newcastle	NE4 8QA	Rook Matthews Sayer
Lot 7	146 Auckland Terrace, Shildon, Co Durham	DL4 1AZ	JW Wood Estate Agents
Lot 8	6 Kimberley Street, Pallion, Sunderland	SR4 6NB	Andrew Craig/Kimmitt & Roberts
Lot 9	13 Mostyn Terrace, Cockfield, Bishop Auckland	DL13 5DY	JW Wood Estate Agents/Andrew Craig
Lot 10	7 James Street, Southwick, Sunderland	SR5 2DJ	Andrew Craig/Kimmitt & Roberts
Lot 11	70/72 Borrowdale Avenue, Walkerdene	NE6 4HL	Rook Matthews Sayer
Lot 12	Plot A and B Quilstyle Road, Wheatley Hill, Durham	DH6 3RF	Kimmitt & Roberts
Lot 13	63 Elsdon Drive, Ashington	NE63 8DT	Rook Matthews Sayer
Lot 14	9 Cedar Grove, Shildon, Bishop Auckland	DL4 2EH	JW Wood Estate Agents/Andrew Craig
Lot 15	3 Manor Road, Stanley	DH9 0EB	JW Wood Estate Agents
Lot 16	88 Axwell Terrace, Swalwell	NE16 3JS	Andrew Craig
Lot 17	71 Barrasford Street, Wallsend, Newcastle	NE28 0JZ	Rook Matthews Sayer
Lot 18	10 Lake View Station Town, Peterlee	TS28 5DQ	Andrew Craig/Kimmitt & Roberts
Lot 19	6 Sunnybanks, Lanchester, Co Durham	DH7 0JW	JW Wood Estate Agents
Lot 20	167 Stanhope Road, South Shields	NE33 4RU	Andrew Craig
Lot 21	5 Thirteenth Street, Horden, Peterlee	SR8 4QP	Kimmitt & Roberts
Lot 22	1 Poplar Street, South Moor, Stanley	DH9 7AX	JW Wood Estate Agents/Andrew Craig
Lot 23	13 Cumberland Street, Wallsend	NE28 7SB	Rook Matthews Sayer
Lot 24	52 Sandringham Avenue, Benton, Newcastle	NE12 8JX	Rook Matthews Sayer
Lot 25	1 Brompton Street, Linthorpe, Middlesbrough	TS5 6BL	Michael Poole
Lot 26	4 Alexandra Terrace, Bishop Auckland	DL14 9QN	JW Wood Estate Agents/Andrew Craig
Lot 27	25 Gladstone Terrace, Boldon Colliery	NE35 9HL	Andrew Craig
Lot 28	309 Benson Road, Walker, Newcastle	NE6 2SE	Andrew Craig/Rook Matthews Sayer
Lot 29	5 Main Street, Seghill, Northumberland	NE23 7SD	Rook Matthews Sayer
Lot 30	14 Castlereagh Road, Stockton	TS19 0DL	Michael Poole
Lot 31	40 Glendale Avenue, Stakeford, Northumberland	NE62 5AN	Rook Matthews Sayer
Lot 32	3 Cooperative Crescent, Burnhope, Stanley	DH7 0DA	JW Wood Estate Agents
Lot 33	1 Beaumont Street, Bishop Auckland	DL14 6BJ	JW Wood Estate Agents
Lot 34	11 Scott Street, Shildon, Co Durham	DL4 2DU	JW Wood Estate Agents
Lot 35	90 Ethel Street, Benwell, Newcastle	NE4 8QA	Rook Matthews Sayer
Lot 36	15 Stanley Street, Close House, Bishop Auckland	DL14 8RY	JW Wood Estate Agents
Lot 37	124 Essex Street, Middlesbrough	TS1 4PU	Michael Poole
Lot 38	21 Newholme Estate, Station Town, Peterlee	TS28 5EH	Andrew Craig/Kimmitt & Roberts
Lot 39	7 Auckland Terrace, Shildon, Co Durham	DL4 1AT	JW Wood Estate Agents
Lot 40	Flat 10 Hawthorn Close, Newcastle	NE15 6AG	Rook Matthews Sayer
Lot 41	51 Commercial Street, Cornsay Colliery, Durham	DH7 9BW	JW Wood Estate Agents/Andrew Craig
Lot 42	32 South Crescent, Horden, Peterlee	SR8 4AF	Andrew Craig/Kimmitt & Roberts
Lot 43	99 Hampstead Road, Benwell, Newcastle	NE4 8AB	Andrew Craig/Rook Matthews Sayer
Lot 44	4 James Street North, Murton, Seaham	SR7 9AR	Andrew Craig/Kimmitt & Roberts
Lot 45	4 Lancaster Road, Moorside, Consett, Durham	DH8 8DR	JW Wood Estate Agents/Andrew Craig
Lot 46	40 Durban Street, Blyth NE24 1JA / 177 Salisbury Street, Blyth NE24 1JN	NE24 1JN	Rook Matthews Sayer
Lot 47	6 Walter Terrace, Easington Lane, Houghton Le Spring	DH5 0JJ	Kimmitt & Roberts



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	146 Milburn Road Ashington	NE63 0PL	Rook Matthews Sayer
Lot 49	17 Blackett Street, Bishop Auckland	DL14 7TD	JW Wood Estate Agents/Andrew Craig
Lot 50	11 Washington Street, Millfield, Sunderland	SR4 6JJ	Andrew Craig/Kimmitt & Roberts
Lot 51	208 Byerley Road, Shildon, Bishop Auckland	DL4 1HW	JW Wood Estate Agents
Lot 52	3 Craven Cottages, Wingate, Co Durham	TS28 5EQ	Kimmitt & Roberts
OPTION 2			
Lot 53	28 Howlett Hall Road, Denton Burn, Newcastle	NE15 7HS	Rook Matthews Sayer
Lot 54	140 Hexham Avenue, Hebburn	NE31 2DL	Andrew Craig
Lot 55	90 Milburn Road, Ashington	NE63 0PG	Rook Matthews Sayer
Lot 56	570 Denton Road, Newcastle	NE15 7HJ	Rook Matthews Sayer
Lot 57	25 Bewick Street, South Shields	NE33 4JU	Andrew Craig
Lot 58	Eighton Farm, Eighton, Gateshead	NE9 7UB	Andrew Craig
Lot 59	26 Moorside Court, Cowgate, Newcastle	NE5 3AQ	Rook Matthews Sayer
Lot 60	20 High Town, Longframlington	NE65 8BH	Rook Matthews Sayer
Lot 61	6 Whorlton Road, Wolviston Court, Billingham	TS22 5BB	Michael Poole
Lot 62	72 Hampstead Road, Benwell, Newcastle	NE4 8AD	Rook Matthews Sayer
Lot 63	4 Hawthorn Cottages, South Hetton, Houghton Le Spring	DH6 2RP	Kimmitt & Roberts
Lot 64	26 Linden Avenue, Fenham, Newcastle	NE4 9QN	Rook Matthews Sayer
Lot 65	15 Front Street, Grange Villa, Chester Le Street	DH2 3LJ	JW Wood Estate Agents
Lot 66	95 Monatgu Avenue, Gosforth	NE3 4SD	Andrew Craig
Lot 67	5 Caroline Terrace, Blaydon	NE21 4JX	Rook Matthews Sayer/Yellow Estate Agency
Lot 68	9 Broughton Road, South Shields	NE33 2RR	Andrew Craig
Lot 69	2 Woodlands Park Villas, North Gosforth, Newcastle	NE13 6PR	Andrew Craig
Lot 70	4 Dovedale Court, Seaham	SR7 0HL	Kimmitt & Roberts
Lot 71	10 Frederick Terrace, Whitburn, Sunderland	SR6 7EP	Andrew Craig
Lot 72	Maisonville, North Side, Middridge	DL5 7JF	JW Wood Estate Agents
Lot 73	37 Stanley Street, North Shields	NE29 6RH	Rook Matthews Sayer
Lot 74	Maddison House, Front Street, Dipton, Co Durham	DH9 9HQ	JW Wood Estate Agents
Lot 75	10a Victoria Square, Jesmond, Newcastle	NE2 4DE	Rook Matthews Sayer
Lot 76	82 Edgehill Ponteland, Newcastle	NE20 9JQ	Rook Matthews Sayer
Lot 77	43 Gladstone Street, Hebburn	NE31 2XD	Andrew Craig
Lot 78	The Swallows, Nethead, Alston	CA9 3LW	Rook Matthews Sayer
Lot 79	34 Cedar Grove, Ryton	NE40 3RQ	Rook Matthews Sayer
Lot 80	5 Oxford Road, Choppington, Northumberland	NE62 5HP	Rook Matthews Sayer
Lot 81	216 Commercial Road, Byker, Newcastle	NE6 2ED	Rook Matthews Sayer
Lot 82	6 Robert Adam Court, Alnwick	NE66 1PH	Rook Matthews Sayer
Lot 83	27 Stanhope Road, Grangefield, Middlesbrough	TS18 4LS	Michael Poole
Lot 84	21 Warden Grove, Houghton Le Spring	DH5 8HL	Kimmitt & Roberts
Lot 85	34 Annfield Terrace, Catchgate, Stanley	DH9 8EB	JW Wood Estate Agents
Lot 86	9 Maple Drive, Widdrington, Morpeth	NE61 5PF	Rook Matthews Sayer
Lot 87	35 Clifton Road, Grainger Park, Newcastle	NE4 6XH	Rook Matthews Sayer
Lot 88	49 Rickgarth, Gateshead	NE10 8QU	Andrew Craig
Lot 89	1 Cradock Avenue, Hebburn	NE31 2TJ	Andrew Craig
Lot 90	90 Gladstone Street, Blyth, Northumberland	NE24 1HU	Rook Matthews Sayer
Lot 91	59 Richardson Street Ashington	NE63 0PN	Rook Matthews Sayer
Lot 92	11 Schoular Drive, Ashington	NE63 9SE	Rook Matthews Sayer
Lot 93	24 Bodmin Square, Tow End Farm, Sunderland	SR5 4HX	Andrew Craig



