



Agents Property AUCTION

TOGETHER WE GET RESULTS



Auction Catalogue

This Auction

Monday 30th March 2015

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

Telephone: 01661 831 360

Website: www.agentspropertyauction.com

Email: info@agentspropertyauction.com



Buyers Guide

IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

Particulars of Sale:

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

Price Guides:

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

Option 1 Terms & Conditions:

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

Option 2 Terms & Conditions:

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

Administration Fee:

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

Deposits:

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

Remote Bidding:

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

Sales Agreed:

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

Amendments to Catalogue:

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

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

Venue Location

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

Tel: 0191 236 4111

Directions:

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





Order Of Sale

Lot No	Address	Post Code	Partner Agent
OPTION 1			
Lot 1	163 Talbot Road, South Shields	NE34 0RG	Andrew Craig
Lot 2	63/65 Hampden Street, South Bank, Middlesbrough	TS6 6LH	Michael Poole
Lot 3	39 and 41 Vindomara Road, Ebchester, Co Durham	DH8 0PP	JW Wood Estate Agents
Lot 4	18 Samuel Street, Stockton	TS19 0BU	Michael Poole
Lot 5	East Ord Stores, East Ord, Berwick	TD15 2NS	Rook Matthews Sayer
Lot 6	45 Shephard Terrace, Castletown, Sunderland	SR5 3BW	Andrew Craig/Kimmitt & Roberts
Lot 7	11 Sea Crest Road, Ashington	NE64 6BW	Rook Matthews Sayer
Lot 8	5 Roseberry View, Thornaby, Stockton	TS17 7HP	Michael Poole
Lot 9	75 Bodmin Square, Sunderland	SR5 4HX	Andrew Craig/Kimmitt & Roberts
Lot 10	7 Blenheim Terrace, Redcar, Cleveland	TS10 1QP	Michael Poole
Lot 11	66a Stanhope Road, South Shields	NE33 4BS	Andrew Craig
Lot 12	40 Finsbury Street, Monkwearmouth, Fulwell	SR5 1HL	Andrew Craig
Lot 13	17 Individual lodge plots, Otterburn Hall Estate, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 14	35 Edward Burdis Street, Sunderland	SR5 2RU	Andrew Craig/Kimmitt & Roberts
Lot 15	12 Northumberland Court, Blyth	NE24 1LD	Rook Matthews Sayer
Lot 16	79 Anderson Street, South Shields	NE33 2RJ	Andrew Craig
Lot 17	Oakwood Care Home, South Crescent, Fencehouses	DH4 6AE	Rook Matthews Sayer
Lot 18	Thistledene, 21 Micklewood Close, Morpeth	NE61 3KP	Rook Matthews Sayer
Lot 19	138 Coatham Road, Redcar	TS10 1RZ	Michael Poole
Lot 20	4 Jubilee Terrace, Seaton Burn, Newcastle	NE13 6EL	Andrew Craig/Rook Matthews Sayer
Lot 21	34 Phalp Street, South Hetton, Durham	DH6 2ST	Andrew Craig/Kimmitt & Roberts
Lot 22	22 South View Terrace, Houghton	DH4 5NP	Andrew Craig/Kimmitt & Roberts
Lot 23	58 The Crescent, Chester Le Street	DH2 2DY	JW Wood Estate Agents/Andrew Craig
Lot 24	17 Lakeland Drive, Peterlee	SR8 5NF	Andrew Craig/Kimmitt & Roberts
Lot 25	27 Corder Road, West Lane, Middlesbrough	TS5 4AS	Michael Poole
Lot 26	13 Co operative Crescent, Gateshead	NE10 9SQ	Andrew Craig
Lot 27	579/581 Westgate Road, Newcastle	NE4 9PR	Andrew Craig/Rook Matthews Sayer
Lot 28	8 Manilla Street, Hendon, Sunderland	SR2 8RS	Andrew Craig
Lot 29	158 Waterloo Walk, Washington	NE37 3EL	Andrew Craig
Lot 30	21 Woods Terrace, Murton, Seaham	SR7 9AG	Kimmitt & Roberts
Lot 31	24 Broomlea Road, Killingworth	NE12 6YJ	Rook Matthews Sayer
Lot 32	Flat 11, Hawthorne Close, Newcastle	NE15 6AG	Rook Matthews Sayer
Lot 33	77 Fullerton Place, Low Fell, Gateshead	NE9 5LP	Andrew Craig
Lot 34	6-10 Newmarket, Consett, Co Durham	DH8 5LQ	Rook Matthews Sayer
Lot 35	8 Warwick Hall Walk, Cochrane Park, Newcastle	NE7 7SD	Rook Matthews Sayer
Lot 36	42a Front Street, Pelton, Chester Le Street	DH2 1DE	JW Wood Estate Agents/Andrew Craig
Lot 37	10 Byron Place, Guidepost, Northumberland	NE62 5DF	Rook Matthews Sayer
Lot 38	13 Ascot Street, Easington Colliery, Peterlee	SR8 3RU	Kimmitt & Roberts
Lot 39	102/104 Thompson Road, Sunderland	SR5 2JW	Andrew Craig
Lot 40	4 Roberts Square, West Cornforth, Co Durham	DL17 9JR	JW Wood Estate Agents
Lot 41	49 Ewehill Terrace, Fencehouses, Houghton Le Spring	DH4 6JX	Kimmitt & Roberts
Lot 42	57 Fifth Street, Horden, Peterlee	SR8 4LA	Kimmitt & Roberts
Lot 43	49 Noble Street, Hendon, Sunderland	SR2 8LU	Andrew Craig
Lot 44	35 Eden Terrace, Lynemouth, Ashington	NE61 5TU	Rook Matthews Sayer
Lot 45	9 The Crescent, Cleadon	SR6 7QZ	Andrew Craig
Lot 46	The Former Kensington Hotel, Willington, Co Durham	DL15 0PJ	Rook Matthews Sayer
Lot 47	9 South View Bungalows, High Spen	NE39 2AT	JW Wood Estate Agents



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	88 Axwell Terrace, Swalwell	NE16 3JS	Andrew Craig
Lot 49	85 Belmont Avenue, Billingham	TS22 5HG	Michael Poole
OPTION 2			
Lot 50	214 Brunton Walk, Kingston Park, Newcastle	NE3 2TJ	Rook Matthews Sayer
Lot 51	108 Marske Lane, Bishopgarth, Stockton	TS19 8UH	Michael Poole
Lot 52	6 Urfa Terrace, South Shields	NE33 2ES	Andrew Craig
Lot 53	18 Neale Street, Anfield Plain, Stanley	DH9 7SU	JW Wood Estate Agents
Lot 54	4 Lawrence Avenue, South Shields	NE34 8LY	Andrew Craig
Lot 55	1 Fencer Court, Gosforth, Newcastle	NE3 2DP	Rook Matthews Sayer
Lot 56	16 Chipchase Mews, Great Park, Gosforth	NE3 5RH	Rook Matthews Sayer
Lot 57	28 Rockcliffe, South Shields	NE33 3JH	Andrew Craig
Lot 58	36 Foundry Court, St Peters Basin, Newcastle	NE6 1UG	Andrew Craig
Lot 59	4 Cheviot Court, Seaham	SR7 0DA	Kimmitt & Roberts
Lot 60	15 Crathie, Birtley Co Durham	DH3 1QJ	Andrew Craig
Lot 61	9 Tintern Road, North Skelton, Saltburn By The Sea	TS12 2YN	Michael Poole
Lot 62	10a Victoria Square, Jesmond, Newcastle	NE2 4DE	Rook Matthews Sayer
Lot 63	10b Victoria Square, Jesmond, Newcastle	NE2 4DE	Rook Matthews Sayer
Lot 64	7 Killingworth Road, Forest Hall	NE12 7BR	Rook Matthews Sayer
Lot 65	24 Westcott Road, South Shields	NE34 0QY	Andrew Craig
Lot 66	11 Whitebridge Close, Gosforth	NE3 2DN	Andrew Craig
Lot 67	25 Clifton Road, Fulwell, Sunderland	SR6 9DN	Andrew Craig
Lot 68	8 Harrogate Crescent, Linthorpe, Middlesbrough	TS5 6PS	Michael Poole
Lot 69	7 Meadowfield Park, Ponteland	NE20 9XF	
Lot 70	41 North Road East, Wingate, Co Durham	TS28 5AU	Kimmitt & Roberts
Lot 71	38 Upper Howick Street, Alnwick , Northumberland	NE66 1UZ	Rook Matthews Sayer
Lot 72	21 Grove Road, North Ormesby, Middlesbrough	TS3 6EH	Michael Poole
Lot 73	41 Holyrood Close, Thornaby, Stockton	TS17 7JX	Michael Poole
Lot 74	48 Frank Avenue, Seaham	SR7 8LT	Kimmitt & Roberts
Lot 75	9 Horton Park, Blyth, Northumberland	NE24 4JD	Rook Matthews Sayer
Lot 76	27 The Grove, Dinningside, Belford, Northumberland	NE70 7NP	Rook Matthews Sayer
Lot 77	6 The Paddock, Witton Le Wear, Co Durham	DL14 0GA	JW Wood Estate Agents
Lot 78	35 Saltwells Road, Longlands, Middlesbrough	TS4 2EB	Michael Poole
Lot 79	16 Hewley Street, Normanby	TS6 0RD	Michael Poole
Lot 80	9 Rectory Park, Morpeth	NE61 2SZ	Rook Matthews Sayer
Lot 81	10 Henry Street, Gosforth, Newcastle	NE3 1DQ	Andrew Craig
Lot 82	15 Bevan Drive Longbenton	NE12 8WD	Rook Matthews Sayer
Lot 83	3 Croft Place, Alnwick, Northumberland	NE66 1UF	Rook Matthews Sayer
Lot 84	1 Hazel Court, Haswell, Durham	DH6 2DE	Kimmitt & Roberts
Lot 85	68 Bayfield, West Allotment, Whitley Bay	NE27 0FE	Rook Matthews Sayer
Lot 86	42 Strait Lane, Stainton, Middlesbrough	TS8 9BB	Michael Poole
Lot 87	10 Wetherby Close, Ashington	NE63 8NJ	Rook Matthews Sayer
Lot 88	3 Hadstone Place, Fenham, Newcastle	NE5 3JX	Rook Matthews Sayer
Lot 89	28 Western Avenue, Fenham	NE4 8SP	Rook Matthews Sayer
Lot 90	Kenmuir, Birtley, Co Durham	DH3 1PR	Andrew Craig
Lot 91	28 The Grove, Dinningside, Belford, Northumberland	NE70 7NP	Rook Matthews Sayer
Lot 92	83 Thompson Road, Southwick, Sunderland	SR5 2JJ	Andrew Craig
Lot 93	2 Newminister Terrace, Morpeth	NE61 1DB	Rook Matthews Sayer



