



Agents Property AUCTION

TOGETHER WE GET RESULTS

Auction Catalogue



THIS AUCTION

Wednesday 30th March 2016

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

Andrew Craig

WOOD
ESTATE AGENTS

kimmitt & roberts

Michael Poole

ROOK
MATTHEWS
SAYER



Richard Francis
Auctioneer MNAVA

01661 831 360
www.agentspropertyauction.com



Buyers Guide

IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

Particulars of Sale:

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

Price Guides:

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

Option 1 Terms & Conditions:

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

Option 2 Terms & Conditions:

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

Administration Fee:

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

Deposits:

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

Remote Bidding:

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

Sales Agreed:

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

Amendments to Catalogue:

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

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

Venue Location

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

Tel: 0191 236 4111

Directions:

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





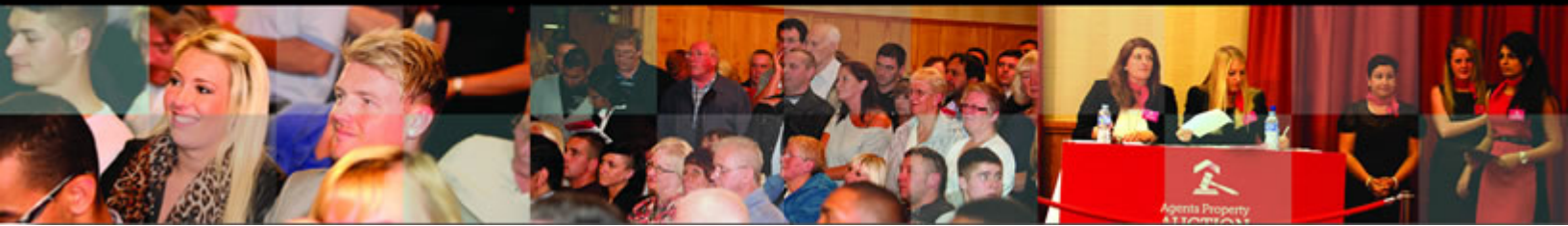
Order Of Sale

Lot No	Address	Post Code	Partner Agent
OPTION 1			
Lot 1	Flat 2, 124 St Georges Terrace, Jesmond, Newcastle	NE2 2SY	Rook Matthews Sayer
Lot 2	16 Old Blackett Street, Stanley	DH9 8LP	JW Wood Estate Agents
Lot 3	9 Wansbeck Street, Chopwell	NE17 7DD	Yellow Estate Agency
Lot 4	30 Second Street, Blackhall Colliery	TS27 4EN	Kimmitt & Roberts
Lot 5	35 and 37 Goschen Street, Gateshead	NE8 1YH	Andrew Craig
Lot 6	22 Bigges Gardens, Wallsend	NE28 8BB	Rook Matthews Sayer
Lot 7	27 Forster Avenue, Murton, Seaham	SR7 9DD	Kimmitt & Roberts
Lot 8	6 Frobisher Street, Hebburn	NE31 2XB	Andrew Craig
Lot 9	10 Third Street, Blackhall Colliery	TS27 4EW	Kimmitt & Roberts
Lot 10	26 Lambton Road, Stockton	TS19 0ER	Andrew Craig/Michael Poole
Lot 11	55 Scrogg Road, Walker, Newcastle	NE6 4EY	Rook Matthews Sayer
Lot 12	22 Armstrong Drive, Forest Hall	NE12 7EB	Rook Matthews Sayer
Lot 13	The Bethany Chapel, Kyo Road, Stanley	DH9 8SW	JW Wood Estate Agents
Lot 14	27 Third Street, Blackhall Colliery	TS27 4EW	Kimmitt & Roberts
Lot 15	12 Dilston Avenue, Hexham	NE46 1JE	Rook Matthews Sayer
Lot 16	71 Bruce Crescent, Hartlepool	TS24 9HQ	Andrew Craig/Kimmitt & Roberts
Lot 17	St Hildas Parish Centre, 76 Kings Road, Sunderland	SR5 2JR	Andrew Craig
Lot 18	11 Fourth Street, Blackhall Colliery	TS27 4EP	Kimmitt & Roberts
Lot 19	25 Caroline Gardens, Wallsend	NE28 0BZ	Rook Matthews Sayer
Lot 20	29 & 29a West Road, Annfield Plain, Co Durham	DH9 7XA	JW Wood Estate Agents
Lot 21	9 York House, Sunderland	SR5 4DR	Andrew Craig
Lot 22	26 Sycamore Street Ashington	NE63 0BD	Rook Matthews Sayer
Lot 23	15 Coronation Street, Stanley	DH9 7JP	JW Wood Estate Agents/Andrew Craig
Lot 24	2-4 North King Street, North Shields	NE30 2EA	Rook Matthews Sayer
Lot 25	7 Garages, Saltwell Road/Whitehall Road, Gateshead	NE8 4TQ	Andrew Craig
Lot 26	3 Cheviot Road, South Shields	NE34 7LQ	Andrew Craig
Lot 27	38 Hawthorn Square, Seaham	SR7 7DF	Andrew Craig/Kimmitt & Roberts
Lot 28	56a East Street, Blackhall Colliery	TS27 4EJ	Kimmitt & Roberts
Lot 29	29 George Street, Birtley	DH3 1EA	Andrew Craig
Lot 30	9 Bishopston Road, Stockton	TS19 0AN	Michael Poole
Lot 31	100 Rosalind Street, Ashington	NE63 9BW	Rook Matthews Sayer
Lot 32	28 Fourth Street, Blackhall Colliery	TS27 4EP	Kimmitt & Roberts
Lot 33	27 Girvan Close, Stanley	DH9 6UY	JW Wood Estate Agents
Lot 34	24 Beadnell Road, Shieldfield, Newcastle	NE2 1YD	Rook Matthews Sayer
Lot 35	8 Wood View, Trimdon Station	TS29 6BG	Kimmitt & Roberts
Lot 36	91 Charters Crescent, South Hetton	DH6 2TW	Kimmitt & Roberts
Lot 37	1 Coach Road Green, Gateshead	NE10 0EH	Andrew Craig
Lot 38	7 Blenheim Terrace, Redcar	TS10 1QP	Michael Poole
Lot 39	58 The Crescent, Chestre Le Street	DH2 2DY	JW Wood Estate Agents/Andrew Craig
Lot 40	20 Fifth Street, Blackhall Colliery	TS27 4ER	Kimmitt & Roberts
Lot 41	69 Chestnut Avenue, Cowgate, Newcastle	NE5 3AY	Andrew Craig
Lot 42	496-506 Elswick Road, Newcastle	NE4 8ED	Rook Matthews Sayer
Lot 43	15 Dene Crescent, Shotton Colliery	DH6 2QU	Andrew Craig/Kimmitt & Roberts
Lot 44	48 Morris Street, Birtley	DH3 1DX	Andrew Craig
Lot 45	10 Newlands View, Crook, Co Durham	DL15 8PY	JW Wood Estate Agents/Andrew Craig
Lot 46	3 Jubilee Terrace, Seaton Burn, Newcastle	NE13 6EL	Andrew Craig
Lot 47	7 Wesley Way, Seaham	SR7 8HR	Andrew Craig/Kimmitt & Roberts



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	153 Newgate Street, Bishop Auckland	DL14 7EN	Rook Matthews Sayer
Lot 49	Land at Haugh Lane, Hexham	NE46 3PT	Rook Matthews Sayer
Lot 50	14 King James Court, Sunderland	SR5 4PB	Andrew Craig
Lot 51	12 Burn Place, Willington	DL15 0DP	JW Wood Estate Agents/Andrew Craig
Lot 52	56 Laurel Street, Wallsend	NE28 6TQ	Andrew Craig/Rook Matthews Sayer
Lot 53	104 Kildare Street, Middlesbrough	TS1 4RE	Michael Poole
Lot 54	Flat 3 Parkside House, West Moor, Newcastle	NE12 7ES	Rook Matthews Sayer
Lot 55	28 Sixth Street, Blackhall Colliery	TS27 4ES	Kimmitt & Roberts
Lot 56	81 Station Road, Redcar	TS10 1AG	Michael Poole
Lot 57	172 Atkinson Road, Benwell	NE4 8XS	Rook Matthews Sayer
OPTION 2			
Lot 58	524 Station Road North, Wallsend	NE28 8NR	Rook Matthews Sayer
Lot 59	88 Milburn Road, Ashington	NE63 0PG	Rook Matthews Sayer
Lot 60	69 Charlotte Street, Redcar	TS10 3HU	Michael Poole
Lot 61	5 Dale Street, Crawcrook, Tyne and Wear	NE40 4NL	Rook Matthews Sayer
Lot 62	19 Shipcote Terrace, Gateshead	NE8 4AA	Andrew Craig
Lot 63	19 Beckside Gardens, Chapel House, Newcastle	NE5 1BQ	Rook Matthews Sayer
Lot 64	1 West Cottages, Pegswood, Morpeth	NE61 6RQ	Rook Matthews Sayer
Lot 65	9 River View, Bedlington	NE22 5LR	Rook Matthews Sayer
Lot 66	2 Graham Street, South Shields	NE33 3JR	Andrew Craig
Lot 67	Flat 26, Main Street, Seahouses	NE68 7RQ	Rook Matthews Sayer
Lot 68	21 Harlow Street, Sunderland	SR4 7AR	Andrew Craig
Lot 69	4 Ravenshill Drive, Ashington	NE63 8XU	Rook Matthews Sayer
Lot 70	7 Warwick Road Hebburn	NE31 2DT	Andrew Craig
Lot 71	52 Ripon Way, Eston, Middlesbrough	TS6 9ND	Michael Poole
Lot 72	12 Arrathorne Road, Hartburn, Stockton	TS18 5NS	Michael Poole
Lot 73	2 Marlborough Crescent, Gateshead	NE9 7JY	Andrew Craig
Lot 74	2 Grove Terrace, Sunnyside	NE16 5LF	Andrew Craig
Lot 75	3 Eden Vale Mews, Leadgate, Consett	DH8 7SG	JW Wood Estate Agents
Lot 76	70 Thrush Road, Redcar	TS10 2AS	Michael Poole
Lot 77	22 The Willows, Bedlington	NE22 7DT	Rook Matthews Sayer
Lot 78	51 Newbiggin Road, Ashington	NE63 0TB	Rook Matthews Sayer
Lot 79	59 Connaught Road, Nunthorpe, Middlesbrough	TS7 0BX	Michael Poole
Lot 80	23 Brandling Court, South Shields	NE34 8PA	Andrew Craig
Lot 81	1 Newark Drive, Whitburn, Sunderland	SR6 7DF	Andrew Craig
Lot 82	5 Chatsworth Drive, Bedlington	NE22 5YS	Rook Matthews Sayer
Lot 83	56 Morris Street, West Boldon	NE35 9DY	Andrew Craig
Lot 84	19 Lorne Street, Easington Colliery	DH5 0QS	Kimmitt & Roberts
Lot 85	13 Ripon Way, Eston, Middlesbrough	TS6 9NE	Michael Poole
Lot 86	40 Mayfield Avenue, Throckley	NE15 9BB	Andrew Craig/Rook Matthews Sayer
Lot 87	53 Swarland Terrace, Red Row, Morpeth	NE61 5AW	Rook Matthews Sayer
Lot 88	24 Hardwick Street, Blackhall, Hartlepool	TS27 4LT	Kimmitt & Roberts
Lot 89	40 High Street, Amble	NE65 0LD	Rook Matthews Sayer
Lot 90	156 Princess Road, Middlesbrough	TS1 4BW	Michael Poole
Lot 91	Raby Cottage, Front Street, Hart Village	TS27 3AJ	Kimmitt & Roberts
Lot 92	21 Breckon Court, Low Fell	NE9 6EY	Andrew Craig
Lot 93	14 Church Lane, Ormesby, Middlesbrough	TS7 9AH	Michael Poole