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	9 Aidan Road, Amble, Northumberland	NE65 0EQ	Rook Matthews Sayer
Lot 95	2 Kingsdown Way, New Marske, Redcar	TS11 8JE	Michael Poole
Lot 96	48 Weardale Avenue, Blyth	NE24 5LH	Rook Matthews Sayer
Lot 97	40 Elm Street, Stanley	DH9 7EA	JW Wood Estate Agents
Lot 98	32 Beechwood Terrace, Thornhill, Sunderland	SR2 7LY	Andrew Craig
Lot 99	41 Heathwhell Road, Denton Burn, Newcastle	NE15 7UQ	Rook Matthews Sayer
Lot 100	16 Luce Sands, Acklam, Middlesbrough	T55 8UL	Michael Poole
Lot 101	1 Mackley Close, South Shields	NE34 0LJ	Andrew Craig
Lot 102	Flat 9 Robertswood, 49 Park Road South, Middlesbrough	T55 6LE	Michael Poole
Lot 103	66 Westmoreland Road, South Shields	NE34 7JJ	Andrew Craig
Lot 104	8 Green Tree Court, Benwell Village, Newcastle	NE15 6NW	Rook Matthews Sayer
Lot 105	11 Langdale Billingham	TS23 1AN	Michael Poole
Lot 106	19 Swinhoe Road, Great Park, Gosforth	NE13 9BF	Rook Matthews Sayer
Lot 107	67 Harwood Drive, Killingworth, Newcastle	NE12 6FQ	Rook Matthews Sayer
Lot 108	1 Duke Cottages, High Row, Lemington	NE15 8SH	Rook Matthews Sayer
Lot 109	38 Grosvenor Road, Lynthorpe, Middlesbrough	T55 5BU	Michael Poole
Lot 110	28 Ingleby Way, Blyth, Northumberland	NE24 3PD	Rook Matthews Sayer
Lot 111	2 Sea Winnings Way, South Shields	NE33 3NE	Andrew Craig
Lot 112	235 Darlington Lane, Stockton On Tees	TS19 0PL	Michael Poole
Lot 113	17 Westwood Close, Burnopfield, Newcastle	NE16 6NQ	Andrew Craig
Lot 114	4 Hedley Hall Road Wylam	NE41 8EF	Rook Matthews Sayer/Yellow Estate Agency
Lot 115	23 Silverhill Drive, Fenham, Newcastle	NE5 2EJ	Rook Matthews Sayer
Lot 116	2 Brydon Crescent, South Hetton	DH6 2SP	Kimmitt & Roberts
Lot 117	5 Holyoake Terrace, South Moor, Stanley	DH9 7AU	JW Wood Estate Agents
Lot 118	17 Morgy Hill West, Crawcrook, Tyne and Wear	NE40 4UG	Rook Matthews Sayer
Lot 119	30 Springhill Gardens, Cochrane Park, Newcastle	NE15 6QS	Rook Matthews Sayer
Lot 120	20 Brock Court, Bedlington	NE22 5DF	Rook Matthews Sayer
Lot 121	14 Pont Road, Leadgate, Consett	DH8 6HE	JW Wood Estate Agents
Lot 122	162 Inverness Road, Jarrow	NE32 4JG	Andrew Craig
Lot 123	6 Holburn Terrace, Ryton, Northumberland	NE40 3DQ	Rook Matthews Sayer
Lot 124	12 The Paddock, Witton Le Wear, Bishop Auckland	DL14 0GA	JW Wood Estate Agents
Lot 125	2 Sydenham Terrace, Sunderland	SR4 7JQ	Andrew Craig
Lot 126	11 Cairn Park, Longframlington, Northumberland	NE65 8JS	Rook Matthews Sayer
Lot 127	25 Meadow Avenue, Blackhall, Co Durham	TS27 4JE	Kimmitt & Roberts
Lot 128	31 Heaton Park Road, Heaton, Newcastle	NE6 1SQ	Rook Matthews Sayer
Lot 129	45 Middlewood Avenue, St Helen Auckland, Bishop Auckland	DL14 9DJ	JW Wood Estate Agents
Lot 130	11 Portia Street, Ashington	NE63 9DL	Rook Matthews Sayer
Lot 131	11 Charlotte Street, Ryton, Tyne and Wear	NE40 4HE	Rook Matthews Sayer
Lot 132	22 Tankerville Terrace, Wooler, Northumberland	NE71 6DJ	Rook Matthews Sayer
Lot 133	Shannory Ness, 37 St Ives Road, Leadgate, Consett	DH8 7QA	JW Wood Estate Agents

Option 1

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

Lot No. 1

31 Woodbine Avenue, Wallsend, Newcastle NE28 8HB

ROOK
MATTHEWS
SAYER



Description:

Appealing to a wide variety of buyers is this three bedroom first floor flat offered for sale with vacant possession and in need of full refurbishment and modernisation. The property is located with close proximity to Wallsend High Street with all the amenities it has to offer. Property briefly comprises of entrance hall with stairs to first floor landing, three bedrooms, living room, kitchen, bathroom/wc.
EPC : E

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £39,950+

Lot No. 2

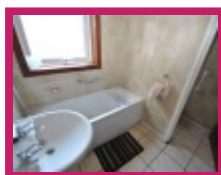
3 Coronation Street North, Murton, Seahm SR7 9AX

kimmitt & roberts



Description:

Of undoubted appeal to builders and investors, it is available at a tempting price so early inspection is recommended. This mid terraced property is well situated, close to all village amenities, this is a property of immense potential for refurbishment and already boasts new kitchen and bathroom as well as recently new fitted windows. Priced to Sell. No Chain
Summary of accommodation Entrance Hall, Two Living Rooms, Kitchen, Bathroom, Two Bedrooms, Yard.



EPC Band G

Call: Kimmitt & Roberts 0191 581 3213

Price Guide: £29,950+

Lot No. 3

95 Delaval Crescent, Blyth, Northumberland NE24 4BD

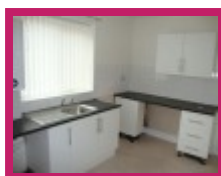
Andrew Craig

ROOK
MATTHEWS
SAYER



Description:

A three bedroom semi detached house situated on Delaval Crescent, Blyth. The accommodation comprises entrance hall, living room, kitchen, bathroom, three bedrooms to the first floor and garden to front and rear.



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

Call: RMS 01670 352900 AC 0191 5653377

Price Guide: £50,000 - £55,000

Lot No. 4

293 Benton Road, Walker, Newcastle NE6 2SE

Andrew Craig


Description:

A two bedroom ground floor flat situated on Benson Road, Newcastle. The accommodation comprises entrance hall, two bedrooms, living room, bathroom, kitchen. The auction administration fee on this lot is £1500+vat.(£1800)EPC : D

Call: AC 0191 2859024 RMS 0191 2744661

Price Guide: £30,000+

Lot No. 5

7a Foyle Street Sunderland SR1 1LB

Andrew Craig

Description:

A spacious duplex apartment located in Sunderland City Centre giving easy access to many amenities including shops, bars, restaurants, metro station and train station. Decorated in a modern neutral theme throughout and ideal purchase for a range of buyers. The property is warmed via gas central heating and comprises communal entrance door leading to communal hallway, hardwood apartment entrance door leading to hallway with stairs to the first floor landing, open plan lounge/diner with doors leading to fitted breakfasting kitchen whilst to the second floor there are two double bedrooms (one with ensuite shower room) and a main bathroom with four piece suite.

EPC : band D

Call: Andrew Craig 0191 5653377

Price Guide: £69,950+

Lot No. 6

88 Ethel Street, Benwell, Newcastle NE4 8QA



Description:

An investment opportunity to purchase this three bedroom mid terrace house located in this residential area and which we are advised provides an income in the region of £500pcm (£6000 per annum) we are awaiting sight of the tenancy agreement.

The property benefits include double glazed windows and gas central heating and a ground floor cloakroom/ wc.

Briefly comprises of entrance hall, living room, cloakroom/wc and a dining kitchen to the ground floor. There are three bedrooms and a family bathroom- to the first floor and a yard to the rear.

EPC Band C


Call: Rook Matthews Sayer 0191 2744661

Price Guide: £49,950+

Lot No. 7

146 Auckland Terrace, Shildon, Co Durham DL4 1AZ



Description:
INVESTMENT OPPORTUNITY

A two bedroom mid terrace house situated on Auckland Terrace, Shildon.

The property is currently tenanted at £380pcm on an AST from April 2015 - October 2015.

EPC BAND C

Call: J W Wood 01388 604273

Price Guide: £45,000+

Lot No. 8

6 Kimberley Street, Pallion, Sunderland SR4 6NB

Andrew Craig

kimmitt & roberts



Description:

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



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

Call: AC 0191 5160239 K & R 0191 5813213

Price Guide: £35,000+

Lot No. 9

13 Mostyn Terrace, Cockfield, Bishop Auckland DL13 5DY

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A two bedroom mid terrace house situated on Mostyn Terrace, Cockfield, Bishop Auckland. The accommodation comprises entrance hall, living room, kitchen, bathroom, first floor are two bedrooms.



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

Call: AC 0191 4921234 JWW 01388 604273

Price Guide: £29,950+

Lot No. 10

7 James Street, Southwick, Sunderland SR5 2DJ

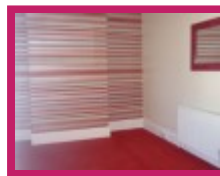
Andrew Craig

kimmitt & roberts



Description:

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



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

Call: AC 0191 5160239 K & R 0191 5813213

Price Guide: £39,950+

Lot No. 11

70/72 Borrowdale Avenue, Walkerdene NE6 4HL

ROOK
MATTHEWS
SAYER



Description:

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

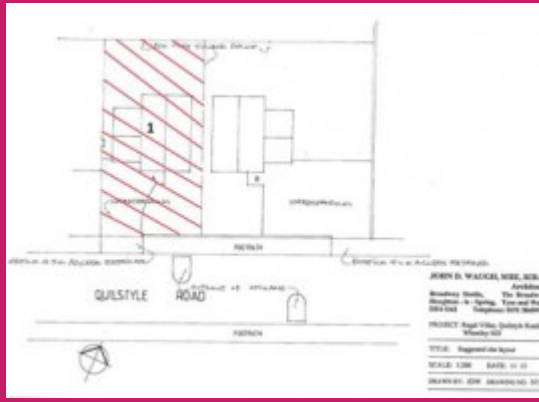
EPC : band E

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £94,950+

Lot No. 12

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


Description:

Plot A Occupying an established residential position, we offer two adjacent residential building plots A & B with Planning Permission for a detached dwelling on each.
 Plot B The larger of two adjacent residential building plots, this land has Planning Permission for a detached dwelling.
 This represents an excellent opportunity for a building or alternatively "self-builders" on a limited budget.

EPC Rating n-a

Call: Kimmit & Roberts 0191 518 3334

Price Guide: £30,000+

Lot No. 13

63 Elsdon Drive, Ashington NE63 8DT


Description:

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

EPC Band E


Call: Rook Matthews Sayer 01670 850850

Price Guide: £40,000+

Lot No. 14

9 Cedar Grove, Shildon, Bishop Auckland DL4 2EH

Andrew Craig


Description:

A two bedroom semi detached house on Cedar Grove, Shildon.
 The accommodation entrance hall, living room, kitchen, first floor are two bedrooms and a bathroom, gardens to front and rear.

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


Call: AC 0191 4921234 JWW 01388 604273

Price Guide: £35,000+

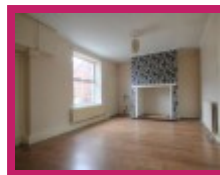
Lot No. 15

3 Manor Road, Stanley DH9 0EB


Description:

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

EPC Rating D


Call: J W Wood 01207 235221

Price Guide: £30,000+

Lot No. 16

88 Axwell Terrace, Swalwell NE16 3JS

Andrew Craig



Description:

An opportunity to purchase this two bed upper flat offered for sale with vacant possession located in this residential area and fronted onto a pedestrian walkway. The property itself benefits from double glazed windows, gas central heating and will appeal to the buy to let investor .Property briefly comprises of entrance hall with stairs to first floor, kitchen, two bedrooms, living room, utility room and a bathroom- wc.

THERE IS A FULL LEGAL PACK AVAILABLE AND WE RECOMMEND ALL POTENTIAL BIDDERS READ THIS PRIOR TO BIDDING



EPC Band C

Call: Andrew Craig 0191 4889090

Price Guide: Guide price £40,000- £47,500

Lot No. 17

71 Barrasford Street, Wallsend, Newcastle NE28 0JZ

ROOK MATTHEWS SAYER



Description:

An investment opportunity to purchase this two bed ground floor flat located in this residential area. We are verbally advised the property is currently let on an AST at £395pcm (we are awaiting copies of the tenancy agreement) and benefits include double glazed windows and gas central heating.