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	20 Abbotsford Close, Ingleby Barwick	TS17 5GF	Michael Poole
Lot 95	2 Homestall Close, South Shields	NE34 0YE	Andrew Craig
Lot 96	27 Hauxley Drive, Red House Farm, Gosforth	NE3 2SR	Rook Matthews Sayer
Lot 97	34 Knaresbrough Avenue, Marton, Coulby Newham	TS7 8LN	Michael Poole
Lot 98	3 Church Lane, Thropton, Northumberland	NE65 7HZ	Rook Matthews Sayer
Lot 99	38 Keats Walk, South Shields	NE34 9NB	Andrew Craig
Lot 100	14 Westfield, Gosforth, Newcastle	NE3 4YB	Andrew Craig
Lot 101	6 Urpeth Terrace, High Handenhold, Chester Le Street	DH2 1QD	JW Wood Estate Agents
Lot 102	32 Dene Garth, Ovingham, Northumberland	NE42 6AP	Rook Matthews Sayer/Yellow Estate Agency
Lot 103	10 Regency Apartments, Killingworth, Newcastle	NE12 6DL	Rook Matthews Sayer
Lot 104	3 Ringwood Road, Middlesbrough	TS3 9NN	Michael Poole
Lot 105	5 Gladewell Court, Choppington, Ashington	NE62 5YY	Rook Matthews Sayer
Lot 106	3 Chase Mews, Jarrow	NE32 3UF	Andrew Craig
Lot 107	171 Sycamore Street, Ashington	NE63 0HJ	Rook Matthews Sayer
Lot 108	45 Rowan Drive, Durham	DH1 5YE	JW Wood Estate Agents
Lot 109	34 Moreland Street, Sunderland	SR6 9QN	Andrew Craig
Lot 110	62 Marine Approach, South Shields	NE33 2TE	Andrew Craig
Lot 111	4 The Baltic, Witton Park, Bishop Auckland	DL14 0EP	JW Wood Estate Agents
Lot 112	65 Lobley Hill Road, Gateshead	NE8 4XB	Andrew Craig
Lot 113	28 Embassy Gardens, Denton Burn, Newcastle	NE15 7BB	Rook Matthews Sayer
Lot 114	13 Coleridge Place, Pelton	DH2 2PR	Andrew Craig
Lot 115	21 The Avenue, Felling, Gateshead	NE10 1JA	Andrew Craig
Lot 116	5 Marine Gardens, Whitley Bay	NE26 1EG	Rook Matthews Sayer
Lot 117	29 Carlisle House, Sunderland	SR3 3EB	Andrew Craig
Lot 118	213 Windsor Walk, Kingston Park	NE3 2TX	Rook Matthews Sayer
Lot 119	30 St Ives Road, Leadgate, Consett	DH8 7PZ	JW Wood Estate Agents
Lot 120	23 Doddington Court, South Gosforth, Newcastle	NE3 1TP	Rook Matthews Sayer
Lot 121	5 Long Bank, Birtley, Co Durham	DH3 1PX	Andrew Craig
Lot 122	The Cottage, Skelton Road, Brotton Saltburn by the Sea	TS12 2TJ	Michael Poole
Lot 123	15 Oakdale, Nedderton Village, Bedlington	NE22 6BE	Rook Matthews Sayer

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

163 Talbot Road, South Shields NE34 0RG

Andrew Craig



Description:

A two bed upper flat (advised originally 3 bedrooms, the space is now incorporated to make a spacious living / dining room) The property benefits from a good sized extension to the rear and to fully appreciate the size of the accommodation an internal viewing is strongly recommended. Property briefly comprises of entrance hall with stairs to first floor landing, two bedrooms, living / dining room, inner hallway, utility room, bathroom and a breakfasting kitchen. To the rear with access from internal rear stairwell is the garage.



EPC : band E

Call: Andrew Craig 0191 4271722

Price Guide: £34,950+

Lot No. 2

63/65 Hampden Street, South Bank, Middlesbrough TS6 6LH

Michael Poole



Description:

Formally Two House with Planning Granted to Separate (Further Details Available Upon Request)
* Can be Separated to One Three Bedroom & One Two Bedroom Property * A lot Ground Work Already Undertaken * Currently Stands as a Large Four Bedroom Property * UPVC Double Glazing * Gas Central Heating * Two Fitted Kitchens * Four First Floor Bedrooms * Extensive 29ft plus First Floor Landing * Ground Floor Bathroom (No 65)



EPC : band E

Call: Michael Poole 01642 285041

Price Guide: £34,950+

Lot No. 3

39 and 41 Vindomara Road, Ebchester, Co Durham DH8 0PP

WOOD
ESTATE AGENTS



Description:

An interesting property that was formerly a convenience store and butcher's shop with a connected terraced house, a cellar, a large garage and further outbuilding to the rear. The property has gas central heating and requires modernisation with the accommodation comprising: entrance porch, lobby, living room, dining room, kitchen with door through to shop with entrance lobby, four bedrooms, bathroom and separate W.C. To the rear there is a porch, a lean-to (once the 'mince house'), a separate building/store with old walk-in fridge, a cellar and a large garage through the rear yard which has a W.C. and further storage cupboard.



EPC Rating D

Call: J W Wood 01207 502109

Price Guide: £90,000+

Lot No. 4
18 Samuel Street, Stockton TS19 0BU

Description:

An investment opportunity to purchase this two bed mid terrace house which is offered for sale with vacant possession. The property benefits include double glazed windows, gas central heating and briefly comprises of entrance hall, living room, dining room, kitchen, rear lobby and a bathroom -wc to the ground floor. There are two bedrooms to the first floor and a yard to the rear.



EPC Band E

Call: Michael Poole 01642 355000

Price Guide: £32,500+

Lot No. 5
East Ord Stores, East Ord, Berwick TD15 2NS
**ROOK
MATTHEWS
SAYER**

Description:

East Ord Stores is a Freehold Licenced Convenience Store, general dealers and off licence selling a wide range of goods including alcohol, tobacco, confectionary, general goods plus much more. They also offer National Lottery scratch cards, plus have a UPS franchise, and dry cleaning service. The property is a single storey detached building with pitched slate roof. The floor area measures 70.57 sq. m. (759.61 sq. ft.) which consists of open plan sales area, store, kitchen and w/c. Towards the rear of the property is the former Post Office counter that could be removed increasing retail space. Previously Marketed for £155,000
EPC Band C

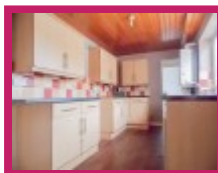
Call: Rook Matthews Sayer 0191 2120000

Price Guide: Was £155,000 Now £65,000+

Lot No. 6
45 Shephard Terrace, Castletown, Sunderland SR5 3BW
Andrew Craig
kimmitt&roberts

Description:

SHEPPARD TERRACE, CASTLETOWN - A three bedroom mid terraced dormer cottage situated close to local amenities including Morrisons, Sainsbury's and road links to Wessington Way and A19. Internally comprising of an entrance hallway, lounge, dining room, kitchen and ground floor bathroom along with three first floor bedrooms. Externally there is a small front town garden and a rear yard with gated access to the back lane. Warmed by gas central heating and double glazing. Call now to arrange a viewing.



EPC : band E

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

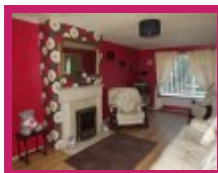
Call: Andrew Craig 0191 5160239

Price Guide: £40,000+

Lot No. 7
11 Sea Crest Road, Ashington NE64 6BW
**ROOK
MATTHEWS
SAYER**

Description:

****THREE BEDROOMED END TERRACED - NO UPPER CHAIN - GARDENS**** Attention investors and first time buyers! This three bedroomed family home is located in the newly regenerated Newbiggin by the sea and is a popular area for all. With double glazing and gas central heating the property comprises: Entrance hall, lounge diner, kitchen, three bedrooms and a family bathroom. Externally there is a rear enclosed large garden and lawned garden to the front.