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	9 West Park Road, Cleadon	SR6 7RR	Andrew Craig
Lot 95	28 Embassy Gardens, Fenham	NE1 5 7BB	Rook Matthews Sayer
Lot 96	62 South Dene, South Shields	NE34 0HB	Andrew Craig
Lot 97	69 Bradley Close, Chester Le Street	DH2 1TJ	JW Wood Estate Agents
Lot 98	26 Beech Grove Terrace South, Crawcrook	NE40 4TW	Rook Matthews Sayer
Lot 99	29 Calvert Terrace, Seaham	SR7 9QG	Kimmitt & Roberts
Lot 100	9 The Avenue, Redcar	TS10 2AP	Michael Poole
Lot 101	3 Mitford Road, Morpeth	NE61 1RG	Rook Matthews Sayer
Lot 102	30 Byerwood Walk, Kenton, Newcastle	NE3 3EZ	Andrew Craig/Rook Matthews Sayer
Lot 103	4 Pennine Grove, Boldon	NE36 0NN	Andrew Craig
Lot 104	12 Hartley Street, Seaton Delaval	NE25 0AA	Andrew Craig/Rook Matthews Sayer
Lot 105	41 Easson Road, Redcar	TS10 1HH	Michael Poole
Lot 106	34 Barry Street, Dunston	NE11 9AS	Andrew Craig
Lot 107	36 The Avenue, Pelton, Chester Le Street	DH2 1DT	Andrew Craig
Lot 108	13 Doxford Terrace, Hetton Le Hole	DH5 9PY	Kimmitt & Roberts
Lot 109	67 Lancaster Hill, Peterlee	SR8 2EN	Kimmitt & Roberts
Lot 110	41 Grange Road, Gateshead	NE10 8UU	Andrew Craig
Lot 111	4 Kings Close, Lazenby	TS6 8FA	Michael Poole
Lot 112	79 Clyde Avenue, Hebburn	NE31 2PJ	Andrew Craig
Lot 113	2 Ridley Court, Norton, Stockton	TS20 1HU	Michael Poole
Lot 114	1 Granville Avenue, Forest Hall	NE12 7BB	Rook Matthews Sayer
Lot 115	18 Balmoral Avenue, Catchgate, Stanley	DH9 8FH	JW Wood Estate Agents
Lot 116	49 Juliet Street, Ashington	NE63 9DZ	Rook Matthews Sayer
Lot 117	38 Osbourne Close, Hemlington	TS8 9QA	Michael Poole
Lot 118	26 Chester Street, Grasswell, Houghton Le Spring	DH4 4DT	Kimmitt & Roberts
Lot 119	54 The Avenue, Chester Le Street	DH2 2DA	JW Wood Estate Agents
Lot 120	114 Quarry Lane, South Shields	NE34 7RD	Andrew Craig
Lot 121	24 Fourth Street Linton Colliery	NE61 5SJ	Rook Matthews Sayer
Lot 122	35 Ewehurst Road, Dipton, Stanley	DH9 9LR	JW Wood Estate Agents
Lot 123	126 Reading Road, South Shields	NE33 4SG	Andrew Craig
Lot 124	46 Marlow Way, Wickham	NE16 5RH	Andrew Craig
Lot 125	133 Marsden Lane, South Shields	NE34 7HN	Andrew Craig
Lot 126	56 Woodlands Green, Middleton, St George	DL2 1NE	Michael Poole
Lot 127	65 Oulton Close, Meadow Rise, West Denton	NE5 4SX	Rook Matthews Sayer
Lot 128	76 Elm Street, South Moor Stanley	DH9 7EB	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

Flat 2, 124 St Georges Terrace, Jesmond, Newcastle NE2 2SY

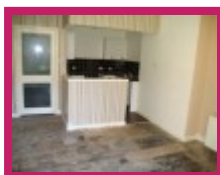
ROOK
MATTHEWS
SAYER



Description:

A great opportunity to purchase this realistically priced one bedroom ground floor flat with the added benefit of owning the freehold interest of the building. The property is located within the heart of Jesmond close to local amenities and benefits include double glazing, electric heating and is offered for sale with vacant possession.

The accommodation briefly comprises of communal entrance hall, entrance door to flat, open plan living room/kitchen, bathroom and one bedroom.



EPC Band E

Call: Rook Matthews Sayer 0191 2816700

Price Guide: £89,950+

Lot No. 2

16 Old Blackett Street, Stanley DH9 8LP

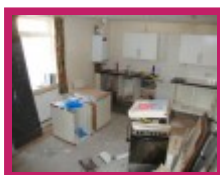
WOOD
ESTATE AGENTS



Description:

A great opportunity to purchase this one bedroom cottage that will appeal to private residential buyer and especially the buy to let investor. The property does require some refurbishment and modernisation. The property benefits from off street parking and gas central heating.

EPC Band E



Call: J W Wood 01207 235221

Price Guide: £10,000+

Lot No. 3

9 Wansbeck Street, Chopwell NE17 7DD

yellow
estate agency



Description:

A one bedroom mid terrace house offered for sale with vacant possession.

Property briefly comprises of entrance lobby, living room, inner lobby, kitchen, shower room, to the first floor there is one bedroom. Externally yard to rear.

EPC Rating: TBC



Call: Yellow 01661 831234

Price Guide: £10,000+

Lot No. 4

30 Second Street, Blackhall Colliery TS27 4EN



Description:

OPEN VIEWINGS:- FRIDAY 18TH MARCH 2016 - 2.00 PM WEDNESDAY 23RD MARCH 2016 - 11.00 AM

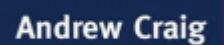
This is a compact and easily manageable end terraced house with excellent potential. It has a garden and UPVC double glazing, but is in need of cosmetic updating. Comprises:- Lounge, Dining Room, Kitchen, Bathroom/W.C., Bedroom and Yard
EPC Rating: E

Call: Kimmit & Roberts 0191 5183334

Price Guide: £12,000+

Lot No. 5

35 and 37 Goschen Street, Gateshead NE8 1YH



Description:

A pair of flats offered for sale with vacant possession, the properties benefit from gas central heating and double glazing.

The lower flat 35 Goschen Street briefly comprises of entrance hall, two bedrooms, kitchen, living room and bathroom. EPC band E

The upper flat 37 Goschen Street briefly comprises of entrance hall, three bedrooms, living room, kitchen and bathroom. EPC band G

Call: Andrew Craig 0191 4875330

Price Guide: £80,000+

Lot No. 6

22 Bigges Gardens, Wallsend NE28 8BB



Description:

A two bedroom semi detached house offered for sale with vacant possession.

Epc band E

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £65,000 - £75,000

Lot No. 7

27 Forster Avenue, Murton, Seaham SR7 9DD



Description:

We are pleased to offer for sale this three bedroom mid link home well situated with attractive West facing garden. Benefits include recently fitted Combi central heating and recently fitted uPVC Double Glazing, extended dining kitchen and off road parking. The property lies close to Dalton Park shopping outlet and the A19 link road for commuting throughout the region. Ideal for 'first time buyers', families, and Investors 'To Let'. Early viewing strongly recommended.
EPC Band D



Call: Kimmitt & Roberts 0191 5813213

Price Guide: £37,000+

Lot No. 8

6 Frobisher Street, Hebburn NE31 2XB

Andrew Craig

Description:

A two bedroomed ground floor flat with the benefit of a brick built garage to the rear. The property has double glazing and gas central heating and is conveniently situated for both Jarrow and Hebburn Town Centres alike. Comprises of:- Hall, lounge, kitchen, two bedrooms and bathroom/w.c. Freehold property 4 & 6 Frobisher Street Hebburn Tyne & Wear subject to a long leasehold of 4 Frobisher Street with 70 years remaining on the lease and ground rent of £15.00 PA. EPC Rating: D

Call: Andrew Craig 0191 4281428

Price Guide: £35,000 - £40,000

Lot No. 9

10 Third Street, Blackhall Colliery TS27 4EW

kimmitt & roberts

Description:

OPEN VIEWINGS:- FRIDAY 18TH MARCH 2016 - 1.40 PM WEDNESDAY 23RD MARCH 2016 - 10.40 AM

A traditional mid terraced house, located in a popular street. It has UPVC double glazing and garden, but is in need of cosmetic updating. Comprises:- Lounge, dining Room, Kitchen, Bathroom/W.C., Two Bedrooms and Yard
EPC Rating: D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £17,000+

Lot No. 10

26 Lambton Road, Stockton TS19 0ER

Andrew Craig
Michael Poole

Description:

A three bedroom mid terrace house offered for sale with vacant possession. The property benefits from gas central heating and double glazing Briefly comprises of entrance hall, living room, dining room, kitchen. To the first floor there are three bedrooms and a bathrooms. Externally there is a yard to the rear.
EPC Band G


Call: AC 0191 4921234 MP 01642 355000

Price Guide: £35,000+

Lot No. 11

55 Scrogg Road, Walker, Newcastle NE6 4EY

ROOK MATTHEWS SAYER

Description:

AVAILABLE WITH NO UPPER CHAIN THIS WELL APPOINTED 3 BEDROOM SEMI DETACHED BUNGALOW SITUATED WITHIN CLOSE PROXIMITY OF SEVERAL LOCAL AMENITIES. The accommodation comprises: entrance hall, lounge, kitchen, 3 bedrooms and a shower room/wc. Additional benefits include gas central heating and double glazing. Externally there are gardens to the front and rear.



EPC Band D

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £59,950+

Lot No. 12

22 Armstrong Drive, Forest Hall NE12 7EB

**ROOK
MATTHEWS
SAYER**



Description:

A spacious four bedroom semi-detached house, located in the West Moor Area of Newcastle. The property has a traditional layout, with the ground floor reception rooms coming off the hall. To the front of the property the lounge has a walk in bay window, whilst the dining room overlooks the garden at the rear. The extended kitchen at the rear leads out onto the large patio in the rear garden, and also has a door through to a utility room that is fitted with a comprehensive range of wall and base units. The utility room has been created by a converting most of the former garage. Upstairs there are three double bedrooms, a single bedroom, and a family bathroom. The bedroom that was built as part of the extension over (what was) the garage, has its own shower room and features a Juliette balcony. The remaining section of converted garage is accessed via French doors at the front of the house. The front garden has been mainly block paved and has wrought iron gates and leads to side gate access to the rear garden. The rear garden is larger than average and comprises an extensive paved patio area, lawn and shed. EPC Band C

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £159,950+

Lot No. 13

The Bethany Chapel, Kyo Road, Stanley DH9 8SW

**WOOD
ESTATE AGENTS**



Description:

A development opportunity to purchase The Bethany Chapel and Old Sunday School which has planning permission to convert into two residential dwellings under reference DM/15/01304/FPA. This 247 sq metre property is currently commercially zoned, and planning permission is in place for conversion to two domestic dwellings. Full investigation of the site and plans is highly recommended to see the full potential.