Property briefly comprises entrance hall, two bedrooms, living room, kitchen and a bathroom/wc.



EPC : Band D

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £25,000 - £30,000

Lot No. 18

10 Lake View Station Town, Peterlee TS28 5DQ

Andrew Craig

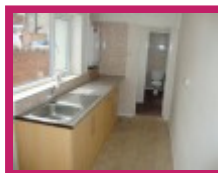
kimmitt & roberts



Description:

A three bedroom mid terrace house situated on Lake View, Station Town.

The accommodation entrance hall, living room, dining kitchen, utility, bathroom, three bedrooms to the first floor and yard to the rear.



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

Call: AC 0191 4921234 K & R 0191 5813334

Price Guide: £35,000+

Lot No. 19

6 Sunnybanks, Lanchester, Co Durham DH7 0JW

WOOD ESTATE AGENTS



Description:

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



EPC : E

Call: J W Wood 01207 502109

Price Guide: £145,000+

Lot No. 20

167 Stanhope Road, South Shields NE33 4RU

Andrew Craig



Description:

A four bedroom maisonette situated on this popular stretch of road in South Shields with views overlooking the West Park. With a Victorian feel throughout this fine home comprises of: - Lounge with bay window overlooking the park, dining room, kitchen with a range of fitted units, bathroom/w.c. complete with roll top bath, bedroom. To the second floor there are three further bedrooms and a shower room. Externally there is a yard to the rear with shed and electric roller shutter door. Further benefits include double glazing and gas central heating. Viewing is highly recommended.



EPC Band E

Call: Andrew Craig 0191 4271722

Price Guide: £82,000+

Lot No. 21

5 Thirteenth Street, Horden, Peterlee SR8 4QP

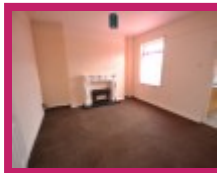
kimmitt & roberts



Description:

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

EPC Band D



Call: Kimmitt & Roberts 0191 518 3334

Price Guide: £25,000 -£30,000

Lot No. 22

1 Poplar Street, South Moor, Stanley DH9 7AX

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A two bedroom house situated on Poplar Street, South Moor Stanley. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, first floor are two bedrooms and a bathroom/wc. Externally there is a yard to the rear. The auction administration fee on this lot is £1500+vat (£1800)EPC : E

Call: J W Wood 01207 235221

Price Guide: £18,000+

Lot No. 23

13 Cumberland Street, Wallsend NE28 7SB

ROOK
MATTHEWS
SAYER



Description:

A well presented two bedroom ground floor flat located in this popular residential area within close proximity of local amenities. We are advised that the property is currently let on an AST at £450pcm (we are waiting for a copy of the tenancy agreement) and benefits from double glazed windows and gas central heating. Property briefly comprises of entrance hall, living room, kitchen and a bathroom/wc.



EPC : Band D

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £45,000 - £50,000

Lot No. 24

52 Sandringham Avenue, Benton, Newcastle NE12 8JX

**ROOK
MATTHEWS
SAYER**



Description:

A four bedroom mid terrace house in need of refurbishment and modernisation. The property benefits from double glazing and gas central heating. Property briefly comprises of entrance hall, living room, dining room, kitchen. To the first floor there are four bedrooms and a bathroom. Externally there is a yard to the rear with a carport.



EPC Rating D

Call: Rook Matthews Sayer 0191 266 7788

Price Guide: £145,000+

Lot No. 25

1 Brompton Street, Linthorpe, Middlesbrough TS5 6BL

Michael Poole



Description:

Two bedroom end terrace house, briefly comprising:- entrance hall, lounge, dining room, kitchen, bathroom with shower, two double bedrooms. Gas central heating, double glazing, security alarm. EPC Band to follow

Call: Michael Poole 01642 254222

Price Guide: £44,950+

Lot No. 26

4 Alexandra Terrace, Bishop Auckland DL14 9QN

Andrew Craig

**WOOD
ESTATE AGENTS**



Description:

A two bedroom mid terrace house situated on Alexandra Terrace, Bishop Auckland offered for sale with vacant possession.

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

Call: AC 0191 4921234 JWW 01388 604273

Price Guide: £50,000+

Lot No. 27

25 Gladstone Terrace, Boldon Colliery NE35 9HL

Andrew Craig



Description:

A rare opportunity to purchase a detached bungalow which whilst requiring works of upgrading has potential to be improved upon to provide one level living within a popular location. Comprising: Lounge, Breakfast room, kitchen, bathroom and two bedrooms. The property sits on a generous plot and has the benefit of gas central heating and secondary double glazing fitted

EPC : band tbc

Call: Andrew Craig 0191 5190011

Price Guide: £89,950+

Lot No. 28

309 Benson Road, Walker, Newcastle NE6 2SE

Andrew Craig

**ROOK
MATTHEWS
SAYER**



Description:

A two bedroom ground floor flat situated on Benson Road, Newcastle.
The accommodation comprises entrance hall, two bedrooms, living room, bathroom, kitchen.



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

Call: AC 0191 2859024 RMS 0191 2744661

Price Guide: £35,000+

Lot No. 29

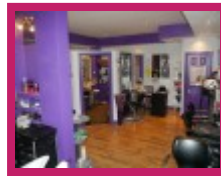
5 Main Street, Seghill, Northumberland NE23 7SD

**ROOK
MATTHEWS
SAYER**



Description:

Ground Floor Retail Unit with 3 Bedroom House
190.66 sq m
Previously a Hair Salon / Sold With Vacant Possession
Prominent Main Road Position
Additional Loft Rooms & Rear Garage
Very Well Present & Suitable for a Variety of Uses



EPC BAND C

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £110,000+

Lot No. 30

14 Castlereagh Road, Stockton TS19 0DL

Michael Poole



Description:

Attention Investors Property for Sale via Auction with an Expected Rental Yield of Over 10%. Victorian Three Bedroom Mid-Terrace Property in Stockton. Book Your Viewing Early to Avoid Disappointment

EPC Band E

Call: Michael Poole 01642 355000

Price Guide: £40,000+

Lot No. 31

40 Glendale Avenue, Stakeford, Northumberland NE62 5AN

**ROOK
MATTHEWS
SAYER**



Description:

****CHAIN FREE - ONE BEDROOMED - FIRST FLOOR FLAT - FOR SALE BY AUCTION**** Chain free one bedroomed first floor flat for sale by auction on the sought after Glendale Road Wansbeck Estate, Stakeford. In need of refurbishment this is an ideal investment opportunity. The property is close to local shops and amenities and has good road links for those commuting to other towns and areas. Comprising of entrance hall, lounge, kitchen and bedroom. Externally there are communal gardens.

EPC Rating D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £27,000+

Lot No. 32

3 Cooperative Crescent, Burnhope, Stanley DH7 0DA


Description:

Available with immediate vacant possession, a large end terraced house which requires modernisation and updating. Situated in the semi-rural village of Burnhope, the property has the benefit of gas fired central heating with a combination boiler and uPVC double glazing. This property is ideal for families or investors and includes: Lobby, Hallway, lounge, dining room, kitchen, 3 bedrooms and a bathroom. There is a yard to rear with brick store. Agents notes: The property has a water meter installed, there is an un-adopted road to the front and a private lane to the rear with a right of access over it.



EPC : band D

Call: J W Wood 01207 235221

Price Guide: £34,950+

Lot No. 33

1 Beaumont Street, Bishop Auckland DL14 6BJ


Description:

INVESTMENT OPPORTUNITY A two bedroom end terrace house situated on Beaumont Street, Bishop Auckland.

The property is currently tenanted at £400pcm on an AST from September 2014 - March 2015. EPC BAND D

Call: J W Wood 01388 604273

Price Guide: £49,950+

Lot No. 34

11 Scott Street, Shildon, Co Durham DL4 2DU


Description:

A three bedroom mid terrace house which benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises hall, lounge, dining room, kitchen, rear lobby, bathroom and three bedrooms. Externally there is a yard to the rear.



EPC Band D

Call: J W Wood 01388 604273

Price Guide: £42,950+

Lot No. 35

90 Ethel Street, Benwell, Newcastle NE4 8QA


Description:

At the time of print no access has been gained to the property, however viewings will be available prior to auction.

We are verbally advised by the vendor that the property consists of three bedrooms and benefits from double glazing and gas central heating and that the property is currently tenanted generating an income of the region of £6000 per annum. (awaiting sight of the tenancy agreement)

Epc band C

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £49,950+



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T: 0191 281 6151 E: info@mincoffs.co.uk

mincoffs
SOLICITORS


Lot No. 36

15 Stanley Street, Close House, Bishop Auckland DL14 8RY


Description:

A two bedroom mid terrace house situated in Close House, on the outskirts of Bishop Auckland. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises hall, living room, kitchen/diner, lobby, two bedrooms and first floor bathroom/wc. Externally there is a yard to the rear.



EPC Band to follow

Call: J W Wood 01388 604273

Price Guide: £25,000 - £30,000

Lot No. 37

124 Essex Street, Middlesbrough TS1 4PU


Description:

2 Bed Terrace house situated close to the town centre and university, ideal investment opportunity. 1 Reception room, 1 bathroom. The property is tenanted at £400pcm on an ast since 2012 (we are awaiting a copy of the tenancy agreement) epc band C

Call: Michael Poole 01642 254222

Price Guide: £44,950+

Lot No. 38

21 Newholme Estate, Station Town, Peterlee TS28 5EH


Description:

A three bedroom end terrace house situated on Newholme Estate, Station Town. The accommodation comprises entrance hall, living room, kitchen, wc, first floor are three bedrooms and the bathroom.



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

Call: AC 0191 4921234 K & R 0191 581334

Price Guide: £30,000+

Lot No. 39

7 Auckland Terrace, Shildon, Co Durham DL4 1AT


Description:

We offer for sale the three bedroom mid terrace house offered for sale with vacant possession, the property benefits from double glazing and gas central heating but does require some updating. Property briefly comprises of entrance hall, living room, kitchen, utility area. To the first floor there are three bedrooms and a bathroom. Externally garden to rear. EPC : Band D

Call: J W Wood 01388 604273

Price Guide: £35,000 - £40,000

Lot No. 40

Flat 10 Hawthorn Close, Newcastle NE15 6AG



Description:

We welcome to the market for sale this two bedroom top floor apartment ideal for a First Time Buy or Investment. The accommodation briefly comprises: entrance hallway, lounge, kitchen, bathroom w/c and two bedrooms. Externally there are communal gardens and allocated parking. Conveniently located close local shops and amenities including schools and public transport links. Benefits include gas central heating, double glazing and no onward chain.



EPC BAND B

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £55,000+

Lot No. 41

51 Commercial Street, Cornsay Colliery, Durham DH7 9BW




Description:

A two bedroom mid terrace house situated on Commercial Street, Cornsay Cottage. The accommodation comprises entrance lobby, living room, dining room, kitchen, bathroom, first floor are two bedrooms the second with suite facilities and stairs to the attic space.