EPC Band E

Call: Rook Matthews Sayer 01670 850850

Price Guide: £34,950+

Lot No. 8
5 Roseberry View, Thornaby, Stockton TS17 7HP
Michael Poole

Description:

Two Bedroom Mid-Terraced Property -Great Investment Opportunity -Early Viewing Recommended to Avoid Disappointment -In Need Of Refurbishment- Mostly Double GlazedNo Onward Chain
EPC Rating E

Call: Michael Poole 01642 355000

Price Guide: £29,950+

Lot No. 9
75 Bodmin Square, Sunderland SR5 4HX
Andrew Craig
kimmitt & roberts

Description:

BODMIN SQUARE, TOWN END FARM - An ideal starter home located in this popular area of Sunderland. Ideally located for transport routes via A19 and local amenities. Internally comprising of lounge, kitchen and utility room to the ground floor along with two bedrooms and a family bathroom to the first floor. Warmed by gas central heating and double glazing. Externally the home provides a front driveway for off road parking and garden area and to the rear has a patio area along with a lawn. Must be viewed to appreciate.

EPC : E

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


Call: Andrew Craig 0191 5160239

Price Guide: £55,000+

Lot No. 10
7 Blenheim Terrace, Redcar, Cleveland TS10 1QP
Michael Poole

Description:

ATTENTION INVESTORS DEVELOPMENT OPPORTUNITY- Property Now Has Planning Permission For a Conversion Into 5 Self Contained Flats. For Details Please Visit Redcar & Cleveland Council Website - REF R/2014/0400/CAOf 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 AvailableUpon Request)- Situated to the West of Redcar -UPVC Double Glazing & Gas Central Heating ThroughoutWould also Make a Superb Family Home

EPC : C

Call: Michael Poole 01642 285041

Price Guide: £159,950+

Lot No. 11
66a Stanhope Road, South Shields NE33 4BS
Andrew Craig

Description:

A ground floor unit for sale which we are advised was previously trading as a Sandwich Shop/Deli. The premises are in a prime residential area with a highly visible frontage within the vicinity of Chichester Metro.

EPC : F

Call: Andrew Craig 0191 4271722

Price Guide: £20,000+

Lot No. 12
40 Finsbury Street, Monkwearmouth, Fulwell SR5 1HL
Andrew Craig

Description:

This one bedroom mid terraced house is situated within this popular area close to local amenities and transport links including shops, schools and transport links to the city centre, Seaburn and Roker seafront and Roker Marina making this ideal for the first time buyers, young couples and investors alike and should be viewed to avoid disappointment. Accommodation comprises entrance lobby, lounge/diner with living flame fire with feature surround and stairs to the first floor, fitted kitchen and shower room to the ground floor whilst to the first floor there is a master bedroom with fitted wardrobes. Other benefits include gas central heating and double glazing. Externally there is a rear yard providing off street parking.



EPC Rating E

Call: Andrew Craig 0191 5160239

Price Guide: Was £63,500 Now £44,950 +

Lot No. 13
17 Individual lodge plots, Otterburn Hall Estate, Otterburn NE19 1HE
**ROOK
MATTHEWS
SAYER**

Description:

17 Individual lodge plots available at £3000+ each
An exciting opportunity to purchase an off plan lodge site within the beautiful Otterburn Hall Estate. Located around 25 miles from Newcastle International Airport, close to the village of Otterburn, the surrounding area includes The Northumberland National Park with good access to Kielder Water, The Cheviots, The Scottish Borders and the Northumberland Coastline.
The planning reference is 87/E/419, fourteen lodges have been constructed and a further 17 plots are now being offered for sale. The plots are to be offered for sale with a 999 year lease and ground rent of £2500 per year. (full details included within auction legal pack available to download at www.agentspropertyauction.com) We are advised that there are currently no services on the plots. We recommend that all potential buyers make their own enquires and satisfy their own requirements regarding services, planning and all statutory matters.

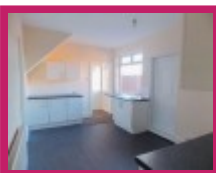
Call: Rook Matthews Sayer 01661 860228

Price Guide: £3000+ per plot

Lot No. 14
35 Edward Burdis Street, Sunderland SR5 2RU
Andrew Craig
kimmitt & roberts

Description:

EDWARD BURDIS STREET, SOUTHWICK - A one bedroom ground found floor flat located in the heart of Southwick. Ideally situated for local amenities close by on The Green, Aldi, Thompson park and traffic routes to surrounding areas. Internally comprising of lounge, bedroom, kitchen and bathroom. Warmed by gas central heating and double glazing. Externally there is an enclosed rear yard. An excellent investment opportunity, call now to arrange a viewing.


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

Call: Andrew Craig 0191 5160239

Price Guide: £20,000+

Lot No. 15
12 Northumberland Court, Blyth NE24 1LD
**ROOK
MATTHEWS
SAYER**

Description:

****TOWN CENTRE POSITION - MODERN TOP FLOOR APARTMENT - EXTREMELY WELL APPOINTED - TWO BEDROOMS - EPC: B**** on Northumberland Court in Blyth. Briefly comprising: Communal entrance, staircase to top floor, entrance hall, spacious lounge with bay window, kitchen, two bedrooms and bathroom. Benefitting from gas central heating and double glazing - an ideal investment opportunity - viewings highly recommended.
EPC Band B

Call: Rook Matthews Sayer 01670 352900

Price Guide: £28,950+

Lot No. 16

79 Anderson Street, South Shields NE33 2RJ

Andrew Craig

Description:

SPACIOUS 3/4 BEDROOM UPPER MAISONETTE!! This versatile family home situated in this ideal central location in South Shields, ideally located just a short distance from South Shields Town Centre, Coastline with Bus and Metro links into other areas. Accommodation briefly comprises of: - Entrance into hallway, lounge, diner or bedroom four, kitchen, three bedrooms and family bathroom. Further benefits include gas central heating, spacious living space and viewing is highly recommended.



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £48,950+

Lot No. 17

Oakwood Care Home, South Crescent, Fencehouses DH4 6AE

**ROOK
MATTHEWS
SAYER**

Description:

Currently a 19 Bedroom closed Care home with, 3 bathrooms, 3 W/C, kitchen, dining room, lounge, staff room, 2 offices and washroom. Externally there is a small garden to the rear. The property also benefits from having planning permission to turn the care home into 11 residential apartments. The plans outline five two bedroom flats and six one bedroom studios. Further information can be found at Durham County Council Planning Portal, Planning No. 2/12/00197/FUL.



EPC Band - D

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £210,000+

Lot No. 18

Thistledene, 21 Micklewood Close, Morpeth NE61 3KP

**ROOK
MATTHEWS
SAYER**

Description:

****EXCLUSIVE SECURTIY GATE AND CODE DEVELOPMENT THREE BEDROOMS LARGE DINING KITCHEN TWO PARKING BAYS REAR GARDEN**** A most attractive, three bedroom home situated on the exclusive development Micklewood Park development within the grounds of Longhirst Hall. The accommodation is of excellent standard throughout and briefly comprises; entrance hall, cloakroom W.C, lounge, large kitchen diner, first floor landing, master bedroom with en suite, two further, well-proportioned bedrooms and bathroom/W.C. Externally there are two allocated parking space to the front of the property and an enclosed garden to the rear. Entry to the development is through the grounds of Longhirst Hall and is via secure gated entry.

EPC Band C

Call: Rook Matthews Sayer 01670 511711

Price Guide: £195,000+

Lot No. 19

138 Coatham Road, Redcar TS10 1RZ

Michael Poole

Description:

Available with Immediate Vacant Possession, Large Period Terrace Property, Three First Floor Bedrooms, Generous Lounge, Dining Room & 19ft plus Kitchen, UPVC Double Glazing & Gas Central Heating.



EPC :E

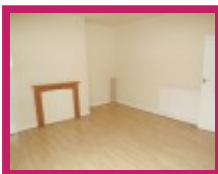
Call: Michael Poole 01642 285041

Price Guide: £54,950+

Lot No. 20
4 Jubilee Terrace, Seaton Burn, Newcastle NE13 6EL
Andrew Craig
**ROOK
MATTHEWS
SAYER**

Description:

UPPER FLAT. This two bedroomed upper flat is situated on Jubilee Terrace, Seaton Burn and will suit both first time buyers and prospective landlords alike. With the benefit of double glazed window and gas central heating. Comprises:- Stairs to first floor, spacious lounge, two bedrooms, bathroom/w.c. and kitchen. Externally there is a yard to the front of the property. Available with no upper chain. Within easy striking distance of local road links both A1 and A19, local shops and Seaton Burn school. VIEWINGS ESSENTIAL.



EPC : D

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

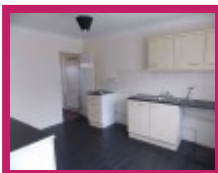
Call: AC 0191 2859024 RMS 0191 2847999

Price Guide: £45,000+

Lot No. 21
34 Phalp Street, South Hetton, Durham DH6 2ST
kimmitt & roberts
Andrew Craig

Description:

This mid terraced house is situated close to local amenities and would be an ideal investment opportunity. The property benefits from gas central heating and accommodation comprises entrance lobby, fitted kitchen, three piece bathroom and lounge to the ground floor whilst to the first floor there are three bedrooms. Externally there is a front garden with patio area and rear yard with detached garage. VIEWING RECOMMENDED !!!!!