EPC band E

Call: J W Wood 01207 235221

Price Guide: £44,950+

Lot No. 14

27 Third Street, Blackhall Colliery TS27 4EW

kimmitt & roberts



Description:

OPEN VIEWINGS:- FRIDAY 18TH MARCH 2016 - 2.00 PM WEDNESDAY 23RD MARCH 2016 - 11.00 AM

This is a compact and easily manageable end terraced house with excellent potential. It has a garden and UPVC double glazing, but is in need of cosmetic updating. Comprises:- Lounge, Dining Room, Kitchen, Bathroom/W.C., Bedroom and Yard
EPC Rating: D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £14,000+

Lot No. 15

12 Dilston Avenue, Hexham NE46 1JE

**ROOK
MATTHEWS
SAYER**



Description:

Situated within walking distance of Hexham town centre, close to all local amenities and school, this three bedroom semi detached home is in need of updating and refurbishment which is reflected in the price. Early viewing is essential to appreciate the location, size and potential on offer. The property enjoys lovely gardens to the front and rear and driveway parking which leads to a single garage. The accommodation is spacious and briefly comprises reception hall; sitting room; dining room; kitchen; three bedrooms; separate bathroom and toilet; garage and gardens front and rear.



EPC Band F

Call: Rook Matthews Sayer 01434 601 616

Price Guide: £134,950+

Lot No. 16

71 Bruce Crescent, Hartlepool TS24 9HQ

Andrew Craig

kimmitt & roberts



Description:

A two bedroom semi detached house offered for sale with vacant possession. The property benefits from double glazing and gas central heating. Briefly comprises of entrance hall, living room, kitchen. To the first floor there are two bedrooms and a bathroom. Externally there are lawned gardens to front side and rear. EPC Band F

Call: Kimmit & Roberts 0191 5183334

Price Guide: £29,950+

Lot No. 17

St Hildas Parish Centre, 76 Kings Road, Sunderland SR5 2JR

Andrew Craig



Description:

A development opportunity to purchase the former St Hildas Church, Kings Road, Southwick. Planning was passed in 2014 under reference 13/03928/FUL to create 3 retail shop units, 2 residential apartments and a 6 bedroom House in Multiple Occupation.



Call: Andrew Craig 0191 5160239

Price Guide: £44,950+

Lot No. 18

11 Fourth Street, Blackhall Colliery TS27 4EP

kimmitt & roberts



Description:

OPEN VIEWINGS:- FRIDAY 18TH MARCH 2016 - 1.20 PM WEDNESDAY 23RD MARCH 2016 - 10.20 AM

An impressive mid terraced house, improved to include combi gas central heating, UPVC double glazing and a refitted bathroom. Conveniently located. Comprises:- Lounge, Dining Room, Kitchen, Bathroom/W.C., Two Bedrooms and Yard
EPC Rating: C

Call: Kimmit & Roberts 0191 5183334

Price Guide: £18,000+

Lot No. 19

25 Caroline Gardens, Wallsend NE28 0BZ

ROOK MATTHEWS SAYER



Description:

We offer for sale this two bed upper flat, benefiting from double glazing and gas central heating. Property briefly comprises of living room, kitchen, bathroom. Externally there is shared back yard. Potential rental income £400- £425pcm



EPC Band C

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £49,950+

Lot No. 20

29 & 29a West Road, Annfield Plain, Co Durham DH9 7XA


Description:

A large end terrace property offered for sale with vacant possession with ground floor commercial unit which was let at £390pcm and second floor Maisonette which has a potential income of £425pcm. The property has the benefit of electrical heating within the commercial unit with the maisonette having gas central heating and uPVC double glazing. On the ground floor the property comprises; shop unit with kitchen area and w.c. The entrance lobby to the side provides access to a large storeroom and large garage/utility room, Stairs to first floor landing where there is a large lounge/dining room, a modern kitchen and bathroom/w.c., to the second floor there is two large double bedrooms. Externally there is a small enclosed yard to the rear.
EPC band E

Call: J W Wood 01207 235221

Price Guide: £65,000+

Lot No. 21

9 York House, Sunderland SR5 4DR

Andrew Craig

Description:

This top floor apartment of York House has been recently improved by the current owner to include a new boiler, comprehensive fitted kitchen and bathroom complete with a Jacuzzi bath. The internal floor plan comprises communal entrance hallway with secure door entry system and stairs to all floors, entrance hallway, and lounge with square bay window, fitted kitchen, bathroom and one double bedroom. Other benefits include gas central heating, communal gardens and allocated parking. Local schools and shops are located close by as well as the A19 for commuting. Viewing is recommended, ideal for first time buyers and couples alike.



EPC Band D

Call: Andrew Craig 0191 5160239

Price Guide: £35,000+

Lot No. 22

26 Sycamore Street Ashington NE63 0BD



Description:

A two bedroom end terrace house situated on Sycamore Street Ashington, offered for sale with vacant possession.
EPC Rating: D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £35,000+

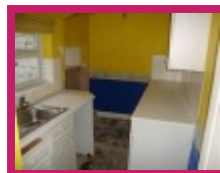
Lot No. 23

15 Coronation Street, Stanley DH9 7JP


Andrew Craig

Description:

A three bedroom mid terrace house situated on Coronation Terrace, Stanley. The property is offered for sale with vacant possession and comprises of entrance lobby, living room open plan to dining room, kitchen and rear hall. To the first floor are three bedrooms and a bathroom/wc. Externally there is a yard to the rear.



EPC Band F

Call: J W Wood 01207 235221

Price Guide: £20,000 - £25,000

Lot No. 24

2-4 North King Street, North Shields NE30 2EA


Description:

Freehold Two Storey Newsagents Ground Floor Area 82.17 sq. m. (884.47 sq. ft.) Easily Convert First Floor into Residential STPP Turnover Circa £5,000 per week National Lottery, Pay Point, Off Licence Trading Circa 45 Years / Scope to Increase Trade
EPC Band tbc

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £69,950+

Lot No. 25

7 Garages, Saltwell Road/Whitehall Road, Gateshead NE8 4TQ

Andrew Craig

Description:

Investment Opportunity to purchase 7 garages, we are advised that the largest is let at £120 per month with the remaining 6 let at £35 per month.

Call: Andrew Craig 0191 4875330

Price Guide: £45,000+

Lot No. 26

3 Cheviot Road, South Shields NE34 7LQ

Andrew Craig

Description:

A three bedroom mid terrace house situated on Cheviot Road, South Shields. The property benefits from double glazing, gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, bathroom, and kitchen with three bedrooms to the first floor. Externally there are gardens to the front and rear.
EPC : D

Call: Andrew Craig 0191 4271722

Price Guide: £60,000+

Lot No. 27

38 Hawthorn Square, Seaham SR7 7DF

Andrew Craig


Description:

A three bedroom mid terrace house offer for sale with vacant possession. Property briefly comprises of entrance hall, living room, kitchen, utility room to the first floor there are three bedrooms and a bathroom. Externally there is a garden to the front and a yard to the rear.
EPC Band D


Call: AC 0191 5653377 K&R 0191 5813213

Price Guide: £60,000+

Lot No. 28

56a East Street, Blackhall Colliery TS27 4EJ


Description:

This is an affordable one bedroomed ground floor flat which comes with lounge/kitchen area, one bedroom and bathroom/wc.
EPC Band B

Call: Kimmit & Roberts 0191 5183334

Price Guide: £15,000 - £20,000

Lot No. 29

29 George Street, Birtley DH3 1EA

Andrew Craig

Description:

A great opportunity to purchase this two bed first floor flat appealing to both the private residential buyer and the buy to let investor likely rental income £400pcm (£4800 per annum)
Property benefits include gas central heating, double glazing and offered for sale with vacant possession. Briefly comprises of entrance hall, two bedrooms, living room open plan to kitchen, bathroom, utility and a cloakroom/wc. EPC band TBC

Call: Andrew Craig 0191 4921234

Price Guide: £34,950+

Lot No. 30

9 Bishton Road, Stockton TS19 0AN

Michael Poole

Description:

Attention Investors we Have a Large Victorian End Terraced Property Offered for Sale with No Onward Chain. Perfect for a Buy to Let Opportunity, Book Your Viewing Now to Avoid Disappointment.
Large Victorian End Terraced Property- No Onward Chain- Two Reception Rooms- Kitchen, Utility & Cloakroom -Three Bedrooms with Access to the Bathroom Through the Third Bedroom Off Road Parking, Car Port & Outhouse to the Rear Yard
EPC Band F

Call: Michael Poole 01642 355000

Price Guide: £49,950+

Lot No. 31

100 Rosalind Street, Ashington NE63 9BW

ROOK MATTHEWS SAYER

Description:

Three Bedroom, chain free mid terrace on Rosalind St, Ashington. In need of some refurbishment the property is an ideal investment opportunity. Close to local schools, shops and new leisure facilities the property is available to view now. Double glazed and gas centrally heated the accommodation briefly comprises of; entrance hall, kitchen/diner, lounge, stairs to the first floor landing, three good sized bedrooms and family bathroom. Externally there is a yard to the rear with an outhouse and a small garden to the front. Call the office to arrange a viewing.
EPC Band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £30,000 +

Lot No. 32

28 Fourth Street, Blackhall Colliery TS27 4EP



Description:

OPEN VIEWINGS:- FRIDAY 18TH MARCH 2016 - 1.20 PM WEDNESDAY 23RD MARCH 2016 - 10.20 AM

Conveniently located close to village amenities, this is a traditional end terraced house which is priced to allow for cosmetic updating. It already has gas central heating and UPVC double glazing.

Comprises:- Lounge, Dining Room, Kitchen, Bathroom/W.C., Two Bedrooms and Yard
EPC Rating: E

Call: Kimmit & Roberts 0191 5183334

Price Guide: £15,000+

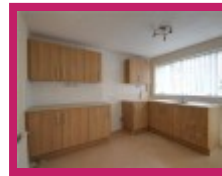
Lot No. 33

27 Girvan Close, Stanley DH9 6UY



Description:

Situated in a pleasant cul-de-sac with open views to the front, modern mid link property on the popular Burnside Estate. Available with immediate vacant possession, the property requires some remedial work to the front elevation (full details on request). The house has the benefit of uPVC double glazing, gas central heating and offers accommodation which briefly comprises on the ground floor: lounge with feature fireplace, a kitchen/dining room and a rear porch. To the first floor there are two bedrooms (master bedroom with fitted wardrobes) and there is a bathroom/WC. Externally the property has gardens to front and rear and a single garage.



EPC BAND D

Call: J W Wood 01207 235221

Price Guide: £45,000+

Lot No. 34

24 Beadnell Road, Shieldfield, Newcastle NE2 1YD



Description:

A three bedroom upper flat situated on Beadnell Place, Shieldfield, close to Northumbria University Business School and Newcastle City centre. The property is in need of updating and would suit an investor or developer. Briefly comprising: entrance hallway with stairs leading to the first floor, lounge, kitchen, three bedrooms and bathroom/w.c. There is a private garden to the rear. The property is leasehold, which was created in 1999 for 125 years, (108 years unexpired) with a ground rent of £10 per annum.



EPC Rating: C

Call: Rook Matthews Sayer 0191 2816700

Price Guide: £79,950+

Lot No. 35

8 Wood View, Trimdon Station TS29 6BG



Description:

A three bedroom mid terrace house offered for sale with vacant possession. The property has gas central heating (boiler removed and advised will be made available for installation at completion) Briefly comprises of entrance hall, living room, dining kitchen. To the first floor landing three bedrooms, bathroom.