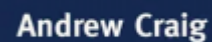
The auction administration fee on this lot is £1500+vat.(£1800)EPC : D

Call: JWW 0191 3869921 AC 0191 4921234

Price Guide: £64,950+

Lot No. 42

32 South Crescent, Horden, Peterlee SR8 4AF




Description:

A two bedroom semi detached house on South Crescent, Horden. The accommodation comprises entrance hall, living room, kitchen, rear lobby, bathroom, first floor are two bedrooms.




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

Call: AC 0191 4921234 K&R 0191 5813334

Price Guide: £25,000+

Lot No. 43

99 Hampstead Road, Benwell, Newcastle NE4 8AB




Description:

A five bedroom maisonette situated on Hampstead Road, Newcastle. The accommodation briefly comprises entrance hall stairs to first floor, three bedrooms, living room, kitchen, rear hall, bathroom, second floor are two further bedrooms. The auction administration fee on this lot is £1500+vat.(£1800)EPC : E

Call: AC 0191 2859024 RMS 0191 2744661

Price Guide: £64,950+

Lot No. 44

4 James Street North, Murton, Seaham SR7 9AR

Andrew Craig

kimmitt & roberts



Description:

A two bedroom mid terrace house on James Street North, Murton. The accommodation comprises living room open plan to dining area, kitchen, bathroom, two bedrooms to the first floor and a yard to the rear.



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

Call: AC 0191 5160239 K & R 0191 5813213

Price Guide: £30,000 - £35,000

Lot No. 45

4 Lancaster Road, Moorside, Consett, Durham DH8 8DR

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A three bedroom semi detached house situated on Lancaster Road in Moorside. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, dining room and kitchen. To the first floor are three bedroom, bathroom and separate wc. Externally there are gardens to the front and rear.



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

Call: AC 0191 4921234 JWW 01207 502109

Price Guide: £39,950+

Lot No. 46

40 Durban Street, Blyth NE24 1JA / 177 Salisbury Street, Blyth NE24 1JN

ROOK
MATTHEWS
SAYER



Description:

LocationThe property is located on the corner of Salisbury Street and Durban Street, Blyth. It is a densely populated residential area close to the centre of Blyth Town Centre.The PremisesThe property is an end terrace two storey house/commercial unit.The ground floor consists of a vacant retail unit which was previously used as a general dealers, it would be suitable for a variety of uses subject to planning. A connecting door from the retail unit leads to a living room, residential kitchen and bathroom. The first floor consists of 3 bedrooms.The property does need updating but does benefit from double glazing throughout, gas central heating and roller shutters.

EPC Bands to follow

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £45,000+

Lot No. 47

6 Walter Terrace, Easington Lane, Houghton Le Spring DH5 0JJ

kimmitt & roberts



Description:

A two bedroom house situated on Walter Terrace, Hetton le Hole. The property is offered for sale with vacant possession and the accommodation briefly comprises of lounge, dining room, kitchen, bathroom, first floor are two bedrooms and there is a patio garden to the front with detached garage and a yard to the rear.



EPC Band E

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £30,000+

Lot No. 48

146 Milburn Road Ashington NE63 0PL

**ROOK
MATTHEWS
SAYER**



Description:

146 Milburn Road is situated less than a mile from Ashington town centre. The immediate area is predominately residential housing with a mixture of privately owned and rented accommodation. Milburn Road itself has a variety of shops and other businesses. As this is one of the main access routes into Ashington town centre there is a large volume of passing traffic and footfall. Description This is a mid-terraced two storey brick built building under a pitched slate roof. Briefly comprising ground floor retail premises with a large double fronted glazed frontage and first floor storage. The unit currently has a tenant paying £5,000 per annum but he has agreed to move out as soon as a buyer is found.

EPC Band G

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £45,000+

Lot No. 49

17 Blakett Street, Bishop Auckland DL14 7TD

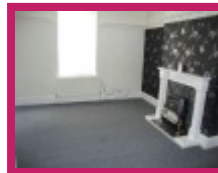
Andrew Craig

**WOOD
ESTATE AGENTS**



Description:

A two bedroom mid terrace house situated on Blakett Street, Bishop Auckland. The accommodation comprises entrance hall, dining room, living room, kitchen, first floor are two bedrooms and bathroom.



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

Call: AC 0191 4921234 JWW 01388 604273

Price Guide: £40,000 - £45,000

Lot No. 50

11 Washington Street, Millfield, Sunderland SR4 6JJ

Andrew Craig

kimmitt & roberts



Description:

A two bedroom mid terrace situated on Washington Street, Millfield offered for sale with vacant possession.

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



Call: Andrew Craig 0191 5653377

Price Guide: £50,000 - £55,000

Lot No. 51

208 Byerley Road, Shildon, Bishop Auckland DL4 1HW

**WOOD
ESTATE AGENTS**



Description:

Competitively priced, this spacious mid terraced home will appeal to a wide variety of buyers. Entrance hall, lounge with bay, dining kitchen, rear lobby with wc and bathroom. Two bedrooms and wc to first floor. Forecourt front and yard to rear. Immediate vacant possession.



EPC Rating E.

Call: J W Wood 01388 604273

Price Guide: £34,950+

Lot No. 52

3 Craven Cottages, Wingate, Co Durham TS28 5EQ



Description:

A two bedroom mid terrace offered for sale with vacant possession, the property benefits from double glazing and gas central heating. Briefly comprises of entrance hall, living room, dining - kitchen, bathroom. To the first floor there are two bedrooms and a box room/ study. Externally there is a yard to the rear.



EPC : Band C

Call: Kimmit & Roberts 0191 518 3334

Price Guide: £30,000+

Option 2

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

Lot No. 53

28 Howlett Hall Road, Denton Burn, Newcastle NE15 7HS

**ROOK
MATTHEWS
SAYER**



Description:

Attention Investors! Two bed, Two reception room or Three bed, one reception room ground floor flat in popular Buy To Let location. Situated within close proximity of local shops, amenities, schools, A1 and A69 road links. The accommodation comprises; entrance hallway, lounge, dining room, kitchen, two bedrooms and a bathroom. Vacant possession.

EPC : Band D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £36,000+

Lot No. 54

140 Hexham Avenue, Hebburn NE31 2DL

Andrew Craig



Description:

A THREE BED SEMI DETACHED HOUSE Situated on this generous plot within close proximity to local amenities. Ideal for First time buyers or those with young families. The property benefits from gas central heating and double glazing. The Accommodation briefly comprises of :- Entrance hall with stairs leading to first floor, lounge, dining room and kitchen. To the first floor there are three bedrooms and modern re-fitted family bathroom. Externally there are private enclosed gardens to the rear and gardens and driveway leading to garage to the front. Viewing is highly recommended to fully appreciate the spacious accommodation on offer!

EPC Band E



Call: Andrew Craig 0191 4281428

Price Guide: £84,950+

Lot No. 55

90 Milburn Road, Ashington NE63 0PG

**ROOK
MATTHEWS
SAYER**



Description:

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

EPC : band E



Call: Rook Matthews Sayer 01670 850850

Price Guide: £54,950+

Lot No. 56

570 Denton Road, Newcastle NE15 7HJ

**ROOK
MATTHEWS
SAYER**



Description:

Offered with no onward chain is this spacious two bedroom semi detached house. The property briefly comprises of a lounge with bay window to the front, and a large second reception room to the rear with a galley style kitchen leading off. There are two good size double bedrooms on the first floor and a bathroom with separate w.c on the first floor. Externally there is a garden to the front with a driveway and to the rear a large garden. Benefits not only include gas central heating, double glazing and a security alarm but the house is also well positioned with ease off access to the A1, A69 as well as direct links into the city centre whether by car or public transport. The property does need some cosmetic updating so this will be ideal for a buyer looking to put their own stamp and this potentially lovely home

EPC : Band D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £74,950+

Lot No. 57

25 Bewick Street, South Shields NE33 4JU

Andrew Craig



Description:

A three bedroom first floor flat appealing to both the private residential purchaser and to the buy to let investor. The property benefits include double glazed windows, gas central heating, three piece white bathroom suite and its own yard to rear with up and over garage door offering off street parking. Property briefly comprises entrance hall with stairs to first floor landing, three bedrooms, living room, kitchen and a bathroom/wc. Externally there is a yard to rear.



EPC Rating C

Call: Andrew Craig 0191 4271722

Price Guide: £39,950+

Lot No. 58

Eighton Farm, Eighton, Gateshead NE9 7UB

Andrew Craig



Description:

A most impressive double fronted detached Farmhouse situated within Low Eighton. The property is pleasantly positioned within a small cluster of properties near The Angel Of the North. Full of character and charm, this could be a fabulous family home with a little updating and modernising. The stunning location enables easy access to the A1, Gateshead and Newcastle and is surrounded by beautiful countryside. This lovely home benefits from pleasant front garden with patio area and lawn whilst there is also a gravelled driveway providing parking facilities. Internally the property boasts two impressive reception rooms, kitchen area and bathroom area (both requiring works of improvement). To the first floor there is a spacious master bedroom with additional box/store room along with a second bedroom. An internal inspection comes highly recommended to appreciate the full potential this unique property offers.

EPC : Band D

Call: Andrew Craig 0191 4875330

Price Guide: £249,950+

Lot No. 59

26 Moorside Court, Cowgate, Newcastle NE5 3AQ

**ROOK
MATTHEWS
SAYER**



Description:

****Fantastic Buy To Let Investment, two bedroom apartment, central location, panoramic views**** This property would be ideally suited for Investors. Currently tenanted we have been advised by the current owner that they are paying £350pcm. The property is centrally located for Newcastle City Centre, Universities and Hospitals and boasts amazing panoramic views over Newcastle golf course and Town Moor. Benefits include double glazing, gas central heating, lift and garage in block. The property comprises; first floor, communal entrance, hallway, lounge, dining room, kitchen, bathroom and two double bedrooms.

EPC Band D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £40,000+

Lot No. 60

20 High Town, Longframlington NE65 8BH

**ROOK
MATTHEWS
SAYER**



Description:

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

EPC Band E

Call: Rook Matthews Sayer 01665 511711

Price Guide: £219,950+

Lot No. 61

6 Whorlton Road, Wolviston Court, Billingham TS22 5BB

Michael Poole



Description:

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

EPC : band E



Call: Michael Poole 01642 955140

Price Guide: £109,950+

Lot No. 62

72 Hampstead Road, Benwell, Newcastle NE4 8AD

**ROOK
MATTHEWS
SAYER**



Description:

****Spacious three bedroom upper flat in popular residential location**** Placed just off the West Road which offers facilities such as shops, restaurants and amenities, bus routes and road links into and around Newcastle city centre. Benefits include gas central heating, double glazing and no onward chain. The accommodation comprises; entrance, first floor landing, lounge, kitchen, bathroom, rear lobby and three bedrooms. Externally there is a yard to the rear.

EPC Band C



Call: Rook Matthews Sayer 0191 2744661

Price Guide: £54,950+

Lot No. 63

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

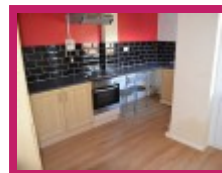
kimmitt & roberts



Description:

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

EPC Bands E



Call: Kimmitt and Roberts 0191 5848080

Price Guide: £45,000+

Lot No. 64

26 Linden Avenue, Fenham, Newcastle NE4 9QN

**ROOK
MATTHEWS
SAYER**



Description:

Offered with vacant possession we bring to the market this three bedroom mid terraced house. The accommodation briefly comprises of an entrance porch, lounge, breakfasting kitchen and w.c on the ground floor. On the first floor there are three bedrooms and a recently fitted wet room. Externally there is a block paved drive to the front creating essential off street parking and a spacious West facing garden to the rear to enjoy these sunny days. The property is heated by electric night storage heaters and is also double glazed and is situated just off a main bus route allowing ease of access into the city centre.