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

EPC : D

Call: AC 0191 4921234 K&R 0191 5848080

Price Guide: £35,000+

Lot No. 22
22 South View Terrace, Houghton DH4 5NP
Andrew Craig
kimmitt & roberts

Description:

This extended mid terraced cottage is offered with gas central heating and double glazing. Accommodation comprises entrance hallway, bedroom, lounge, fitted kitchen and three piece bathroom. Externally there is a garden to the front and a yard to the rear. The property is situated close to local amenities including shops, and transport/road links to the surrounding areas making this ideal for the first time buyers and investors alike.



EPC : D

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

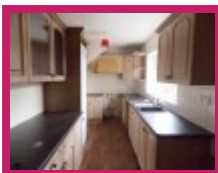
Call: Kimmitt and Roberts 0191 5848080

Price Guide: £35,000+

Lot No. 23
58 The Crescent, Chester 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. This property must be viewed to appreciate the potential !!!!!



EPC : G

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

Call: AC 0191 4921234 JWW 0191 3887245

Price Guide: £45,000+

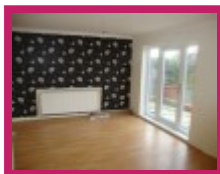
Lot No. 24

17 Lakeland Drive, Peterlee SR8 5NF

Andrew Craig
kimmitt & roberts

Description:

A two bedroom semi detached house offered for sale with vacant possession. The property benefits include double glazed windows to the majority of the house, gas central heating and a garden. The accommodation briefly comprises of entrance hall, kitchen, living/dining room, to the first floor there are two bedrooms and a bathroom/wc. Externally there is a lawned garden to the rear of the property.



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

Call: AC 0191 5653377 K&R 0191 5183334

Price Guide: £39,950+

Lot No. 25

27 Corder Road, West Lane, Middlesbrough TS5 4AS

Michael Poole

Description:

Three Bedroom Terrace House, Modern Fitted Kitchen, Storage Heating, Two Reception Rooms, Garage to the Rear
EPC : E

Call: Michael Poole 01642 254222

Price Guide: £49,950+

Lot No. 26

13 Co operative Crescent, Gateshead NE10 9SQ

Andrew Craig

Description:

CO-OPERATIVE CRESCENT - SPACIOUS 3 BED FIRST FLOOR FLAT - Offering versatile living space suited to a range of buyers. Positioned within this popular area of Gateshead close to local amenities, Schools, Hospital and transport links. Benefits include double glazed windows and gas central heating system. Externally there is a shared yard to rear. Briefly comprises of:- Entrance lobby, spacious lounge, kitchen, three bedrooms and boarded out loft space and shared rear yard. Viewing comes highly recommended to appreciate size and location. EPC Band F

Call: Andrew Craig 0191 4875330

Price Guide: £60,000+

Lot No. 27

579/581 Westgate Road, Newcastle NE4 9PR

Andrew Craig
**ROOK
MATTHEWS
SAYER**

Description:

WESTGATE ROAD - PAIR OF FLATS OFFERED WITH VACANT POSSESSION - BOTH 2 BEDROOMED. Located on Westgate Road, Newcastle, within easy reach of local amenities and access to City Centre. Available with no upper chain and in need of renovation. The Ground floor flat comprises:- Lounge, kitchen, bathroom, two bedrooms, gas central heating and double glazed windows. The upper flat comprises:- Stairs to first floor, lounge, kitchen, shower room and two bedrooms. This flat benefits from double glazed windows but has no central heating. There is a shared yard to the rear. VIEWING ESSENTIAL.



EPC : flat 57 - FFlat 58 - d

Call: AC 0191 2859024 RMS 0191 2744661

Price Guide: £140,000+

Lot No. 28
8 Manilla Street, Hendon, Sunderland SR2 8RS
Andrew Craig

Description:

MANILLA STREET - SPACIOUS MID TERRACED FAMILY HOME - OFFERED WITH NO CHAIN INVOLVED. Situated within easy access to most local amenities including Sunderland City Centre, shops, Schools and Parks. The spacious accommodation would benefit from a little TLC., however is priced accordingly and should be of interest to a range of buyers. Briefly comprises of:- Two reception rooms,, breakfasting kitchen, utility room, family bathroom and four bedrooms. Yard to rear. Viewing highly recommended.

EPC Band F

Call: Andrew Craig 0191 5653377

Price Guide: £70,000+

Lot No. 29
158 Waterloo Walk, Washington NE37 3EL
Andrew Craig

Description:

An investment opportunity to purchase this one bedroom apartment offered for sale with vacant possession and located within this residential area of Washington. The property briefly comprises of communal entrance hall, entrance door to flat with stairs down to lower level, bedroom with balcony, bathroom and open plan lounge/ kitchen with balcony. The property benefits include double glazed windows, gas central heating and a two balconies. Externally there are communal gardens. The vendor has advised that the LHA Rental Rates for this flat are approx £86per week (£4472 per annum)
EPC :C

Call: Andrew Craig 0191 4921234

Price Guide: £9,950+

Lot No. 30
21 Woods Terrace, Murton, Seaham SR7 9AG
kimmitt & roberts

Description:

DEVELOPMENT OPPORTUNITY Building with planning permission for five individual apartments. Planning Ref: DM/14/01402/FPA



EPC Band:- G

Call: Kimmitt & Roberts 0191 5813213

Price Guide: £69,950+

Lot No. 31
24 Broomlea Road, Killingworth NE12 6YJ
**ROOK
MATTHEWS
SAYER**

Description:

Offered with no onward chain is this two bedroom ground floor flat with views over Killingworth Lake and would ideally suit a cash buyer or a buy to let investor as the lease was 99 years from 1st Jan 1970. Comprising; entrance area, lounge, kitchen . From the lounge is the rear hall with a large walk in storage cupboard, door to bathroom/W.C and two bedrooms. Externally, the front is mainly paved with planted borders and to the rear a raised decked area with paved area, garden shed, water feature and side access to the front. The property benefits from gas central heating, UPVC double glazing and a single garage in a block.



EPC Band E

Call: Rook Matthews Sayer 0191 266 7788

Price Guide: £54,950+



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SOLICITORS

Lot No. 32

Flat 11, Hawthorne Close, Newcastle NE15 6AG

**ROOK
MATTHEWS
SAYER**

Description:

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

EPC Band:- B

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £54,950+

Lot No. 33

77 Fullerton Place, Low Fell, Gateshead NE9 5LP

Andrew Craig

Description:

Two bedroom ground floor flat pleasantly positioned within this popular residential area. Requiring updating throughout but is ideal for investors, builders and DIY enthusiasts looking for a project. Briefly comprising: hall, lounge, kitchen, two bedrooms and bathroom. Yard to the rear. Viewing comes recommended to appreciate the full potential.

EPC Band:- To Follow

Call: Andrew Craig 0191 4875330

Price Guide: £49,950+

Lot No. 34

6-10 Newmarket, Consett, Co Durham DH8 5LQ

**ROOK
MATTHEWS
SAYER**

Description:

The building forms part of a long line of terraced properties and dates back to the 1890s. It consists of two storeys and a tiled pitched roof, it has a prominent frontage along Newmarket Street. The first floor retains much of the original stone work whilst the ground floor has a modern painted shop frontage. The ground floor is a bar/nightclub that trades under the name of Steps, with the first floor currently vacant but having previously trading as a restaurant.

The total floor area for the ground and first floor is 10,842 sq. ft. (1,007.3 sq. m.) plus an additional cellar area. Rental Income Ground Floor The current tenant is paying £16,000 per annum and has a 3 year lease that commenced April 2012 (The tenant has indicated they are willing to walk away from the least should a purchaser wish so)

First Floor This is currently vacant.

EPC Band:- F

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £149,950+

Lot No. 35

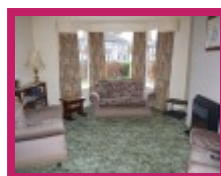
8 Warwick Hall Walk, Cochrane Park, Newcastle NE7 7SD

**ROOK
MATTHEWS
SAYER**

Description:

AVAILABLE WITH NO ONWARD CHAIN THIS 3 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE COCHRANE PARK ESTATE. Occupying a corner plot, on this sought after street, the property offers ideal family living accommodation. Briefly comprising entrance porch, entrance hall, lounge, dining room and kitchen. To the first floor there are 3 bedrooms and a family bathroom/WC. Additional benefits include gas central heating and double glazing. Externally there are gardens to the front, side and rear, a driveway and a detached garage.

EPC band D


Call: Rook Matthews Sayer 0191 2761283

Price Guide: £134,950+

Lot No. 36

42a Front Street, Pelton, Chester Le Street DH2 1DE

Andrew Craig
WOOD
ESTATE AGENTS

Description:

A three bedroom self contained upper flat situated on Front Street, Pelton. The property benefits from gas central heating, double glazing and the accommodation briefly comprises entrance lobby, hall, kitchen, bathroom/wc, living room, three bedrooms. EPC Rating: D


Call: AC 0191 4921234 JWW 0191 3887245

Price Guide: £19,950+

Lot No. 37

10 Byron Place, Guidepost, Northumberland NE62 5DF

**ROOK
MATTHEWS
SAYER**

Description:

Viewing is highly recommended on this well presented two bedroom first floor maisonette. This ready to move into property briefly comprises of an external staircase leading to the flats entrance hall, modern kitchen, living/dining room, stairs to the first floor with two bedrooms and a re fitted shower room/wc.