EPC BAND D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £22,000+

Lot No. 36

91 Charters Crescent, South Hetton DH6 2TW

kimmitt & roberts



Description:

An opportunity to purchase this two bed semi detached house being offered for sale with vacant possession. The property does require some refurbishment which has been reflected in the price allowing you to improve the property to your own taste. Property briefly comprises of entrance hall, living room, dining kitchen, to the first floor there are two bedrooms and a family bathroom/wc. Externally there is a lawn garden to the rear. EPC Band E

Call: Kimmit & Roberts 0191 5183334

Price Guide: £39,950+

Lot No. 37

1 Coach Road Green, Gateshead NE10 0EH

Andrew Craig



Description:

A two bedroom semi detached house offer for sale with vacant possession, the property benefits include gas central heating and double glazing. Briefly comprises of entrance hall, living room, kitchen. To the first floor landing there are two bedrooms, shower room and wc. Externally there are gardens to the side and rear. EPC Band D



Call: Andrew Craig 0191 4875330

Price Guide: £59,950+

Lot No. 38

7 Blenheim Terrace, Redcar TS10 1QP

Michael Poole



Description:

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

EPC : C

Call: Michael Poole 01642 285041

Price Guide: £145,000+

Lot No. 39

58 The Crescent, Chestre Le Street DH2 2DY

Andrew Craig

WOOD
ESTATE AGENTS



Description:

Ideal for investment and also for the first time buyer looking for a project. This semi detached house is in need of a little TLC and benefits include gas central heating and double glazing. Accommodation comprises entrance lobby, lounge, fitted kitchen, rear lobby and bathroom with three piece suite to the ground floor whilst to the first floor there are three bedrooms. Externally the property offers a corner plot comprising of front and side garden together with rear enclosed yard. Situated close to local amenities including shops, schools and transport links to the surrounding area, major cities and easy access to the A1 with both Northern and Southern destination. This property must be viewed to appreciate the potential !!!!! EPC : G

Call: J W Wood 0191 3887245

Price Guide: £45,000+

Lot No. 40

20 Fifth Street, Blackhall Colliery TS27 4ER



Description:

OPEN VIEWINGS:-FRIDAY 18TH MARCH 2016 - 1.10 PM WEDNESDAY 23RD MARCH 2016 - 10.10 AM

A traditional end terrace property in a convenient position. It already has combi gas central heating and UPVC double glazing but is in need of cosmetic updating. Comprises:- Lounge, Dining Room, Kitchen, Bathroom/W.C. Two Bedrooms and Yard
EPC Rating: E

Call: Kimmit & Roberts 0191 5183334

Price Guide: £15,000+

Lot No. 41

69 Chestnut Avenue, Cowgate, Newcastle NE5 3AY



Description:

IDEAL INVESTMENT OPPORTUNITY....CHESTNUT AVENUE, COWGATE. Ground floor flat which would be suitable for anyone looking for a buy to let, or renovation project. Situated within easy reach of local amenities including shops, bus routes and road links. Briefly comprises:- Entrance hallway, lounge, kitchen, bedroom and bathroom. Externally there is off street parking to front, and enclosed garden to rear. No upper chain. Viewing essential.
Property details provided by Andrew Craig

Call: Andrew Craig 0191 2859024

Price Guide: £25,000+

Lot No. 42

496-506 Elswick Road, Newcastle NE4 8ED



Description:


The Investment consists of three mid terrace ground floor retail units with three 2 bedroom flats located directly above.496 Elswick Road Occupied by Petwise with the current lease rolling over.498 Elswick Road 2 Bedroom flat, the current tenants lease is rolling on.500 -502 Elswick Road Drinks express occupy the ground floor retail unit and the 2 bedroom flat. There is a 20 year lease that commenced October 2011, we have been informed that the business has since been sold on.504 Elswick Road Occupied by Telco Games, there is no lease in place.506 Elswick Road 2 Bedroom flat, the current tenants lease is rolling overRental Income 496 Elswick Road £2,400 per annum 498 Elswick Road £5,200 per annum 500 -502 Elswick Road £9,360 per annum 504 Elswick Road £4,800 per annum 506 Elswick Road £3,600 per annum Total Income £25,360 per annum (yield 14% on guide price)*Please note we have not inspected any of the units internally and all figures given were verbally, we strongly recommend you make your own enquiries and inspections.EPC Band D

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £180,000+

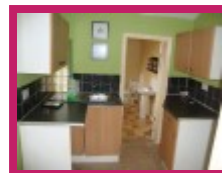
Lot No. 43

15 Dene Crescent, Shotton Colliery DH6 2QU




Description:

A three bedroom mid terrace house offer for sale with vacant possession. Property briefly comprises of entrance hall, living room, kitchen, dining room, bathroom. To the first floor there are three bedrooms. Externally there is a yard to rearEPC Band E



Call: AC 0191 4921234 K&R 0191 5848080

Price Guide: £25,000+



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

mincoffs
SOLICITORS

Lot No. 44

48 Morris Street, Birtley DH3 1DX

Andrew Craig



Description:

Appealing to both the private residential buyer and the buy to let investor is this well presented 3 bedroom first floor flat offered for sale with vacant possession. The property has been upgraded and modernised by the current vendor and benefits include upvc double glazed windows, gas central heating, re fitted carpet and re decoration. The property briefly comprises entrance hall with stairs to the first floor, 3 bedrooms, living room, kitchen and a bathroom/wc. Externally there is a yard to the rear.



EPC Band E

Call: Andrew Craig 0191 4921234

Price Guide: £49,950+

Lot No. 45

10 Newlands View, Crook, Co Durham DL15 8PY

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A three bedroom mid terraced property requiring some updating, but benefitting from gas central heating. Accommodation briefly comprises entrance hall, lounge/dining room, kitchen, rear lobby, three bedrooms and first floor bathroom. There are gardens to front and rear. EPC Band C

Call: AC 0191 4921234 JWW 01388 604273

Price Guide: £40,000+

Lot No. 46

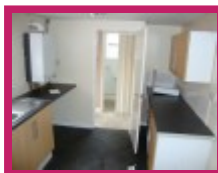
3 Jubilee Terrace, Seaton Burn, Newcastle NE13 6EL

Andrew Craig



Description:

A one bedroom ground floor flat offered for sale with vacant possession the property benefits from gas central heating and double glazing. Briefly comprises of entrance lobby, bedroom one, living room, kitchen, bathroom. EPC Band E



Call: Andrew Craig 0191 2859024

Price Guide: £40,000+

Lot No. 47

7 Wesley Way, Seaham SR7 8HR

Andrew Craig

kimmitt & roberts



Description:

A three bedroom semi detached house offer for sale with vacant possession. The property benefits from gas central heating and double glazing. Property briefly comprises of entrance hall, living room, dining room, kitchen, to the first floor there are three bedrooms and a bathroom. EPC Band F



Call: AC 0191 5653377 K&R 0191 5813213

Price Guide: £65,000+

Lot No. 48

153 Newgate Street, Bishop Auckland DL14 7EN



Description:

The property is a substantial two storey end terrace red brick building with pitched roof. The ground floor consists of an open plan retail area, store, office, kitchen and W/C, it benefits from having a large cellar area, it is fully carpeted and has air conditioning. The first floor which is accessed via a separate door to the side of the building, it consists two 1 bedroom flats with a communal entrance. Our clients currently run their Pet store business from the unit and live in one of the first floor flats however the unit will be sold with vacant possession.



EPC Bands E

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £119,950+

Lot No. 49

Land at Haugh Lane, Hexham NE46 3PT



Description:

The unit is situated on Haugh Lane directly opposite Fawdingtons Suzuki within the heart of Hexham and benefits from a good passing trade. Hexham is a densely populated bustling market town in the west of Northumberland. Hexham has a diverse range of businesses including those regulated to agriculture as well retail, manufacturing and professional. Hexham is located just off A69 Newcastle to Carlisle and therefore is centrally positioned from Newcastle in the east and Cumbria in the West. Description A derelict stone/brick building on a tall plot that would be ideal for residential/commercial development subject to planning.

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £20,000+

Lot No. 50

14 King James Court, Sunderland SR5 4PB



Description:

This well presented one bedroom ground floor flat would be ideal as a starter home or for investors alike being close to local amenities and transport/road links to surrounding areas, Nissan, Wessington Way and the City Centre. The property benefits from gas central heating and double glazing. Externally there are communal grounds with parking
EPC Rating: tbc



Call: Andrew Craig 0191 5160239

Price Guide: £35,000+

Lot No. 51

12 Burn Place, Willington DL15 0DP



Description:

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

Call: AC 0191 4921234 JW Wood 01388 604273

Price Guide: £25,000+

Lot No. 52

56 Laurel Street, Wallsend NE28 6TQ

Andrew Craig

**ROOK
MATTHEWS
SAYER**



Description:

UPPER TYNESIDE FLAT...Currently a two bedroom but could easily be converted back to three. Situated on Laurel Street, Wallsend, which is within walking distance of Wallsend High Street benefiting from a wide range of shops and amenities together with excellent transport links available by Metro to Newcastle, the Coast and surrounding areas. The accommodation comprises:- stairs to first floor, landing, spacious lounge (which has an extra area that was originally another bedroom), kitchen, bathroom and two bedrooms. Externally there is a shared yard. Benefits include gas combi central heating. Available with no upper chain. An ideal first time or investment buy.
EPC Rating: D

Call: AC 0191 2859024 RMS 0191 276 1283

Price Guide: £49,950+

Lot No. 53

104 Kildare Street, Middlesbrough TS1 4RE

Michael Poole



Description:

Providing two double bedrooms, this terrace house is ideally located for the university and town centre and is sold with no onward chain. Other features include a spacious through lounge dining room, fitted kitchen and generous bathroom to the first floor with white suite.
EPC Rating: D



Call: Michael Poole 01642 254222

Price Guide: £44,950+

Lot No. 54

Flat 3 Parkside House, West Moor, Newcastle NE12 7ES

**ROOK
MATTHEWS
SAYER**



Description:

A deceptively spacious to purchase this two double bedroom maisonette which provides spacious accommodation throughout. The entrance door to the apartment is within a communal hall with secure door entry system, and the accommodation comprises; hallway with stairs to the second floor, bedroom two, bathroom/W.C. to the second floor is a spacious open plan lounge/dining room, a well appointed kitchen with a good range of wall and base units, built in electric oven and hob with extractor hood over, space for appliances and space for table and chairs, bedroom one and a study/nursery with large eaves storage cupboard and W.C. Externally there is a single garage, brick built storage shed and a garden mainly laid to lawn with fenced boundaries and planted borders. The property benefits from gas central heating and UPVC double glazing.
EPC Rating: C

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £124,950+

Lot No. 55

28 Sixth Street, Blackhall Colliery TS27 4ES

kimmitt & roberts



Description:

A deceptively spacious end terraced house with a pleasant garden to the front. It has UPVC double glazing and garden, but is in need of cosmetic updating.
Comprises:- Lounge, dining room, Kitchen, Bathroom/W.C. Two Bedrooms, Garden and Yard
OPEN VIEWINGS:- FRIDAY 18TH MARCH 2016 - 1.00 PM WEDNESDAY 23RD MARCH 2016 - 10.00 AM
EPC Rating: E

Call: Kimmit & Roberts 0191 5183334

Price Guide: £15,000+

Lot No. 56

81 Station Road, Redcar TS10 1AG

Michael Poole

**Description:**

A purposely converted two storey property with a ground floor one bedroom flat and two bedroom first floor flat. Both achieving £80 per week which accounts for an excessive £8,000 per annum both tenanted.

EPC Rating: TBC



Call: Michael Poole 01642 285041

Price Guide: £49,950+

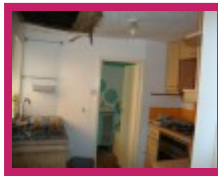
Lot No. 57

172 Atkinson Road, Benwell NE4 8XS

ROOK
MATTHEWS
SAYER**Description:**

An investment opportunity to purchase this two bed ground floor flat which is in need of some modernisation and refurbishment. The property benefits include double glazed windows, gas central heating and if offered for sale with vacant possession.