EPC Band D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £69,950+

Lot No. 65

15 Front Street, Grange Villa, Chester Le Street DH2 3LJ

**WOOD
ESTATE AGENTS**



Description:

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

EPC Band E

Call: J W Wood 0191 3887245

Price Guide: £54,950+

Lot No. 66

95 Monatgu Avenue, Gosforth NE3 4SD

Andrew Craig



Description:

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



EPC : band to follow

Call: Andrew Craig 0191 2859024

Price Guide: £240,000+

Lot No. 67

5 Caroline Terrace, Blaydon NE21 4JX

yellow estate agency

**ROOK
MATTHEWS
SAYER**



Description:

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



EPC Rating D

Call: Yellow 0191 4141313 RMS 0191 4131313

Price Guide: £74,950+

Lot No. 68

9 Broughton Road, South Shields NE33 2RR

Andrew Craig



Description:

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



EPC Rating D

Call: Andrew Craig 0191 4271722

Price Guide: £79,950+

Lot No. 69

2 Woodlands Park Villas, North Gosforth, Newcastle NE13 6PR

Andrew Craig



Description:

MUST BE SEEN. This spacious character semi detached house is well presented throughout and should suit those looking to be well placed for access to local amenities. Woodlands Park Villas has much to offer and the size and standard of accommodation on offer can only be realised by an internal viewing. Briefly comprises: - Entrance porch/sun lounge, large lobby, ground floor cloaks/w.c. Generously proportioned lounge and dining/kitchen. First floor has three double bedrooms and bathroom/w.c. Externally there are low maintenance gardens and single garage.. Families will love the extra living space that this property provides.



EPC : band D

Call: Andrew Craig 0191 2859024

Price Guide: £175,000+

Lot No. 70

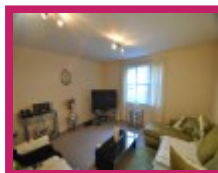
4 Dovedale Court, Seaham SR7 0HL

kimmitt & roberts



Description:

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



EPC : band D

Call: Kimmitt & Roberts 0191 5813213

Price Guide: £45,000 - £50,000

Lot No. 71

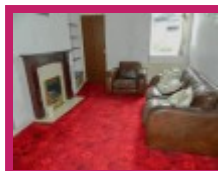
10 Frederick Terrace, Whitburn, Sunderland SR6 7EP

Andrew Craig



Description:

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



EPC : band D

Call: Andrew Craig 0191 5160239

Price Guide: £64,950+

Charissa Chang
Corporate Development Manager



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Lot No. 72

Maisonville, North Side, Middridge DL5 7JF



Description:

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



EPC : band D

Call: J W Wood 01325 485151

Price Guide: £245,000+



Lot No. 73

37 Stanley Street, North Shields NE29 6RH



Description:

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



EPC : band E

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £49,950+



Lot No. 74

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



Description:

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

EPC Band E

Call: J W Wood 01207 235221

Price Guide: £280,000+



Lot No. 75

10a Victoria Square, Jesmond, Newcastle NE2 4DE



Description:

A top floor one bedroom apartment, situated on Victoria Square close to Northumbria University, Newcastle City Centre and the Royal Victoria Infirmary. The property offers a light and airy accommodation to both the dining kitchen and the living room. The accommodation briefly comprises of communal entrance hall with stairs leading to the top floor, entrance hall to flat with doors off to dining kitchen, shower room-wc, living room and kitchen. Externally there is Permit parking available to the front of the property. EPC Band D

Call: Rook Matthews Sayer 0191 2816700

Price Guide: £95,000+

Lot No. 76

82 Edgehill Ponteland, Newcastle NE20 9JQ

**ROOK
MATTHEWS
SAYER**



Description:

A deceptively spacious, five/six bed roomed, detached split level design family home, pleasantly located within this highly sought after residential area. The accommodation is in need of some cosmetic updating and presents an excellent opportunity to create a magnificent family property to the purchasers own taste and requirements. With gas fired heating and sealed unit double glazing, the accommodation is set out over three floors and comprises briefly: reception hall, 19ft lounge, 24ft "L’ shaped kitchen/dining room, utility room, upper level with master bedroom suite, with bedroom, dressing room, en suite bathroom/wc, two further bedrooms and family bathroom/wc. The lower ground floor has a further two bedrooms, study/sixth bedroom, bathroom/wc and 17ft kitchen, along with 30ft conservatory, making this area ideal for the issue of a "granny flat’ or annex. Approached via electrically operated gates, there are good sized gardens and a double garage with electric doors.

Call: Rook Matthews Sayer 01661 860228

Price Guide: £425,000+

Lot No. 77

43 Gladstone Street, Hebburn NE31 2XD

Andrew Craig



Description:

Two bed upper flat in this popular street in Hebburn enjoying a location near the border between Hebburn and Jarrow which offer a wealth of local amenities including Metro and Bus links readily available. The property offers spacious accommodation and offers an internal layout comprising: Entrance lobby with stairs up. Lounge through dining room. Modern fitted kitchen. Two Front bedrooms and bathroom with a white three piece suite. Externally there is a yard to the rear. Offered with gas combi central heating and double glazing. Should suit a variety of buyers - early viewing urged!



EPC Band D

Call: Andrew Craig 0191 4281428

Price Guide: £49,950+

Lot No. 78

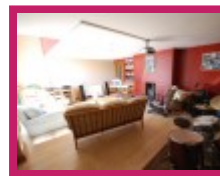
The Swallows, Nethead, Alston CA9 3LW

**ROOK
MATTHEWS
SAYER**



Description:

With outstanding views, this five/six bedroom semi detached family home must be viewed to appreciate the location, size and potential on offer. The Swallows is extremely spacious and benefits from oil central heating. Externally, there is sufficient parking for several cars and gardens to the side and rear elevations. The accommodation briefly comprises reception hall, cloakroom/WC, sitting room, dining room/bedroom six, dining kitchen, snug, utility/rear porch, five bedrooms to the first floor and bathroom. Externally the property has parking and gardens.



EPC Rating D

Call: Rook Matthews Sayer 01434 601 616

Price Guide: £99,950+

Lot No. 79

34 Cedar Grove, Ryton NE40 3RQ

**ROOK
MATTHEWS
SAYER**



Description:

*** TWO BEDROOM END LINK - GARDENS - NO ONWARD CHAIN***We offer to the market this super two bedroom end link on Cedar Grove in Ryton, This property is generously proportioned and boasts a mature plot with front and rear gardens. Accommodation briefly comprises of: Entrance hall leading to light airy dual aspect lounge, modern breakfasting kitchen, stairs to first floor landing, shower room, separate w.c. and two double bedrooms. This property also benefits from double glazing gas central heating and no upper chain.



EPC Rating D

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £77,500+

Lot No. 80

5 Oxford Road, Choppington, Northumberland NE62 5HP

**ROOK
MATTHEWS
SAYER**



Description:

A three bedroom semi detached house offered for sale with vacant possession and benefiting from gas central heating and double glazing. Briefly comprises of entrance hall, dining/living room, kitchen. To the first floor there are three bedrooms and a bathroom. Externally there is a garage and gardens.



EPC : Band E

Call: Rook Matthews Sayer 01670 850850

Price Guide: £64,950+

Lot No. 81

216 Commercial Road, Byker, Newcastle NE6 2ED

**ROOK
MATTHEWS
SAYER**



Description:

A 2 bedroom ground floor flat situated within close proximity of several amenities and just a short distance from Newcastle City Centre. Briefly comprising; entrance porch, entrancehall, lounge, good size kitchen, 2 bedrooms and a shower room/WC. The property is warmed by gas central heating via a combination boiler and has UPVC double glazing. Externally there is a good size private yard to the rear.



EPC Rating D

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £45,000+

Lot No. 82

6 Robert Adam Court, Alnwick NE66 1PH

**ROOK
MATTHEWS
SAYER**



Description:

A ground floor apartment constructed by award winning McCarthy & Stone in 2010. Situated in Alnwick town centre, this apartment provides modern retirement living with excellent amenities and generous communal areas. Comprises of entrance hall, sitting room, kitchen, double bedroom, and well-fitted bathroom. Other facilities include the spacious lounge area, guest bedroom with en suite bathroom, and laundry room. There are gardens with lawns and established shrubs, lifts to upper floors, house manager on daily duty and 24 hour emergency line if required. Parking within the courtyard by separate lease agreement, subject to availability.



EPC Rating C

Call: Rook Matthews Sayer 01665 510044

Price Guide: £94,950+

Lot No. 83

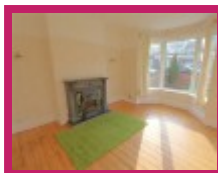
27 Stanhope Road, Grangefield, Middlesbrough TS18 4LS

Michael Poole



Description:

Do Not Miss Out. Book Your Viewing Today!! A fine example of a traditional Victorian semi detached property having period features and large rooms with high ceilings. This property has undergone an extension to the rear and is offered for sale with no onward chain. Double glazing and gas central heating, kitchen and dining room extension and impressive enclosed private rear garden.



EPC Rating D

Call: Michael Poole 01642 254222

Price Guide: £134,950+

Lot No. 84

21 Warden Grove, Houghton Le Spring DH5 8HL


Description:

This extended traditional three bedroom semi detached residence is of a type which rarely comes onto the market. Built in the 1950's it provides well proportioned family accommodation, enhanced by the provision of a sun lounge extension to the rear. Well presented throughout, its recent additions include double-glazing, cavity wall insulation and a refitted bathroom. It occupies a fine position within this established residential area having frontage onto Gillas Lane. It is centrally located for access to all of Houghton's amenities. It has pleasant gardens, the rear garden being secluded with a sunny southerly aspect, a long drive and garage.



EPC Rating E

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £99,950+

Lot No. 85

34 Annfield Terrace, Catchgate, Stanley DH9 8EB


Description:

NO BUYERS PREMIUM

Available with immediate vacant possession, a well maintained terraced house ideal for families or first time buyers. This stone built property is very spacious, has the benefit of double glazing, gas central heating and includes: Open plan lounge dining room, kitchen, 3 bedrooms, bathroom and a yard to the rear.



EPC Rating D

Call:
Price Guide: WAS £75,000 NOW £44,950+

Lot No. 86

9 Maple Drive, Widdrington, Morpeth NE61 5PF


Description:

An opportunity to purchase this two bedroom mid link home situated on Maple Drive, Widdrington Station. The property is located in a modern estate and Widdrington Station has local amenities to include local supermarket, pub/restaurant and a train service on the East Coast mainline for commuting. The property would be a superb buy to let opportunity accumulating approx. £425.00 PCM. Accommodation briefly comprises:- Entrance hall, ground floor cloaks/W.C, kitchen with integrated appliances, lounge, first floor landing, two bedrooms and bathroom/W.C. Externally there is a rear garden and allocated parking space.