EPC Band C

Call: Rook Matthews Sayer 01670 850850

Price Guide: £44,950+

Lot No. 38

13 Ascot Street, Easington Colliery, Peterlee SR8 3RU

kimmitt & roberts

Description:

What a fantastic opportunity to purchase this immaculate and much improved three bedroomed mid terraced home which has been greatly improved by its current owner and comes highly recommended. Boasting gas central heating system, double glazing, refitted stylish kitchen and bathroom/w.c and modern neutral decor throughout. To the rear elevation is off street parking

EPC Rating D

Call: Kimmit & Roberts 0191 518 3334

Price Guide: £25,000 - £35,000

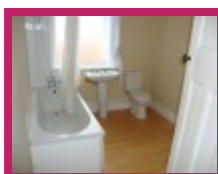
Lot No. 39

102/104 Thompson Road, Sunderland SR5 2JW

Andrew Craig

Description:

An investment opportunity to purchase a pair of flats which are offered for sale with vacant possession. Both properties benefit from double glazed window and gas central heating. 102 Thompson Road briefly comprises of hall with stairs to leading to the first floor, two bedrooms, kitchen, living room, utility room, bathroom/wc. 104 Thompson Road comprises hall leading to bedroom, bathroom, living room, kitchen and a yard to rear. Externally there is a yard to the rear.



EPC Ratings : C

Call: Andrew Craig 0191 5160239

Price Guide: £64,950+

Lot No. 40
4 Roberts Square, West Cornforth, Co Durham DL17 9JR
WOOD
ESTATE AGENTS

Description:
GUIDE PRICE £15,000 - £25,000

A two bedroom mid terrace house situated on Roberts Square West Cornforth.

The property is available for sale with vacant possession and benefits from gas central heating and double glazing. Call now to view.

EPC : band D

Call: J W Wood 0191 3869921

Price Guide: £15,000 - £25,000

Lot No. 41
49 Ewehill Terrace, Fencehouses, Houghton Le Spring DH4 6JX
kimmitt & roberts

Description:
NO UPWARD CHAIN! We offer for sale this three bedroom end terraced house which will appeal to a range of buyers. Priced to allow for some updating, we are sure this property offers investment opportunities for developers and first time buyers. Conveniently situated in the Fencehouses area within easy reach of road networks, the property briefly comprises - Entrance Lobby and Entrance hall, Lounge, Dining kitchen with a range of units, Bathroom, and three bedrooms. Rear yard with garden area and brick store. An ideal development opportunity/starter home.

EPC Band F

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £45,000+

Lot No. 42
57 Fifth Street, Horden, Peterlee SR8 4LA
kimmitt & roberts

Description:

An ideal opportunity for local investor to purchase this improved two bedroomed mid terraced home which comes with gas central heating system, double glazing and comprises of entrance vestibule, lounge, kitchen/diner, two bedrooms and first floor bathroom/w.c. To the exterior is an enclosed rear yard.


EPC Band C

Call: Kimmit & Roberts 0191 518 3334

Price Guide: £25,000- £35,000

Lot No. 43
49 Noble Street, Hendon, Sunderland SR2 8LU
Andrew Craig

Description:

This double fronted mid terraced cottage located within easy access to local amenities including shops, schools, transport links and offers accommodation all on one level. Accommodation comprises entrance hallway, three bedrooms, lounge, fitted kitchen and bathroom with three piece suite. Other benefits include gas central heating and double glazing. Externally there is a paved rear yard. This would be ideal for the first time buyers, families and investors alike and should be viewed to appreciate !!!!!!!


EPC Band E

Call: Andrew Craig 0191 5653377

Price Guide: £35,000+

Lot No. 44
35 Eden Terrace, Lynemouth, Ashington NE61 5TU
**ROOK
MATTHEWS
SAYER**

Description:

The accommodation briefly comprises of entrance lobby, entrance hall, living room, kitchen and bathroom to the ground floor. There are two bedrooms to the first floor, Externally there is a yard to the rear and a lawned garden to the front
EPC band : To Follow


Call: Rook Matthews Sayer 01670 850850

Price Guide: £28,500+

Lot No. 45
9 The Crescent, Cleadon SR6 7QZ
Andrew Craig

Description:

Situated in this well regarded street in Cleadon we offer to auction this semi detached property which offers a fantastic investment opportunity for anyone wishing to maximise upon the properties full potential. Requiring works of modernisation and refurbishment to bring to a present day standard and briefly comprising of:- Two reception rooms, kitchen three bedrooms and bathroom. The property offers scope to extend and has good size gardens to side and rear.



EPC : band to follow

Call: Andrew Craig 0191 5190011

Price Guide: £199,950+

Lot No. 46
The Former Kensington Hotel, Willington, Co Durham DL15 0PJ
**ROOK
MATTHEWS
SAYER**

Description:

The site is located a short distance to the west of Willington High Street and is situated in a mixed residential and retail area. Willington is situated approx. 3 miles north of Bishop Auckland.
Description Previously the Kensington Hall Hotel, the site is situated at the end of Kensington Terrace and overlooks open fields to the north. The ground is a combination of tarmac and unmade ground.
Titles The site is split into three titles: DU296519 / DU154222 / DU211016
Site Area Approximately 0.37 hectares (0.93 acres).
EPC Band:- N/A

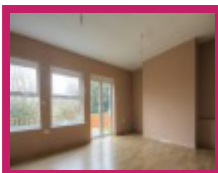
Call: Rook Matthews Sayer 0191 2120000

Price Guide: £64,950+

Lot No. 47
9 South View Bungalows, High Spen NE39 2AT
**WOOD
ESTATE AGENTS**

Description:

Available with immediate vacant possession, a 3 bedroom mid terraced bungalow, which has the benefit of uPVC double glazing and gas central heating with combination boiler. The property requires some cosmetic improvements and the accommodation includes: kitchen, bathroom, large lounge, 3 bedrooms, garden with decked patio and a yard.



EPC Band D

Call: J W Wood 01207 235221

Price Guide: £75,000+

Lot No. 48
88 Axwell Terrace, Swalwell NE16 3JS
Andrew Craig

Description:

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

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



EPC Band C

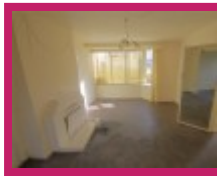
Call: Andrew Craig 0191 4889090

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

Lot No. 49
85 Belmont Avenue, Billingham TS22 5HG
Michael Poole

Description:

Invertors Attention! * Do Not Miss Out! * Book Your Viewing Today! * Two Receptions * Three Bedrooms * Full Modernisation Required * Detached Garage & Outhouses * No Onward Chain
EPC : G



Call: Michael Poole 01642 955140

Price Guide: £49,950+

Option 2

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

Lot No. 50

214 Brunton Walk, Kingston Park, Newcastle NE3 2TJ

**ROOK
MATTHEWS
SAYER**



Description:

Appealing to a variety of buyers including first time buyer and the buy to let investor is this three bedroom mid link house situated within this popular residential area. The property is currently let but will be have vacant possession upon completion. The property benefits from double glazing, gas central heating and a garden. The accommodation briefly comprises of entrance hall, lounge through dining area, kitchen, to the first floor there are three bedrooms and a family bathroom-wc. Externally there is an enclosed garden to the rear.



EPC : Band C

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £99,950+

Lot No. 51

108 Marske Lane, Bishopgarth, Stockton TS19 8UH

Michael Poole



Description:

Two Bedroom Detached Bungalow * Larger Than Average Garage (20'4 X 13'6) * Large Driveway & Rear Garden * Set Within This Popular Residential Area * Spacious Lounge with Electric Fire in Surround * Kitchen with Built-In Oven & Hob & Integrated Fridge/Freezer * Bathroom with Coloured Suite * Gas Central Heating System * Double Glazing * Two Bedrooms with Master Having Fitted Robes * No Onward Chain



EPC : D

Call: Michael Poole 01642 355000

Price Guide: WAS £135,000 NOW £99,950+

Lot No. 52

6 Urfa Terrace, South Shields NE33 2ES

Andrew Craig



Description:

Situated in this beautiful coastal location of Lawe Top area being just a short distance away from the Sea Front. This character mid terraced home enjoys accommodation set over three floors. Briefly comprises:- Entrance hallway, Lounge, Dining room, kitchen, pantry and utility room. Bedroom accommodation is on the first and second floors, with the front top floor bedroom enjoying a sea views. Family bathroom with separate w.c. Externally there is a yard to the rear providing off street parking. The property retains many original features of a bygone era and has the benefit of partial double glazing.



EPC band F

Call: Andrew Craig 0191 4271722

Price Guide: WAS £225,000 NOW £159,950+

Lot No. 53
18 Neale Street, Anfield Plain, Stanley DH9 7SU

Description:

A two bedroom terraced house sold with tenancy. The property produces an annual income of £4152, has the benefit of uPVC double glazing and gas central heating with combination boiler. The accommodation includes: Lobby, lounge, kitchen, w.c. and utility room. Two first floor bedrooms, a bathroom, a small garden and a yard.