Property briefly comprises of entrance hall, two bedrooms, living room, kitchen and a bathroom-wc. EPC Band D



Call: Rook Matthews Sayer 0191 2744661

Price Guide: £32,500+

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. 58

524 Station Road North, Wallsend NE28 8NR

**ROOK
MATTHEWS
SAYER**



Description:

Appealing to a wide range of potential buyers is this three bedroom, two reception family home, located in a popular residential area, well served by road links to both Newcastle City Centre and The Coast. The property benefits from upvc double glazing and gas central heating. The accommodation briefly comprises of entrance porch, entrance hall, living room, dining room, kitchen. To the first floor there are three bedrooms and a shower room. Externally there are gardens to the front and rear and a drive offering off street parking leading to a single garage. EPC Rating: to follow

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £129,950+

Lot No. 59

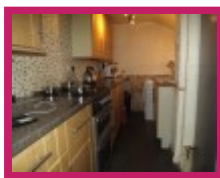
88 Milburn Road, Ashington NE63 0PG

**ROOK
MATTHEWS
SAYER**



Description:

Priced to sell, three bedroomed mid terrace on highly sought after Milburn Road, Ashington. In need of some refurbishment the property is a fantastic investment opportunity. Close to the local town centre, transport links and amenities the property is ready to view now. With double glazing throughout the accommodation briefly comprises: entrance hall, spacious lounge, dining kitchen, stairs to first floor landing, three good sized bedrooms and family bathroom. The property has a small garden to the front and yard to the rear. A spacious property throughout which must be viewed early.



EPC Band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £39,950+

Lot No. 60

69 Charlotte Street, Redcar TS10 3HU

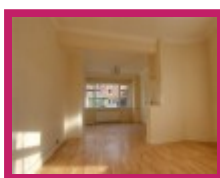
Michael Poole



Description:

Two bedroom end of terraced property. Ideal for investment or first time buyer. Well positioned for access to local school, shops, amenities and transport links. Property briefly comprises, entrance hall, lounge, kitchen, landing, two bedrooms and bathroom. Externally, small yard and a brick built garage to the rear.

EPC Band D



Call: Michael Poole 01642 285041

Price Guide: £54,950+

Lot No. 61

5 Dale Street, Crawcrook, Tyne and Wear NE40 4NL

**ROOK
MATTHEWS
SAYER**



Description:

We offer to the market this well presented two bedroom character terrace with superb detached double garage. Accommodation briefly comprises of: Entrance hall leading to lounge with feature fireplace and stunning stone feature wall, fitted kitchen with range cooker and dining area, stairs to first floor landing, family bathroom and two bedrooms. This property also boasts gas central heating, double glazing and a new combi boiler fitted. Energy Rating D



EPC Band D

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £64,950+

Lot No. 62

19 Shipcote Terrace, Gateshead NE8 4AA

Andrew Craig



Description:

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



EPC Band D

Call: Andrew Craig 0191 4875330

Price Guide: £59,950+

Lot No. 63

19 Beckside Gardens, Chapel House, Newcastle NE5 1BQ

**ROOK
MATTHEWS
SAYER**



Description:

An opportunity to purchase this three bedroom link detached property in a quiet area of the popular Chapel House estate which will appeal to a wide range of potential buyers. The property benefits from a good sized garden to the side of the house lending it self to the possibility of development, extension/annex, garden office/studio/workshop (subject to the necessary planning application) or a very keen gardener. The property itself has been updated and modernised by the current vendor and benefits include double glazing to most of the windows and gas central heating. Property briefly comprises of living room, dining area, kitchen. To the first floor there are three bedrooms and a bathroom.



EPC Band D

Call: Rook Matthews Sayer 0191 2671031

Price Guide: £164,950+

Lot No. 64

1 West Cottages, Pegswood, Morpeth NE61 6RQ

**ROOK
MATTHEWS
SAYER**



Description:

****DOUBLE FRONTED COTTAGE APPROXIMATELY 1/3 OF AN ACRE IN NEED OF REFURBISHMENT CLOSE TO MORPETH TOWN CENTRE NO FORWARD CHAIN**** Requiring modernisation this three bedroom double fronted cottage, situated in Pegswood on approximately 1/3 OF AN ACRE PLOT. The cottage briefly comprises; entrance vestibule with stairs to first floor, lounge, dining room, and kitchen with separate utility room. To the first floor are the three bedrooms and the family bathroom. Externally the property does benefit from parking for several vehicles, two detached garages, kennels and gated access to a private garden. PLANNING APPLICATION NUMBER: 15/00200/OUT Planning permission for 2 dwellings on the land to the rear of the property.

EPC Band E

Call: Rook Matthews Sayer 01670 511711

Price Guide: £140,000+

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Lot No. 65

9 River View, Bedlington NE22 5LR

**ROOK
MATTHEWS
SAYER**

Description:

Situated on River View in Bedlington, this semi-detached dormer bungalow comprises; entrance porch, hallway with stairs to first floor, lounge, dining room, breakfasting kitchen, rear inner hallway leading to ground floor family bathroom/wc, first floor landing leading to two bedrooms. Externally to the front of the property there is a low maintenance garden mainly gravelled with walled surrounds, shared driveway, to the rear is a low maintenance garden with gravelled areas, mature bushes / shrubs and fencing to boundaries.



EPC Band E

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £94,950+

Lot No. 66

2 Graham Street, South Shields NE33 3JR

Andrew Craig

Description:

A recently refurbished two bedroom ground floor flat located in this ever popular residential area within easy access to local amenities including South Shields Town Centre and picturesque coast lines. Decorated throughout in a modern, neutral theme this ready to move into accommodation is sure to appeal to a range of buyers including those looking to get onto the housing market, those looking to downsize and investors alike. Accommodation briefly comprising of: - Entrance hall, lounge, kitchen/breakfasting, two bedrooms and bathroom. Externally there is a yard to the rear. Benefiting from UPVC double glazing throughout and combi gas central heating.



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

Lot No. 67

Flat 26, Main Street, Seahouses NE68 7RQ

**ROOK
MATTHEWS
SAYER**

Description:

Appealing to a wide variety of buyers both private residential and those looking for a 2nd home, is this 4 bedroom maisonette located in the heart of Seahouses and enjoying excellent access to local amenities and the beach. The accommodation is spread over two floors and benefits include double glazed windows and solid fuel heating and car parking for two vehicles. Property briefly comprises of entrance lobby, kitchen, dining room, bathroom, inner hallway, living room, and four bedrooms.



EPC BAND F

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £119,950+

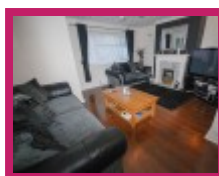
Lot No. 68

21 Harlow Street, Sunderland SR4 7AR

Andrew Craig

Description:

This spacious two bed mid terraced dormer cottage is decorated to a good standard throughout and has the benefit of off road parking. The property has upvc double glazing and combi gas central heating. Surrounded by a wide range of local amenities including Chester Road shops, the City Centre, local schools and good transport links to the A19/Durham. Ideal for a range of buyers. Call now to view.



EPC Rating: tbc

Call: Andrew Craig 0191 5653377

Price Guide: £64,950+

Lot No. 69

4 Ravenshill Drive, Ashington NE63 8XU



Description:

Nicely presented three bedroomed detached family home. The property has been tastefully decorated throughout and is available to view now. Sold as a chain free property the accommodation has double glazing and gas central heating with newly fitted combi boiler and briefly comprises: entrance hall, lounge, dining room, Cavendish fitted kitchen, downstairs w.c, stairs to first floor landing, three good sized bedrooms with en-suite to master and family bathroom. Externally there is a garden to the front with multi car drive leading to detached garage, to the rear there is an enclosed garden with lawned, gravelled and patio areas.



EPC Band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £144,950+

Lot No. 70

7 Warwick Road Hebburn NE31 2DT

Andrew Craig



Description:

This immaculately presented two bed semi detached property is ideally located at the head of a cul-de-sac in a popular residential area of Hebburn. Having fantastic local public transport links, good school catchment area and local amenities just a short distance from Hebburn Town Centre together with the recently opened Hebburn Central swimming pool, library and sports hall/gym. The internal floorplan offers a spacious entrance hallway leading to a full length kitchen/diner and full length lounge. First floor has two double bedrooms and family bathroom. Externally there is good size lawned garden, single garage and driveway parking to front.



EPC Band C

Call: Andrew Craig 0191 4281428

Price Guide: £84,950+

Lot No. 71

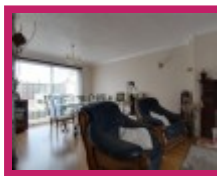
52 Ripon Way, Eston, Middlesbrough TS6 9ND

Michael Poole



Description:

Benefitting from UPVC double glazing, generous drive, garage, replaced combi boiler amongst other features. This three bedroom semi-detached property is available with immediate vacant possession and boasts front and rear gardens. The internal accommodation comprises generous open plan lounge diner, fitted kitchen, three first floor bedrooms two with fitted robes and shower room.



EPC Band D

Call: Michael Poole 01642 955180

Price Guide: £94,950+

Lot No. 72

12 Arrathorne Road, Hartburn, Stockton TS18 5NS

Michael Poole



Description:

Recently Fully Refurbished Bungalow in Hartburn, Ready to Move into, Extended Porch, Beautiful Conservatory, Extremely Well Presented, Gardens and Block Paved Double Width Drive and Garden Shed. Viewing is a Must!

EPC Band D



Call: Michael Poole 01642 355000

Price Guide: £99,950+

Lot No. 73

2 Marlborough Crescent, Gateshead NE9 7JY

Andrew Craig



Description:

A one bedroom ground floor flat offered for sale with vacant possession. The property benefits from gas central heating and double glazing. Briefly comprises of entrance hall, bedroom, bathroom, living room, kitchen. Externally there is garden and paving to the front. EPC Band D



Call: Andrew Craig 0191 4875330

Price Guide: £39,950+

Lot No. 74

2 Grove Terrace, Sunnyside NE16 5LF

Andrew Craig



Description:

A mid terraced property with semi rural location. The property is offered with double glazing and gas central heating. The accommodation comprises entrance hallway, lounge, dining room, modern fitted kitchen, three piece bathroom and three bedrooms. Externally there is a rear yard, rear garden and garage. This property would be ideal for investment or for a project and it is situated close to local amenities and transport links to surrounding towns, cities, Metrocentre and major road links.



EPC Rating: C

Call: Andrew Craig 0191 4889090

Price Guide: £59,950+

Lot No. 75

3 Eden Vale Mews, Leadgate, Consett DH8 7SG

WOOD
ESTATE AGENTS



Description:

A three-bedroom detached house with a conservatory and a garage. Built in 2006, the house requires some cosmetic improvement, and has uPVC double glazing and gas central heating. The accommodation comprises: entrance porch, living room, fitted kitchen open into dining room, conservatory, first floor landing, three bedrooms, a bathroom and en suite shower room. The attached garage has a roller door and there is a block-paved drive, for parking one car, while the flagged path to the side provides access to a small lawned rear garden.