EPC : Band C

Call: Rook Matthews Sayer 01670 511711

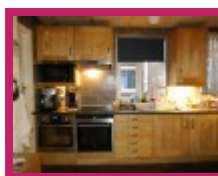
Price Guide: £64,950+

Lot No. 87

35 Clifton Road, Grainger Park, Newcastle NE4 6XH


Description:

A generously proportioned three bedroom semi-detached family home benefitting from a fantastic open plan dining kitchen leading out onto a South facing rear garden. There is a garage with private driveway, double glazing, gas central heating and no onward chain. The property is located in the popular Grainger Park area with all amenities and bus routes at hand. The accommodation comprises; entrance hallway, lounge, open plan kitchen/dining area, stairs to first floor, three good size bedrooms, bathroom and a separate w.c. Externally there are gardens to both the front and rear with a garage and a driveway.



EPC : Band D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £115,000+

Lot No. 88

49 Rickgarth, Gateshead NE10 8QU

Andrew Craig



Description:

A three bedroom mid terrace house offered for sale with vacant possession, the property benefits from gas central heating and double glazing. Property briefly comprises of entrance hall, living room, dining kitchen, to the first floor there are three bedroom and bathroom with separate wc. Externally there is an enclosed garden to the rear.



EPC Rating D

Call: Andrew Craig 0191 4875330

Price Guide: £56,500+

Lot No. 89

1 Cradock Avenue, Hebburn NE31 2TJ

Andrew Craig



Description:

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



EPC : band C

Call: Andrew Craig 0191 4281428

Price Guide: £159,950+

Lot No. 90

90 Gladstone Street, Blyth, Northumberland NE24 1HU

ROOK MATTHEWS SAYER



Description:

****TOWN CENTRE LOCATION - SPACIOUS MID TERRACE - ATTRACTIVELY PRICED - TWO BEDROOMS **** on Gladstone Street in Blyth. Briefly comprising: Entrance hall, lounge, dining kitchen and ground floor bathroom. To the first floor two double bedrooms. Benefitting from gas central heating, double glazing and year to rear. No upper chain - View Now !



EPC BAND D

Call: Rook Matthews Sayer 01670 352900

Price Guide: £19,950+

Lot No. 91

59 Richardson Street Ashington NE63 0PN

ROOK MATTHEWS SAYER



Description:

****PRICED TO SELL TWO BEDROOMED MID TERRACED GARAGE & YARD**** Priced to sell, two bedroomed mid terraced on the sought after Richardson Street, Ashington. In need of refurbishment the property is close to the town centre and amenities and has excellent road links to the A1889 for those commuting to other towns and villages. The accommodation comprises of: Entrance hall, spacious lounge, kitchen diner, bathroom, stairs to the first floor and two good sized bedrooms. Externally there is a garden to the front and a yard to the rear with detached garage. Early viewings recommended.



EPC Band to follow

Call: Rook Matthews Sayer 01670 850850

Price Guide: £39,950+

Lot No. 92

11 Scoular Drive, Ashington NE63 9SE

**ROOK
MATTHEWS
SAYER**



Description:

Three bedroomed detached family home on Scoular Drive, North Seaton, Ashington. The property has double glazing and gas central heating and is close to local amenities and has excellent road links. Briefly comprising: entrance hall, fitted kitchen, lounge diner, stairs to first floor, three good sized bedrooms and a family bathroom. Externally there is an enclosed rear garden and open aspect lawn to the front with driveway to garage. Must view early!

EPC Band to follow

Call: Rook Matthews Sayer 01661 860228

Price Guide: £125,000+

Lot No. 93

24 Bodmin Square, Tow End Farm, Sunderland SR5 4HX

Andrew Craig



Description:

This spacious two bedroom semi detached house is located in this popular residential estate, and would be ideal for the first time buyers looking to get on the property ladder, young/growing families and investors alike. Accommodation briefly comprises entrance hallway, lounge, dining room with French doors to the rear garden and fitted kitchen to the ground floor whilst to the first floor there is a family bathroom with three piece suite and two double bedrooms. Externally there is a front garden, driveway providing parking for up to two cars and a good sized garden to the rear. Benefitting from uPVC double glazing and gas central heating.

EPC : Band C



Call: Andrew Craig 0191 5160239

Price Guide: £59,950+

Lot No. 94

9 Aidan Road, Amble, Northumberland NE65 0EQ

**ROOK
MATTHEWS
SAYER**



Description:

A rare opportunity to purchase this very attractive semi detached house which has the added bonus of a large, beautifully maintained garden to the rear, mainly set with lawn, and planted with trees and shrubs, and having a good size patio area. The property offers very well presented accommodation and includes a welcoming entrance hallway, two reception rooms and a spacious family bathroom. The fitted kitchen offers views over the garden and the property boasts three bedrooms, two of which are double and have fitted wardrobes. The single integral garage is accessible via the kitchen and gives access to the rear garden. To the front of the property is a wall garden with driveway parking and other on street parking is available with no restrictions. Situated in a quiet residential area close to schools, shops and other amenities, this property would appeal to a variety of buyers including the family purchaser looking for a home to bring up a growing family who can enjoy the large back garden

EPC Band D

Call: Rook Matthews Sayer 01665 713358

Price Guide: £164,950+

Lot No. 95

2 Kingsdown Way, New Marske, Redcar TS11 8JE

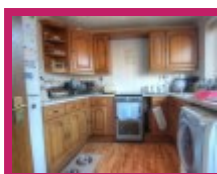
Michael Poole



Description:

* IN NEED OF DE-SHALING - CASH BUYERS ONLY* An Impressive Three Bedroom Semi-Detached Property * Generous Plot with Block Paved Drive * Detached Garage * Rear Garden & Private Side Garden * UPVC Double Glazing * Gas Central Heating * Ground Floor Boasts Additional Front Porch, Separate Lounge, Dining Room & Kitchen * Combi Boiler Gas Central Heating * Viewing Essential *

EPC : Band D



Call: Michael Poole 01642 285041

Price Guide: £84,950+

Lot No. 96

48 Weardale Avenue, Blyth NE24 5LH



Description:

****GOOD SIZED SEMI DETACHED - TWO DOUBLE BEDROOMS CONSERVATORY - GARDENS - EPC: F**** on Weardale Avenue in Blyth. Briefly comprising: Entrance hall, kitchen to front, spacious lounge with patio door to sun lounge. Two double bedrooms to the first floor and refurbished family bathroom. Externally the property has garden to front with driveway providing off street parking and enclosed West facing garden to the rear. An ideal starter/investment opportunity offered with no upper chain.



EPC Rating F

Call: Rook Matthews Sayer 01670 352900

Price Guide: £44,950+

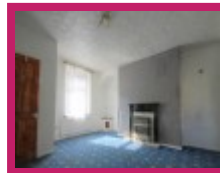
Lot No. 97

40 Elm Street, Stanley DH9 7EA



Description:

Available with the benefit of immediate vacant possession, a two bedroom terrace house situated in South Moor, near Stanley. The property is ideally suited to investors or first time buyers, requires some updating, but has recently installed uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance lobby, lounge and kitchen. To the first floor there are two bedrooms and a bathroom w.c. Externally there is a yard to the rear.



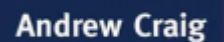
EPC Band E

Call: J W Wood 01207 235221

Price Guide: £22,000+

Lot No. 98

32 Beechwood Terrace, Thornhill, Sunderland SR2 7LY



Description:

A larger than average three bedroom mid terraced period family home located in this ever popular area of Thornhill on the outskirts of Sunderland City centre, being in the catchment area for popular local schools, having good transport links to hand and local shops. Maintaining many original features including stained glass windows. The spacious living accommodation briefly comprises of entrance hallway, lounge with single glazed bay window with feature stained glass, dining room with gas fire and stone surround, breakfast room and fitted kitchen, stairs to the half landing with access to bathroom and separate cloakroom and stairs to the first floor with three double bedrooms and a further three loft rooms (all used for storage only). Externally there is a rear yard with roller shutter door to secure private off road parking. The property also benefits from combi gas central heating. Sure to appeal to all that view !!!!!!!!!!!!!!! This property must be viewed to truly appreciate the size of accommodation on offer. EPC : band E

Call: Andrew Craig 0191 5653377

Price Guide: £145,000+

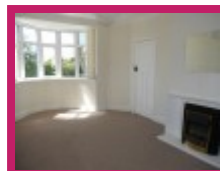
Lot No. 99

41 Heathwhell Road, Denton Burn, Newcastle NE15 7UQ



Description:

Priced to see and appealing to First Time Buyers and Investors alike is this well presented three bedroom semi-detached home. The property benefits from double glazing, gas central heating, fantastic South facing plot and no onward chain. The area provides an excellent range of local services including shops, library, schools and other leisure facilities. Regular bus routes into and around Newcastle City Centre. The Metro centre and Airport, A1 and A69 road links also a short distance away. The property comprises; entrance hallway, lounge/dining area, kitchen, bathroom, stairs to first floor and three bedrooms. Externally there are gardens to the front, side and rear.



EPC BAND D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £95,000+

Lot No. 100 16 Luce Sands, Acklam, Middlesbrough TS5 8UL

Michael Poole



Description:

Extended Two Bedroom Semi Detached House Situated at the Head of a Cul-De-Sac Attractive Rear Garden Driveway Parking Extended Modern Fitted Kitchen with Planning Permission Opening to the Dining Area Spacious Living Room First Floor Bathroom with White Suite



EPC : Band D

Call: Michael Poole 01642 254222

Price Guide: £109,950+

Lot No. 101 1 Mackley Close, South Shields NE34 0LJ

Andrew Craig



Description:

This well presented four bedroom town house situated on the popular Harton Grange development constructed by Persimmon Homes in South Shields. This beautiful home boasts modern decor throughout and offers generous living space for any family. Accommodation briefly comprises of: - Entrance hall, family room/dining room, kitchen/diner and cloaks/w.c. To the first floor there is a Lounge, bedroom and office/study. To the second floor three further bedrooms including master with en-suite and a separate family bathroom. Externally there is a lawned garden to the rear with a separate detached garage providing off road parking and small paved area to front.



EPC : Band C

Call: Andrew Craig 0191 4271722

Price Guide: £149,950+

Lot No. 102 Flat 9 Robertwood, 49 Park Road South, Middlesbrough TS5 6LE

Michael Poole



Description:

A Second Floor Flat With Views of Albert Park to the Front. Property briefly comprises of entrance hall, lounge, kitchen, bathroom and two bedrooms. Externally there are communal Grounds & Parking There are communal grounds to the front and side and parking bays.



EPC : Band D

Call: Michael Poole 01642 254222

Price Guide: £79,950+

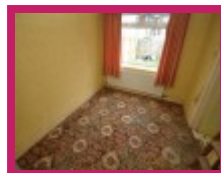
Lot No. 103 66 Westmoreland Road, South Shields NE34 7JJ

Andrew Craig



Description:

Looking for a project? A home to add your own personal stamp? This one could be for you - situated in this popular sought after location of Marsden within good access to local amenities, shops, popular schools, the Sea Front and Town Centre we offer to the market this three bedroom semi-detached family home. Offering lawned gardens to the front and rear the property briefly comprises of: - Entrance hall, lounge, kitchen, three bedrooms, family bathroom and separate w.c. The property is in need of a full refurbishment throughout and we highly recommend a viewing.



EPC : Band D

Call: Andrew Craig 0191 4271722

Price Guide: £87,500+

Lot No. 104

8 Green Tree Court, Benwell Village, Newcastle NE15 6NW

**ROOK
MATTHEWS
SAYER**



Description:

Situated on the first floor of this modern conversion we offer with vacant possession this two bedroom apartment. The property offers spacious accommodation to include a lounge with dual aspect windows, a breakfasting kitchen complete with integrated appliances, two double bedrooms with the main having a walk in wardrobe and a modern bathroom. The property is double glazed, gas central heated and benefits from a security entry system and allocated parking.