EPC : C

Call: J W Wood 01207 235221

Price Guide: £35,000+

Lot No. 54
4 Lawrence Avenue, South Shields NE34 8LY
Andrew Craig

Description:

A two bedroom house situated on Lawrence Avenue in this popular residential area of South Shields. The accommodation briefly comprises entrance porch, entrance hall, living room, dining area, kitchen, first floor are two bedrooms, bathroom and separate wc. Externally there is a lawned garden to the rear of the property and a garden and off street parking to the front.



EPC band to follow

Call: Andrew Craig 0191 4271722

Price Guide: £55,000+

Lot No. 55
1 Fencer Court, Gosforth, Newcastle NE3 2DP
**ROOK
MATTHEWS
SAYER**

Description:

We are pleased to offer to the market this modern three bedroom detached bungalow situated in this popular residential development. The accommodation briefly comprises; entrance hall, lounge, dining room, conservatory, kitchen, three bedrooms, bathroom and a separate cloaks w.c. Externally there are gardens to the front, side and rear and a detached double garage. Internal viewing comes strongly recommended to appreciate the standard of accommodation on offer.

EPC : D

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £299,950+

Lot No. 56
16 Chipchase Mews, Great Park, Gosforth NE3 5RH
**ROOK
MATTHEWS
SAYER**

Description:

Modern four bedroom detached property situated in this popular residential area within close proximity to local shops, amenities and transport links. Briefly comprising; entrance hall, w.c, lounge, study, dining room, kitchen, utility, four bedrooms, en suite to master and a bathroom/w.c. Externally there is a landscaped garden to the rear and a garage situated in a separate block.

EPC Band - C

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £235,000+

Lot No. 57
28 Rockcliffe, South Shields NE33 3JH
Andrew Craig

Description:

A two bedroom top floor (3rd floor) apartment situated in this popular and sought after development in South Shields offering views over the roof tops to the sea. The property benefits include double glazing, gas central heating, en-suite facilities to master bedroom, security entry phone, integral single garage and communal gardens.

The property briefly comprises of entrance hall with stairs and a lift to the top floor, entrance hall to the apartment, living room, kitchen, two bedrooms (master with en-suite) and a family bathroom/wc.



EPC Band C

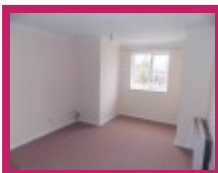
Call: Andrew Craig 0191 4271722

Price Guide: £139,950+

Lot No. 58
36 Foundry Court, St Peters Basin, Newcastle NE6 1UG
Andrew Craig

Description:

This modern apartment is situated on the first floor of Foundry Court, St Peter's Basin and should suit a wide range of prospective buyers including landlords, first time buyers and those looking to live within easy striking distance of Newcastle City Centre/Quayside. Well presented throughout and available with vacant possession. Briefly comprises of Communal entrance with stairs to all floors, hallway, spacious lounge, well fitted kitchen, two double bedrooms, bathroom/w.c. Electric storage heating.



EPC: D

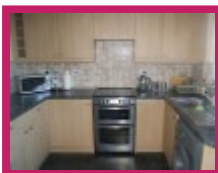
Call: Andrew Craig 0191 2859024

Price Guide: £74,950+

Lot No. 59
4 Cheviot Court, Seaham SR7 0DA
kimmitt & roberts

Description:

Tucked away in a secluded corner of this respected estate, this impressive modern semi provides superb family accommodation. A consistently popular house type, noted for its generous bedroom accommodation, it is beautifully presented throughout. Its boasts combi gas C/H UPVC double glazing, stylish kitchen, etc. Centrally located for access to local schools, bus services, town centre, sea front etc, early inspection is encouraged.



EPC Band C

Call: Kimmitt & Roberts 0191 5813213

Price Guide: Was £145,000 Now £109,950+

Lot No. 60
15 Crathie, Birtley Co Durham DH3 1QJ
Andrew Craig

Description:

A well maintained three bedroom end link is situated in the sought after area of Birtley close to major road links and local amenities. Comprises entrance hallway, lounge with living flame fire and feature surround, dining room with patio doors leading to conservatory which overlooks the rear enclosed garden and fitted kitchen to the ground floor. To the first floor there are three bedrooms (one with fitted wardrobes and shelving) and a three piece family bathroom. Other benefits include gas central heating and double glazing. Externally there is an open plan front garden laid to lawn. Rear garden enclosed and currently paved with timber shed.



EPC : C

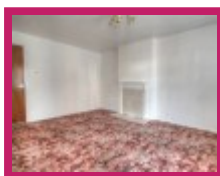
Call: Andrew Craig 0191 4921234

Price Guide: £90,000+

Lot No. 61
9 Tintern Road, North Skelton, Saltburn By The Sea TS12 2YN

Description:

Available With Immediate Vacant Possession- Two Bedroom Semi-Detached Bungalow- Cul-De-Sac Location- Front & Rear Gardens -Generous Side DriveDetached Brick Built Garage- UPVC Double Glazing0- Gas Central Heating- In Need of Some Updating



EPC : E

Call: Michael Poole 01642 285041

Price Guide: £74,950+

Lot No. 62
10a Victoria Square, Jesmond, Newcastle NE2 4DE
**ROOK
MATTHEWS
SAYER**

Description:

A top floor one bedroom apartment, situated on Victoria Square close to Northumbria University, Newcastle City Centre and the Royal Victoria Infirmary.

The property offers a light and airy accommodation to both the dining kitchen and the living room. The accommodation briefly comprises of communal entrance hall with stairs leading to the top floor, entrance hall to flat with doors off to dining kitchen, shower room-wc, living room and kitchen. Externally there is Permit parking available to the front of the property.

EPC Band D

Call: Rook Matthews Sayer 0191 2816700

Price Guide: £105,000+

Lot No. 63
10b Victoria Square, Jesmond, Newcastle NE2 4DE
**ROOK
MATTHEWS
SAYER**

Description:

A rare opportunity to purchase this two bedroom third floor apartment situated on Victoria Square close to Northumbria University, Newcastle City Centre and the Royal Victoria Infirmary. The property can be bought as an up and running buy to let which is currently producing an income of £700pcm or can be offered with vacant possession on completion.

The accommodation benefits from gas central heating and briefly comprises of communal entrance hall with stairs to the 2nd floor, entrance lobby to the flat, entrance hall, living room, bathroom, kitchen and two bedrooms. Externally there is Permit parking available to the front of the property.

EPC : E

Call: Rook Matthews Sayer 0191 2816700

Price Guide: £139,950+

Lot No. 64
7 Killingworth Road, Forest Hall NE12 7BR
**ROOK
MATTHEWS
SAYER**

Description:

Requiring full refurbishment is this two bedroom double fronted stone cottage situated close to Forest Hall Village. Comprising entrance hall, lounge, kitchen with a range of wall and base units, wetroom/W.C, dining room and two bedrooms to the front. Externally there is driveway parking leading to the larger than average rear garden which is mainly laid to lawn. The property benefits from partial gas central heating and UPVC double glazing.



EPC Band E

Call: Rook Matthews Sayer 0191 266 7788

Price Guide: £110,000 - £120,000



Laura Morgan
National Development Manager

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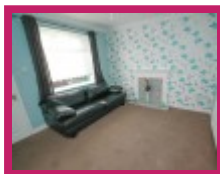
Lot No. 65

24 Westcott Road, South Shields NE34 0QY

Andrew Craig

Description:

WESTCOTT ROAD, SOUTH SHIELDS...two bedroom mid terraced property situated within close proximity to local amenities, shops, popular schools as well as South Shields District Hospital and public transport links. Benefiting from a driveway to the front and paved area to the rear this property briefly comprises of: - Entrance into hallway, lounge, kitchen, two bedrooms and bathroom. The property benefits from gas central heating and double glazing, viewing is highly recommended.



EPC : D

Call: Andrew Craig 0191 4271722

Price Guide: £59,950+

Lot No. 66

11 Whitebridge Close, Gosforth NE3 2DN

Andrew Craig

Description:

A must to see is this five bedroomed detached family home located on Whitebridge Close situated on this well designed Estate and popular due to its close proximity to local amenities. The spacious accommodation is offered over two floors. Comprises;- Entrance lobby, ground floor wc, study, well appointed kitchen, spacious lounge leading to conservatory, five first floor bedrooms (master en-suite), family bathroom and wc with four piece suite. Externally there is a driveway to front leading to a single garage and a well tended front garden. The rear garden is quite private and of good size with lawn and patio.



EPC Band:- E

Call: Andrew Craig 0191 2859024

Price Guide: £375,000+

Lot No. 67

25 Clifton Road, Fulwell, Sunderland SR6 9DN

Andrew Craig

Description:

Rare to the market with no chain involved we offer this larger than average four bedroom Dutch style bungalow. Located in one of Fulwells most sought after areas and being close to the amenities of Sea Road, Seaburn Metro, Roker Park, Morrisons and the beach along with good traffic routes to the City Centre and South Shields. Internally comprising of an entrance hallway, ground floor bathroom, master bedroom, open plan lounge and dining room, breakfasting kitchen, conservatory, three first floor bedrooms and a shower room. Benefitting from upvc double glazing and gas central heating. Externally there is a driveway, garage and gardens.