EPC Band D

Call: J W Wood 01207 502109

Price Guide: £75,000+

Lot No. 76

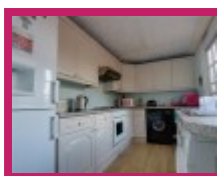
70 Thrush Road, Redcar TS10 2AS

Michael Poole



Description:

Suitable For Investment or First Time Buyer. Three Bedroom Mid Terraced House, Situated Close to The Town Centre. EPC Band D



Call: Michael Poole 01642 285041

Price Guide: £64,950+

Lot No. 77

22 The Willows, Bedlington NE22 7DT

**ROOK
MATTHEWS
SAYER**



Description:

Situated on the Willows in Bedlington. The property briefly comprises: - entrance hallway, Cloaks/wc, kitchen/diner, utility room, first floor landing, lounge, three spacious bedrooms, stairs to second floor, master bedroom with en-suite. Externally the property has low maintenance garden to the front, laid mainly to lawn, block paved driveway leading to garage. To the rear, low maintenance garden laid mainly to lawn, patio area, bushes and shrubs, garden shed, gravelled area and fencing.



EPC Rating: C

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £179,950+

Lot No. 78

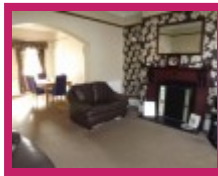
51 Newbiggin Road, Ashington NE63 0TB

**ROOK
MATTHEWS
SAYER**



Description:

Spacious two bedroom property on Newbiggin Road, Ashington, Northumberland available to view now. The property is well located with local schools, town centre and amenities close by. The property has excellent road/transport links and would make a fantastic first time buy or investment opportunity. With partial double glazing and gas central heating the accommodation briefly comprises of; entrance hall, spacious lounge, dining room, fitted kitchen, modern bathroom, stairs to the first floor landing and two good sized double bedrooms. Externally there is a yard to the rear with double gated access for off street parking and a small garden to the front.



EPC Band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £59,950+

Lot No. 79

59 Connaught Road, Nunthorpe, Middlesbrough TS7 0BX

Michael Poole



Description:

We offer to the market this well presented and recently refurbished four bedroom detached bungalow located within the sought after area of Nunthorpe. Accommodation comprises; entrance hall, four bedrooms, living room, stunning kitchen opening up into a spacious garden room and modern wet room/bathroom. Externally, block paved driveway located to the front of the property and landscaped garden with decked area to the rear.



EPC Band C

Call: Michael Poole 01642 254222

Price Guide: £189,950+

Lot No. 80

23 Brandling Court, South Shields NE34 8PA

Andrew Craig



Description:

A spacious four bedroom detached family home situated in this highly sought after area in South Shields. Conveniently located within close proximity to amenities, shops, road links for commuting as well as just walking distance from Cleadon Hills. Boasting gardens to the front and rear as well as a driveway and garage providing off street parking. To the ground floor the property briefly comprises of: - Entrance hall, cloaks/w.c. lounge, fitted kitchen with centre island and family dining area. To the first floor lies four bedrooms and a family bathroom/w.c with Jacuzzi bath. Further benefits include gas central heating and uPVC double glazing.



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £239,950+

Lot No. 81

1 Newark Drive, Whitburn, Sunderland SR6 7DF

Andrew Craig



Description:

A ready to move into five bedroom detached bungalow of exceedingly great size. Having well presented front and rear gardens and a driveway for numerous cars as well as a double garage. Internally decorated with neutral tones and having a modern kitchen and two bathrooms making it ready to move into. Situated within the sought after area of Whitburn conveniently positioned for the amenities of Whitburn and Seaburn together with good transport and coastal routes. EPC BAND B

Call: Andrew Craig 0191 5160239

Price Guide: £425,000+

Lot No. 82

5 Chatsworth Drive, Bedlington NE22 5YS

ROOK MATTHEWS SAYER



Description:

Four Bedroom Detached Property Situated on Chatsworth Drive on the popular Heritage Gardens Estate in Bedlington Station. The Property Briefly Comprises; Entrance Hallway, Cloaks/WC, Lounge, Dining Room, Breakfasting Kitchen, Conservatory, First Floor Landing, Three Spacious Bedrooms En-Suite To Master, Family Bathroom. Externally To The Property; Front Garden Laid Mainly To Lawn, Shared Driveway Leading To Attached Garage. Low Maintenance Rear Garden, Laid Mainly To Lawn, Bushes And Shrubs.

EPC BAND D



Call: Rook Matthews Sayer 01670 531 114

Price Guide: £169,950+

Lot No. 83

56 Morris Street, West Boldon NE35 9DY

Andrew Craig



Description:

A well presented three bedroom semi detached house with off road parking, gardens and a modern bathroom. Decorated to a good standard and having a spacious breakfasting kitchen makes this home ready to move into and sure to appeal to a wide range of perspective buyers. Having a convenient location within Boldon Colliery which is well served by local shops, well regarded schools and good transport links to the A19 and surrounding areas. Viewing is recommended. EPC Rating: C

Call: Andrew Craig 0191 5190011

Price Guide: £89,950+

Lot No. 84

19 Lorne Street, Easington Colliery DH5 0QS

kimmitt & roberts



Description:

A well presented 3 Bedroom terraced home. Having 2 spacious reception rooms, modern bathroom and kitchen, Play room, and 2 parking bays along with a garage. It further boasts gas central heating and upvc double glazing. Suitable for a variety of buyers, and in ready to move in to condition. Close to all local amenities and road networking. Early inspection is highly recommended.

EPC BAND D



Call: Kimmitt and Roberts 0191 5848080

Price Guide: £64,950+

Lot No. 85

13 Ripon Way, Eston, Middlesbrough TS6 9NE

Michael Poole



Description:

An Ideal Investment Opportunity! Spacious Bungalow with Two Double Bedrooms. In Need of Some Attention.
EPC Rating: D

Call: Michael Poole 01642 254222

Price Guide: £75,000+

Lot No. 86

40 Mayfield Avenue, Throckley NE15 9BB

Andrew Craig

ROOK MATTHEWS SAYER



Description:

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



EPC Band D

Call: AC 0191 2859024 RMS 0191 2671031

Price Guide: £94,950+

Lot No. 87

53 Swarland Terrace, Red Row, Morpeth NE61 5AW

ROOK MATTHEWS SAYER



Description:

Situated in the small semi rural village of Red Row, this attractive property would appeal to a variety of purchasers and your early appointment to view is recommended. The accommodation briefly comprises entrance hall to lounge and large dining kitchen with rear access door to the yard. Upstairs are three bedrooms and a good size family bathroom. To the rear of the property is an enclosed yard which overlooks open countryside and has ample parking. The property is in need of some minimal redecoration but would make a comfortable family home and would also be suitable for the currently buoyant rental market.



EPC Band C

Call: Rook Matthews Sayer 01665 713358

Price Guide: £69,950+

Lot No. 88

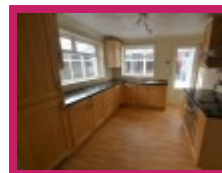
24 Hardwick Street, Blackhall, Hartlepool TS27 4LT

kimmitt & roberts



Description:

We have pleasure in offering for sale this deceptively spacious two bedroomed semi-detached bungalow which is situated in this ever popular street. Boasting gas central heating system, double glazing to most windows, double glazed spacious 'wrap around' conservatory, refitted Beech effect kitchen, two reception rooms and bathroom/w.c. To the exterior are gardens to both front and rear, the rear housing a single garage. Early viewing strongly recommended.



EPC Rating: D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £59,950+

Lot No. 89

40 High Street, Amble NE65 0LD

**ROOK
MATTHEWS
SAYER**



Description:

This superbly presented three bedroom mid terraced house is found in the heart of the coastal fishing port of Amble and the current owner has made many improvements to bring it to its current high standard to create a welcoming home which will appeal to a variety of buyers. The light and spacious accommodation briefly comprises entrance hallway, lounge, dining room, kitchen, three bedrooms and family bathroom. The property also offers lawned gardens and off street car parking for 2 cars at the rear, and benefits from gas central heating and double glazing. The property is ideally placed for easy access to all local amenities including shops, schooling for all ages, banks and public transport. Perfect for either family occupation or for a buy to let investor, we strongly recommend your early appointment to view.

Call: Rook Matthews Sayer 01665 713358

Price Guide: £137,950+

Lot No. 90

156 Princess Road, Middlesbrough TS1 4BW

Michael Poole



Description:

Perfect for investment! This three bedroom mid terraced house would be ideal once refurbished for a student let. Briefly comprises, entrance hall, lounge, dining room, kitchen, landing, three bedrooms and a family bathroom. Externally, small enclosed yard to the rear.
EPC Rating: E

Call: Michael Poole 01642 254222

Price Guide: £49,950+

Lot No. 91

Raby Cottage, Front Street, Hart Village TS27 3AJ

kimmit & roberts



Description:

A very rare opportunity to acquire a quaint traditional cottage, packed with period features and bursting with potential. The accommodation is deceptively spacious, in an "L" shape, with the bedroom wing to the rear. It has gas central heating system and is ripe for a cosmetic overhaul. Located in the heart of this highly respected village, it has a pleasant garden, drive and garage.
EPC Band E



Call: Kimmit & Roberts 0191 5183334

Price Guide: £134,950+

Lot No. 92

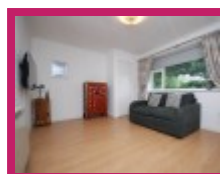
21 Breckon Court, Low Fell NE9 6EY

Andrew Craig



Description:

This stylish studio apartment is attractively presented throughout and suited to professionals, first time buyers or investors. Enjoying a top floor position on Breckon Court at Low Fell having lovely aspect and offering accommodation which benefits from a modern kitchen, attractive bathroom, spacious lounge/bedroom with feature balcony seating area to enjoy the surroundings. there is a security entry system which opens to communal hall and staircase and the apartment benefits from having double glazing to windows, electric heating, a garage and residents parking. Overall, a fabulous Studio Apartment which is available with No Onward Chain! and must be seen to be fully appreciated.



EPC Rating: D

Call: Andrew Craig 0191 4875330

Price Guide: £49,950+

Lot No. 93

14 Church Lane, Ormesby, Middlesbrough TS7 9AH


Description:

This property is situated in a much sought after location and is well set back from the road in an elevated position. The accommodation includes a spacious through lounge/ dining room, fitted kitchen breakfast room and ground floor bathroom WC and master bedroom. The first floor provides two further bedrooms and a loft room. Externally there is are front and rear gardens substantial driveway and detached garage.

Semi Detached Bungalow- Three Bedrooms- Spacious Loft Room- Detached Garage -Substantial Driveway with Parking for Several Cars - Two First Floor Bedrooms -Ground Floor Bathroom/WC



EPC Rating: F

Call: Michael Poole 01642 254222

Price Guide: £164,950+

Lot No. 94

9 West Park Road, Cleadon SR6 7RR

Andrew Craig

Description:

Being located on one of the most sought after roads within Cleadon is this substantial five bedroom detached property which is pleasantly positioned and enjoys a private location set back from West Park Road. With a wide range of convenient amenities close by at Cleadon Village including shops, well regarded schools and good transport routes to surrounding areas makes this home is sure to be of interest with a wide range of perspective buyers. With a traditional interior design, the accommodation retains many period features including original tiled flooring and high ceilings with coving and decorative ceiling roses. Whilst this home does require some works of updating to meet present day style. There is a self contained annexe to the rear of the property which is ideal for assisted living/teenage suite or could be rented out if necessary. Viewing comes highly recommended to appreciate the size, style and layout that this traditional family home has to offer

EPC Rating: D

Call: Andrew Craig 0191 5160239

Price Guide: £475,000+

Lot No. 95

28 Embassy Gardens, Fenham NE15 7BB



Description:

****Sought after location, Cul-de-sac position, semi-detached bungalow, no onward chain**** Offering to the market this two bedroom semi-detached bungalow situated within this pleasant cul-de-sac position with panoramic views located in the popular Denton Burn area. There are a range of facilities nearby to include shops, amenities and transport links and popular schools. Benefits include vacant possession, double glazing, gas central heating and gardens. The accommodation comprises; entrance hallway, lounge, two bedrooms, kitchen and bathroom. Externally there are gardens to the front and rear. Available with Immediate Vacant Possession



EPC Rating: E

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £84,950+

Lot No. 96

62 South Dene, South Shields NE34 0HB

Andrew Craig

Description:

Pleasantly positioned in the head of a cul de sac surrounded by similar bungalows, this two bedroom Semi-Detached Bungalow is situated on a corner plot with extensive gardens to the side and rear benefiting from having plenty scope for further development. Having shops, school and transport links close by this property is sure to be a popular choice. Briefly comprising of: - Entrance lobby into hallway, lounge, kitchen, conservatory, two bedrooms and bathroom/w.c. Externally to the front lies a lawned garden and driveway providing off road parking for three cars, leading to a detached garage accessed via electric up and over door with a remote fob. Further benefits include gas central heating and double glazing. Offered with vacant possession, a viewing is highly recommended.