EPC Band:- D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £69,950+

Lot No. 105

11 Langdale Billingham TS23 1AN

Michael Poole



Description:

No Forward Chain- In Move in Condition- Corner Plot with Gardens to Three Sides- Block Paved Drive Leading to a Detached Garage- Two Reception Rooms with Quality Glazed Internal Doors- Beautiful Modern Shower Room- Well Appointed Kitchen -Gas Fired Central Heating via Combi Boiler & Double Glazing- Book Your Viewing Early to Avoid Disappointment

EPC : band C



Call: Michael Poole 01642 955140

Price Guide: £84,950+

Lot No. 106

19 Swinhoe Road, Great Park, Gosforth NE13 9BF

**ROOK
MATTHEWS
SAYER**



Description:

An immaculate three bedroom semi detached house benefiting from many upgraded fixtures and fittings to include Amtico flooring, fitted wardrobes, upgraded kitchen and bathroom suites and lovely landscaped garden to the rear. Swinhoe Road is located close to an excellent school and community centre and is within easy access to the A1 motorway. Completion anticipated in August 2015



EPC : Band C

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £165,000+

Lot No. 107

67 Harwood Drive, Killingworth, Newcastle NE12 6FQ

**ROOK
MATTHEWS
SAYER**



Description:

Situated in a cul de sac position is this well presented four bedroom detached house within this favoured residential development. Appealing to a variety of buyer the accommodation includes; entrance porch, lounge to the front, dining room with French doors out to the rear garden, kitchen with a good range of wall and base units space for appliances, space for a large range (which can be left by separate negotiation), space for table and chairs and door to the conservatory which overlooks the rear garden. To the first floor a modern shower room/W.C., four bedrooms with the master bedroom having a four piece ensuite. Externally to the front is a small lawned garden with planted borders, paved driveway leading to the integral garage, gates access to two sides leading to the low maintenance rear garden with fenced boundaries, planted borders, decked areas and a gate to a 'secret garden' with a large playhouse. The property benefits from gas central heating with school style radiators and UPVC double glazing.

EPC Band:- D

Call: Rook Matthews Sayer 0191 266 7788

Price Guide: £235,000+



Personal & Family

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Lot No. 108 1 Duke Cottages, High Row, Lemington NE15 8SH

ROOK MATTHEWS SAYER



Description:

This is three bedroom semi detached house located on High Row in Lemington. The property benefits from double glazing (where stated) and gas radiator heating with accommodation comprising; an entrance hall, lounge and kitchen, rear hall and shower room/wc. The first floor has three bedrooms. Externally there is an enclosed rear garden and the front has a lawn and drive to the side. Rook Matthews Sayer would recommend an internal viewing to appreciate the accommodation and location on offer.



EPC Rating to follow

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £55,000+

Lot No. 109 38 Grosvenor Road, Lynthorpe, Middlesbrough TS5 5BU

Michael Poole



Description:

Mature Three Bed Mid-Terrace House Ideal for the Family Purchaser Block Paved Frontage & Further Car Hard Standing to the Rear Good Sized Garden Two Reception Rooms 25ft Kitchen Breakfast Room Popular Residential Location



EPC Band:- D

Call: Michael Poole 01642 254222

Price Guide: £125,000+

Lot No. 110 28 Ingleby Way, Blyth, Northumberland NE24 3PD

ROOK MATTHEWS SAYER



Description:

****WELL PRESENTED END LINK - THREE BEDROOMS - SOUGHT AFTER LOCATION - CONSERVATORY - GARDENS - OFF STREET PARKING **** on Ingleby Way, South Beach Estate, Blyth. Briefly comprising: Entrance/lobby, lounge, dining room with doors to conservatory and fitted kitchen. To the first floor there are three bedrooms (master fitted wardrobes) and family bathroom. Benefiting from gas central heating, double glazing, enclosed rear garden and front garden with spacious parking space. Viewings recommended. Completion anticipated in December 2015

EPC : Band to follow

Call: Rook Matthews Sayer 01670 352900

Price Guide: £115,000+

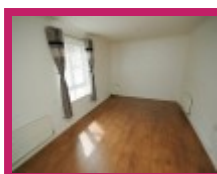
Lot No. 111 2 Sea Winnings Way, South Shields NE33 3NE

Andrew Craig



Description:

Situated in this popular coastal development of Westoe Crown Village in South Shields we are delighted to offer to the market a two bedroom ground floor apartment ideal for first time buyers or those looking to downsize. Benefiting from onsite amenities and partial sea views as well as a secure communal entry system and an allocated parking bay. Briefly comprising of: - Hallway, lounge, kitchen, two bedrooms and bathroom/w.c. Further benefits include gas central heating and double glazing. A viewing is highly recommended



EPC : Band C

Call: Andrew Craig 0191 4271722

Price Guide: £90,000+

Lot No. 112 235 Darlington Lane, Stockton On Tees TS19 0PL

Michael Poole



Description:

Superbly presented three bedroom detached bungalow occupying a fantastic private plot. The property briefly comprises of entrance porch which leads through to the entrance hall with access to the dual aspect lounge/diner, conservatory and separate fitted kitchen. The kitchen is fully fitted and has immediate access to a private patio area with stunning planting. The master bedroom has fitted wardrobes. Two further spacious bedrooms one is being used as a study. A well presented bathroom has a three piece suite with shower over the bath. Externally there is a gated driveway which leads to two garages. The gardens have been attractively landscaped with a myriad of features and offer a very good degree of privacy.

EPC : Band D



Call: Michael Poole 01642 355000

Price Guide: £130,000+

Lot No. 113 17 Westwood Close, Burnopfield, Newcastle NE16 6NQ

Andrew Craig



Description:

The potential of this two bedroom semi detached bungalow far outways its need of refurbishment. Situated within a cul de sac and boasting rear views overlooking The Tyne Valley, this generous sized home is well worth a visit. Having Burnopfield as its location the property offers a good balance of semi-rural lifestyle, whilst it is within easy road access to Whickham, Gateshead and Newcastle. The property layout comprises of lounge, kitchen, two double bedrooms and bathroom. There is an attached garage to the side with driveway for off road parking, wall laid gardens to front and rear. Further benefits are gas central heating, double glazing and property footprint cellars located beneath for additional storage.

EPC Band to follow



Call: Andrew Craig 0191 4889090

Price Guide: £89,950+

Lot No. 114 4 Hedley Hall Road Wylam NE41 8EF

ROOK MATTHEWS SAYER

yellow estate agency



Description:

An opportunity to purchase this three bedroom semi detached family home occupying this corner position in Wylam. The property is in need of some updating and features gardens to three sides, two reception rooms, and a fitted dining kitchen. The property comprises:- entrance hallway, living room, dining room, dining kitchen, separate wc, utility area, stairs to first floor landing, three bedrooms, bathroom, and an additional room which does not have the building regulations to be classed as a fourth bedroom. Externally there are gardens to three sides, and a driveway. Available now with no upward chain, viewing is essential!!

EPC Band C



Call: Yellow 01661 831234 RMS 0191 4131313

Price Guide: £149,950+

Lot No. 115 23 Silverhill Drive, Fenham, Newcastle NE5 2EJ

ROOK MATTHEWS SAYER



Description:

Three bedroom semi-detached house with a sunny south facing garden. There is ample accommodation great for either First Time Buyers or a young family which includes a spacious lounge with dining area plus an additional separate dining room, utility space and a kitchen. On the first floor there are three bedrooms and a wet room with shower. Benefits include gas central heating, double glazing, driveway and garage. With ease of access to the West Road there is a wealth of amenities nearby as well as useful road links. This home does need some cosmetic updating so prospective buyers can really put their own stamp on this home.

EPC BAND D



Call: Rook Matthews Sayer 0191 2744661

Price Guide: £105,000+

Lot No. 116 2 Brydon Crescent, South Hetton DH6 2SP



Description:

We have the privileged to off to the market this delightful 3 bedroom mid terrace property which provides spacious family accommodation along with beautiful outdoor space courtesy of the well established garden to the front and off street parking/detached garage to the rear. The property is immaculate throughout and has been decorated in neutral colours to appeal to all tastes. The property has been priced for a quick sale and we do not expect this family home to be on the market very long- Early internal inspection is highly recommended!



EPC BAND D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £49,950+

Lot No. 117 5 Holyoake Terrace, South Moor, Stanley DH9 7AU



Description:

Available with immediate vacant possession, a large well maintained terraced house situated in a rarely available terrace in South Moor. The property has the benefit of gas fired central heating, uPVC double glazing and requires some cosmetic improvements. The accommodation is ideally suited to first time buyers or families and includes: Hallway, two reception rooms and a kitchen. To the first floor there are three bedrooms and a bathroom w.c. There is a yard to the rear with a decked patio.



EPC BAND E

Call: J W Wood 01207 235221

Price Guide: £39,950+

Lot No. 118 17 Morgy Hill West, Crawcrook, Tyne and Wear NE40 4UG



Description:

This beautiful two bedroom end of terrace has come to the market on Morgy Hill West in Crawcrook. This superb property occupies an extremely generous plot benefiting from not only a front garden and a rear yard but an additional front garden that leads down towards Greenside Road. Accommodation briefly comprises; entrance porch, lounge with lovely aspect overlooking the garden, fitted kitchen, stylish modern shower room, stairs to first floor landing, master bedroom with two windows to the front offering magnificent views over The Tyne Valley and second bedroom with two windows to the rear. Externally there is a rear yard which offers potential to be converted for off street parking, front gravel garden and fantastic mature additional garden over the lane. A viewing is essential to fully appreciate this property and its unique plot. Energy Rating D.

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £75,000+

Lot No. 119 30 Springhill Gardens, Cochrane Park, Newcastle NE15 6QS



Description:

****Two double bedroom semi-detached, South facing rear garden, parking for upto two cars, no onward chain**** Set in a pleasant horse shoe position is this two double bedroom semi-detached home. Ideally located for the West Road where there are an array of shops, amenities, public transport links, A1 and A69 road links all nearby. Benefits include extended storage area, parking for upto two cars, double glazing, gas central heating and no onward chain. The accommodation entrance hall, lounge, dining room, kitchen, extended storage area, stairs to first floor, two double bedrooms and family bathroom. Externally there are gardens to the front and rear. EPC Rating E

Call: Rook Matthews Sayer 0191 2744661

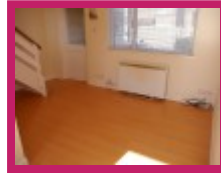
Price Guide: £84,950+

Lot No. 120 20 Brock Court, Bedlington NE22 5DF



Description:

This property is situated within the popular location of Brook Court In Bedlington. This property briefly comprises: entrance porch, open plan lounge/diner with stairs to first floor, Kitchen, first floor landing with storage cupboard, Bedroom and bathroom. Externally to the property there are low maintenance gardens to front and rear, with a gravelled area and driveway to the front and decking to the rear. Viewing essential to appreciate.