EPC Band D

Call: Andrew Craig 0191 5160239

Price Guide: £199,950+

Lot No. 68

8 Harrogate Crescent, Linthorpe, Middlesbrough TS5 6PS

Michael Poole

Description:

Extended Three Bed Semi - Ground Floor Bathroom & First Floor Shower Room -Spacious Kitchen/ Diner/ Sitting Room to the Rear -Attractive Gardens- UPVC Double GlazingCombination Gas Central Heating System- No Chain



EPC Band E

Call: Michael Poole 01642 254222

Price Guide: £94,950+

Lot No. 69
7 Meadowfield Park, Ponteland NE20 9XF

Description:

A two bedroomed, first floor, retirement apartment within a purpose built block overlooking the central communal gardens and conveniently situated within the sought after village of Ponteland. With electric heating and sealed unit double glazing, the property is designed for those aged 55 years and over with benefits including: security entry phone, security cord system providing peace of mind, as well as a communal lounge. The apartment itself comprises: reception hall, pleasant lounge with archway to the breakfasting kitchen, two bedrooms and bathroom/wc. Ideal for an older person looking for peace of mind as well as a pleasant and well situated property.

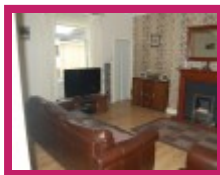

EPC : E
Call: Rook Matthews Sayer 01661 860228

Price Guide: Was £120,000 Now £65,000+

Lot No. 70
41 North Road East, Wingate, Co Durham TS28 5AU
kimmitt & roberts

Description:

This is a deceptively spacious three bed mid terraced home which comes with gas central heating system, double glazing, two reception rooms and garden across the rear lane with off street parking and timber garage. Having refitted kitchen and bathroom fittings it is priced to sell. Summary of accommodation Entrance vestibule, entrance hall, lounge, family room, kitchen, rear lobby, bathroom/wc, three bedrooms, driveway, garage and garden


EPC : C
Call: Kimmitt and Roberts 0191 5848080

Price Guide: Was £69,950 now £44,950+

Lot No. 71
38 Upper Howick Street, Alnwick , Northumberland NE66 1UZ
**ROOK
MATTHEWS
SAYER**

Description:

An excellent example of a mid terrace period style house in the historic part of Alnwick, close to the town centre. The solid entrance door opens to hallway with access to all rooms, and rear door to the yard. The large sitting room/ dining room provides excellent reception space with exposed wood flooring and cast iron fireplace, and gives access to the fitted kitchen/ breakfast room to the rear. On the first floor there are two double bedrooms and bathroom. Gas central heating and PVC double glazing is included. There is an enclosed rear yard and unrestricted on-street parking.


Energy Efficiency Rating D.
Call: Rook Matthews Sayer 01665 510044

Price Guide: £125,000+

Lot No. 72
21 Grove Road, North Ormesby, Middlesbrough TS3 6EH
Michael Poole

Description:

Three Bedroom Semi Detached House- Two Reception Rooms- First Floor Shower Room- Attractive, Mature, Lawned Rear Garden- Some Updating Required- UPVC Double Glazing -Vacant Possession EPC : D


Call: Michael Poole 01642 254222

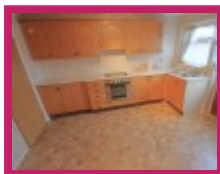
Price Guide: Was £79,950 now £44,950+

Lot No. 73
41 Holyrood Close, Thornaby, Stockton TS17 7JX

Description:

No Onward Chain- Good Size Mid Terrace Property- Three Double Bedrooms- Ground Floor Cloakroom/WC & Utility -Breakfast Kitchen/Lounge/Dining Room - Superb Rental Property or Starter Home

EPC : Band E



Call: Michael Poole 01642 355000

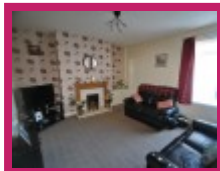
Price Guide: £64,950+

Lot No. 74
48 Frank Avenue, Seaham SR7 8LT

Description:

A good example of its type, this mid terraced cottage occupies an excellent position. The very flexible accommodation boasts a fitted kitchen, a stylish bathroom, gas central heating, double-glazing etc. Presented to modern tastes, it is a type which rarely comes to the market. Early viewing is recommended.

Summary of accommodation Entrance Hall, Bathroom, Three Bedrooms (One currently used as a Dining Room), Lounge, Kitchen, Gardens.



EPC Band:- D

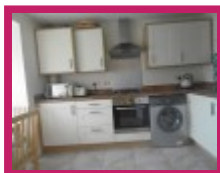
Call: Kimmitt & Roberts 0191 5813213

Price Guide: Was £79,950 Now £59,950+

Lot No. 75
9 Horton Park, Blyth, Northumberland NE24 4JD

Description:

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



EPC Band C

Call: Rook Matthews Sayer 01670 352900

Price Guide: £129,950+

Lot No. 76
27 The Grove, Dinningside, Belford, Northumberland NE70 7NP

Description:

End of terrace house which is available with no upper chain for early occupation. The accommodation includes entrance lobby, sitting room and dining kitchen. There are two bedrooms and bathroom on the first floor. Night storage heating is included. Parking to the front and an enclosed rear garden. Some modernisation and upgrading is required. Belford has day to day shopping, schooling up to age 13, doctors surgery and choice of restaurants and hotels. The main A1 road gives easy access north and south, whilst the beaches at Bamburgh are around 5 miles away. This is an ideal opportunity and an early inspection is recommended.



EPC Band - D

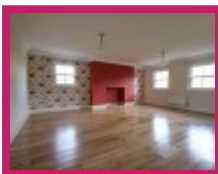
Call: Rook Matthews Sayer 01665 510044

Price Guide: £59,950+

Lot No. 77
6 The Paddock, Witton Le Wear, Co Durham DL14 0GA
WOOD
ESTATE AGENTS

Description:

Stone built link detached family home, enjoying arguably one of the best plots on this exclusive development of executive homes. Constructed in 2009 by the respected local builder Dere Street Homes and with the balance of its 10 year NHBC warranty to run, the property benefit from LPG central heating to radiators and double glazing. Comprises of entrance hallway, lounge, dining kitchen, utility room. Four bedrooms, with en suite shower room to the master and a family bathroom. Externally the property boasts a good sized corner plot with a driveway accessing the single garage. The rear garden is fence enclosed, laid to lawn and is quite secluded.



EPC : band C

Call: J W Wood 01388 604273

Price Guide: £269,950+

Lot No. 78
35 Saltwells Road, Longlands, Middlesbrough TS4 2EB
Michael Poole

Description:

Two Bedroom Terrace House - Two Reception Rooms - Loft Room via Pull Down Ladder - Enclosed Rear Yard - Shared Access Car Hard Standing to the Rear - No Onward Chain Gas Central Heating - Double Glazing

EPC : E

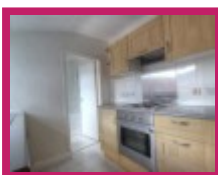

Call: Michael Poole 01642 254222

Price Guide: £54,950+

Lot No. 79
16 Hewley Street, Normanby TS6 0RD
Michael Poole

Description:

Available With Immediate Vacant Possession- Ideal Buy to Let or First Purchase- Deceptively Spacious Three Bedroom Property Separate Lounge & Dining Room- Three Generous First Floor Bedrooms -Ground Floor Bathroom & Additional First Floor Shower Room



EPC : E

Call: Michael Poole 01642 254222

Price Guide: £79,950+

Lot No. 80
9 Rectory Park, Morpeth NE61 2SZ
**ROOK
MATTHEWS
SAYER**

Description:

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



EPC : E

Call: Rook Matthews Sayer 01670 511711

Price Guide: £249,950+

Lot No. 81
10 Henry Street, Gosforth, Newcastle NE3 1DQ
Andrew Craig

Description:

HENRY STREET A 2 BED TERRACED BUNGALOW Situated in this sought after area within close proximity to Gosforth High Street amenities such as Sainsburys Supermarket, public transport links, shops, schools and Gosforth Central Park. Although requiring some works of updating this is sure to appeal to a wide range of buyers. The accommodation briefly comprises of:- Entrance lobby, hall, lounge, kitchen, two bedrooms and shower room. Externally there low maintenance gardens to the front and rear being mainly paved. An early viewing is a must!!!



EPC : Band D

Call: Andrew Craig 0191 2859024

Price Guide: £139,950+

Lot No. 82
15 Bevan Drive Longbenton NE12 8WD
**ROOK
MATTHEWS
SAYER**

Description:

A well presented three bedroom semi detached house within this popular residential location. Comprising: entrance hall with downstairs W.C, stairs to the first floor, door to lounge, double doors leading to dining kitchen, built in electric oven, induction hob, extractor hood over, and UPVC double glazed French doors out to the rear garden. To the first floor a modern bathroom/W.C and three bedrooms. Externally to the front is mainly laid to lawn, driveway parking, gates access to the rear garden which is mainly laid to lawn with patio area and fenced boundaries. The property benefits from gas central heating and UPVC double glazing.


EPC : C
June completion anticipated.