EPC Rating: D

Call: Andrew Craig 0191 4271722

Price Guide: £134,950+

Lot No. 97

69 Bradley Close, Chester Le Street DH2 1TJ


Description:

A modern first floor flat with communal gardens and an allocated parking space. The property is situated at the head of a cul-de-sac within this popular modern estate. It is ideal for first time buyers and investors alike. The accommodation briefly comprises Lounge/Bedroom, refitted kitchen with wood fronted units and integral cooking appliances, dressing area and refitted Shower room/wc with white suite and shower. It includes electric heating.



EPC Rating: D

Call: J W Wood 0191 3887245

Price Guide: £29,950+

Lot No. 98

26 Beech Grove Terrace South, Crawcrook NE40 4TW


Description:

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


Call: Rook Matthews Sayer 0191 4131313

Price Guide: £79,950+

Lot No. 99

29 Calvert Terrace, Seaham SR7 9QG


Description:

We have pleasure in offering this three bedroom semi detached home with combi gas fired central heating and double glazing. The property is situated in this ever popular residential area of Murton and is close to all local amenities and bus routes. The accommodation comprises; entrance vestibule, lounge, kitchen with fitted units and bathroom. To the first floor there are three bedrooms (the master with en suite). Externally there are larger than average gardens with drive leading to a detached garage. The property is in need of some updating and priced accordingly.



EPC Band E

Call: Kimmitt & Roberts 0191 5813213

Price Guide: £34,950+

Lot No. 100

9 The Avenue, Redcar TS10 2AP


Description:

Ground Floor Flat/ideal Alternative to a Bungalow/Great Buy to Let or First Purchase/Rear Garden/Gas Central Heating/Parking Space/Available with Immediate Vacant Possession



EPC Rating: tbc

Call: Michael Poole 01642 285041

Price Guide: £49,950+

Lot No. 101

3 Mitford Road, Morpeth NE61 1RG

**ROOK
MATTHEWS
SAYER**



Description:

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



EPC Rating: E

Call: Rook Matthews Sayer 01670 511711

Price Guide: £124,950+

Lot No. 102

30 Byerwood Walk, Kenton, Newcastle NE3 3EZ

Andrew Craig

**ROOK
MATTHEWS
SAYER**



Description:

Mid terraced house with delightful, private rear garden. This two bedroomed property is extremely well presented throughout with modern décor and fixtures and fittings. The accommodation comprises:- Entrance hallway with access to downstairs w.c., lounge, kitchen, landing, two double bedrooms and family bathroom. There is a driveway to the front. Situated within easy reach of local amenities including shops, schools, bus routes and Metro links. Available with no upper chain.



EPC Band B

Call: AC 0191 2859024 RMS 0191 2463666

Price Guide: £110,000+

Lot No. 103

4 Pennine Grove, Boldon NE36 0NN

Andrew Craig



Description:

Having a pleasant cul-de-sac position with easy accessible to road links, we offer to the market this well presented mid link house which is realistically priced and sure to impress. Comprising of a re-fitted kitchen/dining room, lounge, two spacious bedrooms and having a rear garden and car parking space. We anticipate early interest in the property and therefore would recommend an early viewing. EPC Band D

Call: Andrew Craig 0191 5190011

Price Guide: £90,000+

Lot No. 104

12 Hartley Street, Seaton Delaval NE25 0AA

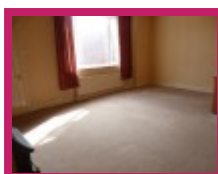
Andrew Craig

**ROOK
MATTHEWS
SAYER**



Description:

A good investment opportunity to purchase this spacious two bedroom upper flat located on a popular residential street of Seaton Delaval on Hartley Street. Close to all local shopping facilities, amenities and good access to local transport links for commuting. The property has the benefit of double glazing, gas central heating and briefly comprises of:- entrance and stairs to first floor landing, lounge and dining room, fitted kitchen with built in appliances, bathroom /w.c and two bedrooms. Externally there is a yard to the rear.



EPC Band D

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £59,950+



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Lot No. 105 41 Easson Road, Redcar TS10 1HH



Description:

Four bedroom semi detached property, extremely generous ground floor accommodation, detached double garage, extensive front garden, side drive & rear garden Available with immediate vacant possession. Viewing Recommended.



EPC Band D

Call: Michael Poole 01642 285041

Price Guide: £174,950+

Lot No. 106 34 Barry Street, Dunston NE11 9AS



Description:

The property is located in Dunston with offers access to a wide range of amenities including shops, schools local park and Dunston Activity Centre. There are good transport links with the nearby AIM connecting to both Northern and southern destination including Gateshead, Newcastle and the Metro Centre making this an ideal base for commuters. At the time of print access had not been gained to the property.

EPC Rating: TBC

Call: Andrew Craig 0191 4889090

Price Guide: £84,950+

Lot No. 107 36 The Avenue, Pelton, Chester Le Street DH2 1DT



Description:

The three bed mid terraced home is situated in The Avenues of Pelton this property is just a short walk from local amenities and schools with excellent access to the A1, Chester-le-Street, The Metro Centre and Newcastle. Briefly comprises; A family kitchen/diner, lounge, bathroom and 3 good sized bedrooms. To the rear there is a yard, to the front of the property there is a communal grass area. Other Benefits include gas central heating and double glazing. The property is currently rented at a monthly rent of £400PCM and would be ideal for investment !!!!
EPC Band D

Call: Andrew Craig 0191 4921234

Price Guide: £49,950+

Lot No. 108 13 Doxford Terrace, Hetton Le Hole DH5 9PY



Description:

Kimmitt and Roberts are pleased to present this spacious 2 bedroom mid terrace property. The property briefly comprises of entrance porch, lounge, kitchen, bathroom, 2 bedrooms, front and rear gardens. The property is situated near the A690 dual carriageway road which makes ease of commuting to the regions major centres. Early viewing is recommended!
EPC : D



Call: Kimmitt and Roberts 0191 5848080

Price Guide: £45,000+

Lot No. 109

67 Lancaster Hill, Peterlee SR8 2EN

kimmitt & roberts



Description:

Presented to showroom standards throughout this is a beautiful three bedroomed detached home which comes with gas central heating system, double glazing, fitted kitchen with built in appliances and conservatory. The exterior boasts an enclosed garden to the rear. Worthy of internal inspection.



EPC Rating: E

Call: Kimmit & Roberts 0191 5183334

Price Guide: £64,950+

Lot No. 110

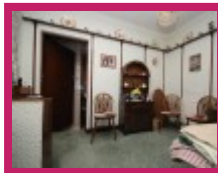
41 Grange Road, Gateshead NE10 8UU

Andrew Craig



Description:

West Lynn, Grange Road. An opportunity to purchase this striking detached bungalow which should appeal to a wide range of buyers pleasantly positioned having been built on or around 1927 on a generously proportioned plot with scope for future extension (subject to relevant Planning Permissions). Requires some internal updating which is reflected in the Guide Price . Early viewing advised to appreciate the size and layout and potential of this lovely home. EPC Band tbc



Call: Andrew Craig 0191 4875330

Price Guide: £174,950+

Lot No. 111

4 Kings Close, Lazenby TS6 8FA

Michael Poole



Description:

This smart, modern property internally consist of a generous hall with under stairs cloakroom WC, full width rear lounge enjoying the southerly aspect and a 15ft plus kitchen breakfast room. The first floor offers three bedrooms and the family bathroom. UPVC double glazing, warmed by gas central heating with a thermostat on each floor. Front and rear gardens, drive and garage. Ideal first purchase. EPC Band B

Call: Michael Poole 01642 955180

Price Guide: £59,950+

Lot No. 112

79 Clyde Avenue, Hebburn NE31 2PJ

Andrew Craig



Description:

Situated in this predominately residential area of Hebburn offering family size accommodation which is well presented and appointed. The property has an internal layout which is double fronted with lounge through dining room with feature fireplace, window to front and French doors opening to the rear. The breakfasting/kitchen is generously proportioned room with a good range of wall and base units with space for breakfast table and chairs. The first floor has three bedrooms (one having fitted wardrobes) and re-furnished bathroom with a modern Whirlpool style suite. Externally there is a paved frontage offering off road car standage with a rear garden having decked area and lawn. Further benefits include gas central heating and double glazing. Well presented and appointed - viewing recommended

EPC Band D



Call: Andrew Craig 0191 4281428

Price Guide: £94,950+

Lot No. 113 2 Ridley Court, Norton, Stockton TS20 1HU

Michael Poole



Description:

Offered for sale with no chain a second floor apartment. This spacious accommodation briefly comprises of a good size lounge, fitted kitchen, three bedrooms and a bathroom. Superb location being walking distance to Norton duck pond and high street.
EPC Band D



Call: Michael Poole 01642 355000

Price Guide: £74,950+

Lot No. 114 1 Granville Avenue, Forest Hall NE12 7BB

ROOK MATTHEWS SAYER



Description:

Offered with no onward chain is this two bedroom double fronted bungalow situated on a corner plot in Forest Hall. Comprising entrance hall, lounge situated to the front, dining room and well appointed kitchen to the rear with a good range of wall and base units, integrated fridge freezer, space for washing machine, built in electric oven, gas hob and extractor hood over. There are two bedrooms both with fitted wardrobes. Leading from the hall is the modern bathroom/W.C. The property benefits from gas central heating and UPVC double glazing. There are lawned gardens to the front and side and to the rear there is a small yard with a detached garage.



EPC Band E

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £139,950+

Lot No. 115 18 Balmoral Avenue, Catchgate, Stanley DH9 8FH

WOOD ESTATE AGENTS



Description:

A three bedroom modern detached house which has been refurbished by the current vendor and offers good sized living accommodation. The property benefits include ground floor cloakroom-wc, modern kitchen, modern white bathroom suite, double glazed windows, gas central heating and is offered for sale with vacant possession. Property briefly comprises of entrance hall, cloakroom-wc, living room, dining kitchen. To the first floor there are 3 bedrooms and a bathroom-wc. Externally there is a lawned garden to the rear of the property and a drive offering off street parking.