EPC BAND C

Call: Rook Matthews Sayer 01670 531 114

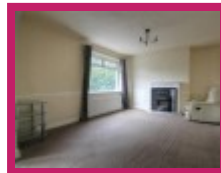
Price Guide: £39,950+

Lot No. 121 14 Pont Road, Leadgate, Consett DH8 6HE



Description:

A three bedroom Semi-detached house requiring some improvements and situated at the edge of Leadgate. The uPVC double glazing and gas central heating via combi boiler, with accommodation comprising: entrance lobby, hall, kitchen, side porch and utility room, living/dining room with French doors to garden. Three bedrooms and a bathroom which is part fitted with a white suite. There is a large lawned front garden, gravelled garden to the rear and an attached outhouse.



EPC Band:- E

Call: J W Wood 01207 235221

Price Guide: £41,500+

Lot No. 122 162 Inverness Road, Jarrow NE32 4JG



Description:

A spacious three bedroom semi-detached property situated ideally close to local amenities, transport links and schools. A popular residential area and briefly comprising of: - Entrance hall, lounge, newly fitted kitchen, utility room, two double bedrooms, one single bedroom, bathroom and separate w.c. As well as this lies extensive gardens to the front, rear and side and driveway for off street parking to the front. Benefiting from gas central heating and double glazing. Viewing is highly recommended.



EPC Band D

Call: Andrew Craig 0191 4280025

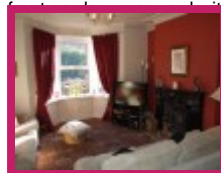
Price Guide: £74,950+

Lot No. 123 6 Holburn Terrace, Ryton, Northumberland NE40 3DQ



Description:

*** THREE BEDROOMS - DETACHED GARAGE - NO CHAIN*** Vendors viewpoint: ' We chose to live on Holburn Terrace as we felt it was very safe for children. The terrace is on its own so only residents and their friends use the street. We also liked the ample on street parking (our property has a detached garage too!) traditional features and the well established surroundings. We wanted to keep our bills down and feel being a mid terrace helped us to do so' Accommodation comprises of: Entrance lobby leading to hallway, magnificent dining room open to lounge with multi fuel stove and feature fireplace, extended kitchen with door leading out into the rear yard. To the first floor is the split level landing, family bathroom, master bedroom, second bedroom with views and third bedroom. Externally there is a front garden with a paved area and detached garage across the lane.



EPC Band D

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £139,950+

Lot No. 124 12 The Paddock, Witton Le Wear, Bishop Auckland DL14 0GA



Description:

A 3 bedroom stone built family home, enjoying arguably one of the best plots on this exclusive development of executive homes, boasting a Southerly aspect with uninterrupted views over Witton Castle and the surrounding countryside. Constructed in 2009 by the respected local builder Dere Street Homes and with the balance of its 10 year NHBC warranty to run, the substantial property has the benefit of LPG central heating, double glazing and security alarm.



EPC BAND B

Call: J W Wood 01388 604273

Price Guide: £225,000+

Lot No. 125 2 Sydenham Terrace, Sunderland SR4 7JQ

Andrew Craig



Description:

This double fronted end terrace property is offered to the market with no chain involved. Located close to the amenities on Chester Road including shops and schools, Sunderland Royal Hospital and transport routes to The City Centre. The accommodation briefly comprises of an entrance hallway, lounge, dining room, kitchen, two double bedrooms and a family sized bathroom. Externally there is a front forecourt garden and a rear yard. The property benefits from upvc double glazing and gas central heating and viewing comes highly recommended.



EPC : band tbc

Call: Andrew Craig 0191 5653377

Price Guide: £84,950+

Lot No. 126 11 Cairn Park, Longframlington, Northumberland NE65 8JS



Description:

GREAT FAMILY HOME – POPULAR VILLAGE – GENEROUS ACCOMMODATION A detached Dutch style bungalow in a quiet cul-de-sac on the outskirts of the village. The ground floor includes entrance lobby and hall, sitting room, kitchen/ dining room and utility. The ground floor also includes master bedroom with en suite, two further bedrooms and family bathroom. On the first floor is a large guest bedroom with en suite, and fifth bedroom or study. The property has PVC double glazing and oil fired central heating. Driveway parking and garage plus gardens to front and rear.



EPC Band D

Call: Rook Matthews Sayer 01665 510044

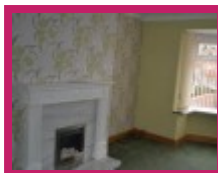
Price Guide: £210,000+

Lot No. 127 25 Meadow Avenue, Blackhall, Co Durham TS27 4JE



Description:

Two bed end terrace, boasting gas central heating system, double glazing, refitted kitchen and bathroom/W.C., block paved garden area to frontage and situated within easy access of local shops. This property would make an ideal purchase for the first time buyer, growing family or local investor. Viewings highly recommended.



EPC Band D

Call: Kimmit & Roberts 0191 518 3334

Price Guide: £54,950+

Lot No. 128 31 Heaton Park Road, Heaton, Newcastle NE6 1SQ

ROOK MATTHEWS SAYER



Description:

ATTENTION INVESTOR/TENANTED UNTIL THE 1ST AUGUST 2016 ACHIEVING £753.99PCM THIS 3 BEDROOM END TERRACED HOUSE SITUATED WITHIN EASY REACH OF NEWCASTLE CITY CENTER AS WELL AS A WEALTH OF OTHER LOCAL AMENITIES. Briefly comprising lounge, kitchen, bathroom/WC, and 3 double bedrooms. Additional benefits include gas central heating and UPVC double glazing. Externally there is a yard to the rear.



EPC Band E

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £100,000+

Lot No. 129 45 Middlewood Avenue, St Helen Auckland, Bishop Auckland DL14 9DJ

WOOD
ESTATE AGENTS



Description:

We are delighted to offer this three bedroom family semi detached home with gardens, extended to the rear to provide a very pleasant family room. Accommodation includes an entrance hall, spacious lounge, dining room, modern fitted kitchen and excellent family room with French doors to garden. Upstairs there are three bedrooms and a refitted bathroom with white suite including rolltop bath. Benefiting from gas central heating and uPVC double glazing.



EPC Band C

Call: JW Wood 01388 604 273

Price Guide: £69,950+

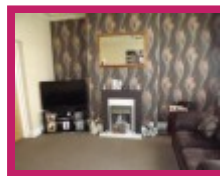
Lot No. 130 11 Portia Street, Ashington NE63 9DL

ROOK MATTHEWS SAYER



Description:

Larger style two bedroom mid terrace on Portia street, Ashington. This property is close to the town centre, schools and colleges and would make an ideal investment or first time buy. Priced to sell the property is available for viewings now. With double glazed windows and gas central heating the accommodation briefly comprises of; entrance into lounge, dining room, galley style fitted kitchen with integral appliances, family bathroom, stairs to the 1st floor and 2 good size bedrooms. Externally there is a yard to the rear and a low maintenance garden to the front.



EPC Band to follow

Call: Rook Matthews Sayer 01670 850850

Price Guide: £45,000+

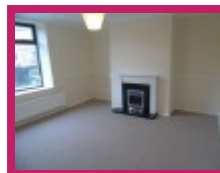
Lot No. 131 11 Charlotte Street, Ryton, Tyne and Wear NE40 4HE

ROOK MATTHEWS SAYER



Description:

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



EPC : Band E

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £79,950+

Lot No. 132 22 Tankerville Terrace, Wooler, Northumberland NE71 6DJ



Description:

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



EPC : band E

Call: Rook Matthews Sayer 01665 510044

Price Guide: £145,000+

Lot No. 133 Shannory Ness, 37 St Ives Road, Leadgate, Consett DH8 7QA



Description:

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

Call: J W WOOD 01207 502109

Price Guide: £170,000+



Remote Bidding Application Form

Please select method of bidding:

TELEPHONE

PROXY

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

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

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

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

Date of Auction: Lot Number:

Address of Lot:

..... Post Code:

The Lot is offered for sale under:

Option One

Option Two

Maximum Bid (in words) £:

Buyers Information – Full Name/Company Name:

Address:

..... Post Code:

Tel No: Home: Business: Mobile:

E-mail address:

Solicitors Name & Address:

Post Code: Tel No:

Deposit & Administration Fee Payment Details – Deposits may be paid by cheque, bankers draft or by prior arrangement into the Client Account of The Agents Property Auction. Unfortunately cash cannot be accepted. Proof of identification and Solicitors details are required at the time of paying the deposit.

Signature Print Name: Date:

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



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



Terms & Conditions

About us and Important Auction Information

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

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

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

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

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

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

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

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

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

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

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

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

Our General Auction Terms of Business

1. Interpretation

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

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

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

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

2. Conditions applicable to the auction types

2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

2.2 Option Two Conditions

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

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

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



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

3. General provisions applicable to Sellers and Buyers

3.1 General Auction Conditions

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

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

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

3.2 Charges and payment

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

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

3.3 Proof of Identity and Proceeds of Crime Act

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

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

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

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

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

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

3.4 Miscellaneous

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

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

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

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

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

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

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

3.5 Notices

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

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

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

3.6 Governing law and jurisdiction

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

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

Common Auction Conditions

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Important Notice

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

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

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

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

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

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

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

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

Glossary

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



Wherever it makes sense:

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

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

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

Agreed completion date

Subject to condition G9.3:

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

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

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

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

Auction The auction advertised in the catalogue.

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

Auctioneers The auctioneers at the auction.

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

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

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

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

Condition One of the auction conduct conditions or sales conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The auctioneers.

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

Auction Conduct Conditions

A1 Introduction

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

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

A2 Our role

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

- 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 seller against that liability.

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

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

G2 Deposit

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

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

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

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

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

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

G2.2 The deposit

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

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

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

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

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

G3 Between contract and completion

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

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

(b) pay the premiums when due;

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

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

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

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

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

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

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

Title and identity

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

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

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

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

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

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

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

(ii) the documents accompanying that application;

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



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

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

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

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

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

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

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

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

G5 Transfer

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

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

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

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

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

G6 Completion

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

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

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

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

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

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

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

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

G7 Notice to complete

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

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

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

(a) terminate the contract;

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

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

(d) resell the lot; and

(e) claim damages from the buyer.

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

(a) terminate the contract; and

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

G8 If the contract is brought to an end

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

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

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

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

G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

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

G9.5 The buyer must:

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

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

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

G10 Interest and apportionments

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

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

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

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

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

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

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

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

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

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

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

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

G11 Arrears

Part 1 Current rent

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

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

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

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

(a) so state; or

(b) give no details of any arrears.

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

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



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

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

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

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

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

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

G12 Management

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

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

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

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

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

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

G13 Rent deposits

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

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

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

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

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

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

G14 VAT

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

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

G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

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

(a) of the buyer's VAT registration;

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

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

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

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

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

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

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

G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

G17 Maintenance agreements

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

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

G18 Landlord and Tenant Act 1987

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

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

G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

(a) in its condition at completion;

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

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

G19.5 Where relevant:

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

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

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

G20 TUPE

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

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

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

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

(c) in respect of the Transferring Employees.

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



on completion.

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

G21 Environmental

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

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

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

G22 Service Charge

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

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

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

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

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

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

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

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

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

G23 Rent reviews

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

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

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

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

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

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

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

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

G24 Tenancy renewals

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

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

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

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

G24.4 Following completion the buyer must:

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

G25 Warranties

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

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

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

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

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

G26 No assignment

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

G27 Registration at the Land Registry

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

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

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

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

G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

G29 Contracts (Rights of Third Parties) Act 1999

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

G30 Extra General Conditions



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