EPC Band C

Call: J W Wood 01207 235221

Price Guide: £64,950+

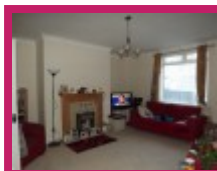
Lot No. 116 49 Juliet Street, Ashington NE63 9DZ

ROOK MATTHEWS SAYER



Description:

Two bedroom mid-terrace on Juliet Street, Ashington, Northumberland. This property is located close to Ashingtons main town centre and shopping areas and is a short distance from the local schools college and Wansbeck Hospital. A must view for local investors or first time buyers. Double glazed and gas centrally heated the accommodation briefly comprises of; entrance hall, spacious lounge, modern kitchen, bathroom, stairs to the first floor landing and two good sized bedrooms. Externally there is a small garden to the front and a yard to the rear with drive for off street parking. Early viewings are strongly recommended.



EPC Band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £34,950+

Lot No. 117 38 Osbourne Close, Hemlington TS8 9QA

Michael Poole



Description:

Spacious Three Bedroom Semi Detached House Cul-De-Sac Location - Fitted Kitchen - Large Enclosed Rear Garden -Sensibly Priced- Would Suit Family or Investor Gas Central Heating - UPVC Double Glazing - Vacant Possession -No Onward Chain
EPC Band D



Call: Michael Poole 01642 288299

Price Guide: £84,950+

Lot No. 118 26 Chester Street, Grasswell, Houghton Le Spring DH4 4DT

kimmitt & roberts



Description:

We are pleased to present to the auction market this two bedroom terraced house which provides spacious accommodation. Features include gas combi boiler, solid fuel fireplace in the lounge, a well proportioned kitchen and UPVC double-glazing. It is situated within this established, popular and highly convenient residential area. Early viewing is recommended!
EPC Band to follow



Call: Kimmitt and Roberts 0191 5848080

Price Guide: £49,950+

Lot No. 119 54 The Avenue, Chester Le Street DH2 2DA

WOOD
ESTATE AGENTS



Description:

A spacious end terraced house on a corner plot with gardens to three sides. This attractively priced property is situated in a convenient location within walking distance of the many town centre shops and amenities. It includes gas fired central heating via radiators with combination boiler and uPVC double glazing. The property has been extended to the ground floor to provide an additional Wet Room. There are two good Reception Rooms, refitted Kitchen with integral cooking appliances, Rear Lobby and Wet Room. To the first floor there are two good Double size Bedrooms and a Bathroom with white suite. Early viewing is recommended.



EPC Band D

Call: J W Wood 0191 3887245

Price Guide: £49,950+

Lot No. 120 114 Quarry Lane, South Shields NE34 7RD

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. Briefly comprises of entrance hall, living room, bathroom, kitchen. To the first floor landing there are the bedrooms. Externally gardens to front and rear.
EPC Rating: D

Call: Andrew Craig 0191 4271722

Price Guide: £74,950+

Lot No. 121 24 Fourth Street Linton Colliery NE61 5SJ



Description:

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

Call: Rook Matthews Sayer 01670 850850

Price Guide: £45,000+

Lot No. 122 35 Ewehurst Road, Dipton, Stanley DH9 9LR



Description:

A well-presented three bedroom modern terraced house ideally suited to first time buyers. Built by Taylor Wimpey in 2008, the property has the benefit of uPVC double glazing, gas central heating and briefly comprises, on the ground floor: Entrance Hallway, cloakroom w.c., kitchen and living room. To the first floor there are three bedrooms (master en-suite) and a bathroom w.c. Externally there are gardens and a single garage and Driveway.
EPC Band B

Call: J W Woods 01207 235221

Price Guide: £109,950+

Lot No. 123 126 Reading Road, South Shields NE33 4SG



Description:

This three bedroom mid terraced home is ideal for first time buyers and families alike! The spacious accommodation briefly comprises entrance hallway, ground floor shower room, lounge, dining room, kitchen, three bedrooms, and separate wc. The property is warmed by gas central heating and double glazing. Externally there are low maintenance gardens with paved patio areas. There is a detached dingle garage to the rear of the property with an up and over garage door. Located conveniently for local transport routes, local schools and many amenities. Call now to view!



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £99,950+

Lot No. 124 46 Marlow Way, Wickham NE16 5RH



Description:

This property offers an ideal spacious family home with great potential. Located for easy access to Wickham Village. The accommodation comprises entrance hallway, lounge with arch leading to dining room with patio doors leading to the rear garden, fitted kitchen, wet room and rear porch. To the first floor there are four bedrooms (Two with fitted wardrobes) and a family bathroom with three piece suite. Externally the property offers a pedestrianised frontage with a garden and to the rear there is an enclosed garden which is currently paved with driveway and garage.



EPC Band D

Call: Andrew Craig 0191 4889090

Price Guide: £159,950+

Lot No. 125 133 Marsden Lane, South Shields NE34 7HN

Andrew Craig



Description:

TWO BED MID LINK BUNGALOW - NO UPPER CHAIN! Situated in this popular location being just a short distance from The Nook with its good array of shops and amenities and having excellent transport links into South Shields Town Centre and to the beach and coastal areas. An ideal purchase for anyone wishing to downsize this affordable property offers an internal layout comprising:- Entrance hall, lounge, breakfasting kitchen, two bedrooms and bathroom/w.c. Externally there are gardens to both front and rear. Early viewing urged



EPC Rating: D

Call: Andrew Craig 0191 4271722

Price Guide: £84,950+

Lot No. 126 56 Woodlands Green, Middleton, St George DL2 1NE

Michael Poole



Description:

Very competitively priced for an early sale, a modern two bedroom mid terrace property set upon a popular development within this highly regarded village location. The property is warmed by gas central heating system and provides double glazing together with security alarm, car parking for two vehicles to the front and enclosed lawned garden to the rear. Comprises entrance hallway, cloakroom/WC, lounge, kitchen with a range of integrated appliances, two bedrooms and bathroom with white suite. Viewing recommended.



EPC Band C

Call: Michael Poole 01642 788878

Price Guide: £94,950+

Lot No. 127 65 Oulton Close, Meadow Rise, West Denton NE5 4SX

ROOK MATTHEWS SAYER



Description:

The property is presented to a high standard and would make an ideal family home. Situated in a sort after area this property benefits from modern features including gas central heating and double glazing. Internally the property benefits from an entrance hall, cloakroom/w.c, lounge/dining room, modern style kitchen and utility room. The first floor has three bedrooms and a modern fitted bathroom/w.c. Externally there are lawned gardens to the front and rear, and a drive to the front leading to the attached garage.



EPC BAND C

Call: Rook Matthews Sayer 0191 2671031

Price Guide: £165,000+

Lot No. 128 76 Elm Street, South Moor Stanley DH9 7EB

WOOD ESTATE AGENTS



Description:

Ideally suited to investors, a two bedroom mid-terraced property, available with immediate vacant possession.

The property offers accommodation, which briefly comprises: entrance lobby, 21ft lounge / dining room, kitchen, two good sized bedrooms and a bathroom/WC, with a yard to the rear. The property benefits from UPVC double glazing and gas central heating.



EPC Band E

Call: J W Wood 01207 235221

Price Guide: £25,000+



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Agents Property AUCTION

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Andrew Craig

JW
WOOD
ESTATE AGENTS

kimmitt & roberts

Michael Poole

ROOK
MATTHEWS
SAYER



Richard Francis
Auctioneer MNAVA



see website for auction terms & conditions

Agents Property Auction,
14a Front Street, Prudhoe, Northumberland, NE42 5HN.
Tel: 01661 831 360
Website: www.agentspropertyauction.com
Email: info@agentspropertyauction.com



Remote Bidding Application Form

Please select method of bidding:

TELEPHONE

PROXY

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

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

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

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

Date of Auction: Lot Number:

Address of Lot:

..... Post Code:

The Lot is offered for sale under:

Option One

Option Two

Maximum Bid (in words) £:

Buyers Information – Full Name/Company Name:

Address:

..... Post Code:

Tel No: Home: Business: Mobile:

E-mail address:

Solicitors Name & Address:

Post Code: Tel No:

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

Signature Print Name: Date:

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



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



Terms & Conditions

About us and Important Auction Information

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

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

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

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

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

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

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

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

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

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

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

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

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

Our General Auction Terms of Business

1. Interpretation

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

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

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

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

2. Conditions applicable to the auction types

2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

2.2 Option Two Conditions

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

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

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



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

3. General provisions applicable to Sellers and Buyers

3.1 General Auction Conditions

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

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

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

3.2 Charges and payment

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

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

3.3 Proof of Identity and Proceeds of Crime Act

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

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

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

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

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

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

3.4 Miscellaneous

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

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

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

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

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

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

3.5 Notices

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

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

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

3.6 Governing law and jurisdiction

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

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

Common Auction Conditions

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Important Notice

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

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

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

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

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

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

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

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



Royal Institute of Chartered Surveyors (RICS).

Glossary

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

Wherever it makes sense:

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

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

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

Agreed completion date

Subject to condition G9.3:

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

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

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

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

Auction The auction advertised in the catalogue.

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

Auctioneers The auctioneers at the auction.

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

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

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

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

Condition One of the auction conduct conditions or sales conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The auctioneers.

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

Auction Conduct Conditions

A1 Introduction

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

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

A2 Our role

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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



responsibility to check that you have the correct versions.

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

A5 The contract

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

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

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

A5.4 If you do not we may either:

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

(b) sign the sale memorandum on your behalf.

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

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

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

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

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

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

A6 Extra Auction Conduct Conditions

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

General conditions of sale

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

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

G1 The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

G2 Deposit

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

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

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

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

G2.2 The deposit

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

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

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

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

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

G3 Between contract and completion

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

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

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

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

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

Title and identity

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

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

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



paid; and

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

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

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

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

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

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

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

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

G5 Transfer

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

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

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

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

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

G6 Completion

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

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

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

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

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

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

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

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

G7 Notice to complete

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

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

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

(a) terminate the contract;

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

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

(d) resell the lot; and

(e) claim damages from the buyer.

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

(a) terminate the contract; and

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

G8 If the contract is brought to an end

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

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

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

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

G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

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

G9.5 The buyer must:

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

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

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

G10 Interest and apportionments

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

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

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

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

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

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

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

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

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

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

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

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

G11 Arrears

Part 1 Current rent

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

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

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

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

(a) so state; or

(b) give no details of any arrears.

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

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

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



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

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

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

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

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

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

G12 Management

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

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

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

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

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

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

G13 Rent deposits

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

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

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

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

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

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

G14 VAT

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

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

G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

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

(a) of the buyer's VAT registration;

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

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

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

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

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

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

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

G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

G17 Maintenance agreements

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

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

G18 Landlord and Tenant Act 1987

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

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

G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

(a) in its condition at completion;

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

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

G19.5 Where relevant:

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

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

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

G20 TUPE

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

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

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

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

(c) in respect of the Transferring Employees.

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

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



G21 Environmental

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

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

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

G22 Service Charge

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

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

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

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

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

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

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

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

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

G23 Rent reviews

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

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

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

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

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

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

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

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

G24 Tenancy renewals

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

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

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

G24.4 Following completion the buyer must:

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

G25 Warranties

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

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

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

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

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

G26 No assignment

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

G27 Registration at the Land Registry

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

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

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

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

G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

G29 Contracts (Rights of Third Parties) Act 1999

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

G30 Extra General Conditions



Agents Property AUCTION

TOGETHER WE GET RESULTS

Upcoming Auctions

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Tuesday 31st May 2016

Monday 27th June 2016

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Wednesday 31st August 2016

Monday 3rd October 2016

Thursday 3rd November 2016

Monday 12th December 2016

Andrew Craig

WOOD
ESTATE AGENTS

kimmitt & roberts

Michael Poole

ROOK
MATTHEWS
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Richard Francis
Auctioneer MNAVA



see website for auction terms & conditions

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