Call: Rook Matthews Sayer 0191 266 7788

Price Guide: £130,000+

Lot No. 83
3 Croft Place, Alnwick, Northumberland NE66 1UF
**ROOK
MATTHEWS
SAYER**

Description:

Croft Place lies just outside the Alnwick town walls, and is listed Grade II, considered to date back to the early 19th century. It is accessed via a private cul-de-sac street with parking leading to the surprising and spacious garden with stone patio and lawn. The original cellar to the property has been restored to provide further accommodation ideally suited as guest suite with bathroom adjacent, or extra living room. The ground floor includes the original Georgian easy rise stairs with mahogany handrail, sitting room with marble fireplace and decorative cornice, and the very generous extension to the property providing the dining kitchen including oak fitted cabinets with granite worktops, and stone flagged flooring. This level also includes the third bedroom suite with en suite shower room, and generous storage area or dressing room adjacent. On the first floor there is the lovely master bedroom with bathroom adjacent, and fourth double bedroom. Gas central heating is included. The garden is accessed by French doors from the kitchen in addition to the gated driveway, and opens up to a lovely south facing aspect with mature shrubs and trees. Only an internal inspection can truly appreciate the character of this property.

Call: Rook Matthews Sayer 01665 510044

Price Guide: WAS £399,950 NOW £299,950+

Lot No. 84
1 Hazel Court, Haswell, Durham DH6 2DE
kimmitt & roberts

Description:

Situated in this rural village yet close by to all major road networks this is a delightful two bedroomed ground floor apartment which comes with electric heating, double glazing, stylish range of Beech effect wall and base units incorporating stainless steel oven and hob OPEN VIEWINGS SATURDAY 14TH MARCH 11AM - 12NOON SATURDAY 21ST MARCH 1PM - 2PM. ALL ARE WELCOME.



EPC : C

Call: Kimmit & Roberts 0191 518 3334

Price Guide: £49,950+

Lot No. 85

68 Bayfield, West Allotment, Whitley Bay NE27 0FE

**ROOK
MATTHEWS
SAYER**

Description:

A delightful two bedroom semi-detached property situated within the very popular residential development of Northumberland Park. Close to shops & amenities, good local schools, access to major road & transport links, a location which offers an appealing lifestyle briefly comprises, entrance porch, lounge, breakfasting kitchen, down stairs W.C. To the first floor, landing two bedrooms and a bathroom. Benefiting from gas central heating and double glazing throughout. Externally to the front there is a lawn area and a driveway offering off street parking. To the rear a south westerly aspect low maintenance garden, with gated access to side.



EPC: D

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £109,950+

Lot No. 86

42 Strait Lane, Stainton, Middlesbrough TS8 9BB

Michael Poole

Description:

Deceptively spacious four bedroom detached bungalow located in the sought after village location of Stainton. With extensive accommodation of approximately 1,705 square feet, the property has been modernised by the current owner with no expense spared and only upon internal inspection will you fully appreciate what it has to offer. Features include a fabulous fitted kitchen with granite worktops, master bedroom with walk-in wardrobe and Jack & Jill wet room, UPVC double glazed windows, gas central heating, private rear garden and tandem length garage. The accommodation briefly comprises entrance hall, lounge/dining area, kitchen, family bathroom, three ground floor bedrooms and Jack & Jill Wet room. The first floor comprises a spacious bedroom measuring approximately 18ft plus x 15ft plus and en-suite bathroom. Externally there is a spacious driveway offering parking for approximately three to four cars, lawned front garden, private rear garden mainly laid to lawn and tandem length garage

Call: Michael Poole 01642 254222

Price Guide: WAS £345,000 NOW £275,000+

Lot No. 87

10 Wetherby Close, Ashington NE63 8NJ

**ROOK
MATTHEWS
SAYER**

Description:

FOUR BEDROOMED DETACHED SPACIOUS THROUGHOUT EN-SUITE GARAGE & GARDENS**Attractive four bedroomed property located on the sought after Orchid Meadows estate, Ashington. The property is spacious throughout and is ideal for any growing family. Comprising of entrance hallway with cloakroom, lounge with bay window and large kitchen/dining area. To the first floor there are four well proportioned bedrooms with en-suite to the master, spacious landing and family bathroom. Externally there is a front open aspect lawned garden with multi car driveway and single garage and a rear enclosed garden with lawned and patio area. An early viewing is recommended. EPC Band:- D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £149,950+

Lot No. 88

3 Hadstone Place, Fenham, Newcastle NE5 3JX

**ROOK
MATTHEWS
SAYER**

Description:

Cul-de-sac location, three bedroom semi, well presented, popular location Located with close proximity of all amenities, shops, bus routes and transport links into and around Newcastle city centre. This three bedroom semi-detached family home is well presented throughout and benefits from, gas central heating, double glazing and driveway. The accommodation comprises; entrance porch, hallway, lounge, kitchen, bathroom, stairs to first floor and three bedrooms. Externally there are gardens to the front and rear and a driveway.



EPC Band D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £89,950+

Lot No. 89

28 Western Avenue, Fenham NE4 8SP

**ROOK
MATTHEWS
SAYER**

Description:

We offer for sale this three bedroom semi detached house which is located in this popular residential area to the West of Newcastle. The property benefits include double glazed windows, gas central heating, a garden to the front and rear and is offered for sale with vacant possession. The property briefly comprises of entrance hall, kitchen, utility, living room, to the first floor there are 3 bedrooms and a bathroom/wc. Externally there are gardens to both front and rear with a drive to the front offering off street parking.



EPC Band D

Call: Rook Matthews Sayer 0191 274 4661

Price Guide: £129,950+

Lot No. 90

Kenmuir, Birtley, Co Durham DH3 1PR

Andrew Craig

Description:

An opportunity to purchase a unique 3 storey 3 bed double fronted detached residence with a first floor balcony flanking the front elevation which poses a most striking facade. Briefly comprises of:- Entrance hall with stairs up. Front lounge, second reception room and a kitchen. There is also the additional feature of a useful Cellar providing utility and workshop space. The first floor has three bedrooms, re-fitted bathroom/w.c. with modern suite. Externally there is an enclosed gated garden to front with multiple driveway parking leading to a detached garage plus paved garden area to the rear. Further benefits include gas central heating, double glazing.



EPC Rating : D

Call: Andrew Craig 0191 4921234

Price Guide: £219,950+

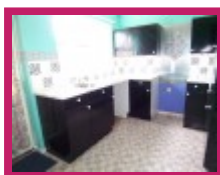
Lot No. 91

28 The Grove, Dinnington, Belford, Northumberland NE70 7NP

**ROOK
MATTHEWS
SAYER**

Description:

Mid terraced house which is available with no upper chain for early occupation. The accommodation includes entrance lobby, sitting room and dining kitchen. There are two bedrooms and bathroom on the first floor. Parking to the front and an enclosed rear garden. Some modernisation and upgrading is required. Belford has day to day shopping, schooling up to age 13, doctors surgery and choice of restaurants and hotels. The main A1 road gives easy access north and south, whilst the beaches at Bamburgh are around 5 miles away. This is an ideal opportunity and an early inspection is recommended.



EPC Band - D

Call: Rook Matthews Sayer 01665 510044

Price Guide: £59,950+

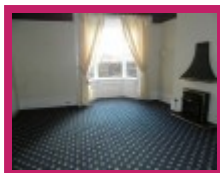
Lot No. 92

83 Thompson Road, Southwick, Sunderland SR5 2JJ

Andrew Craig

Description:

A spacious mid terraced property offered with no chain involved. This property was previously a bed and breakfast but can be re-converted with relevant planning permission etc. Close to the amenities at The Green which includes shops, pubs and local schools together with bus routes to Sunderland City Centre. The internal living accommodation comprises of an entrance hallway, lounge, dining room, breakfast room, kitchen, ground floor WC. Five well proportioned bedrooms and an additional bathroom. Warmed by gas central heating and double glazing. Externally there is a rear yard with garage. Must be viewed to appreciate the size and layout.



EPC Band:- D

Call: Andrew Craig 0191 5160239

Price Guide: Was £119,950 Now £84,950+

Lot No. 93
2 Newminister Terrace, Morpeth NE61 1DB
**ROOK
MATTHEWS
SAYER**

Description:

****UNIQUE THREE STOREY HOME FIVE BEDROOMS GOOD SIZE GARDENS CENTRAL LOCATION MUST BE VIEWED****

An opportunity to purchase this unique five bedroom property situated just behind Newgate Street, Morpeth. The property offers an excellent location tucked away from the main street with lovely views but yet a short distance from Morpeth Town Centre. The accommodation has double glazing, gas central heating and briefly comprises of Entrance hall, master bedroom with en-suite, middle floor with good size lounge, kitchen diner and family bathroom/W.C. To the ground floor there are four well proportioned bedrooms and additional W.C. Externally the property has a very good size, split level garden and enjoys a lovely elevated outlook. This property must be viewed to appreciate. EPC Band C

Call: Rook Matthews Sayer 01665 511711

Price Guide: £245,000+

Lot No. 94
20 Abbotsford Close, Ingleby Barwick TS17 5GF
Michael Poole

Description:

Michael Poole are pleased to welcome to the market this three storey four bedroom detached property with garage, gardens, gas central heating system, double glazing and accommodation briefly comprising hall, cloakroom/wc, lounge, kitchen/diner, utility room, double glazed, three first floor bedrooms with master having en-suite shower room together with family bathroom with white suite and a further bedroom on the second floor. Early viewing recommended.



EPC Band C

Call: Michael Poole 01642 288299

Price Guide: £164,950+

Lot No. 95
2 Homestall Close, South Shields NE34 0YE
Andrew Craig

Description:

A very well presented three bedroom spacious family home situated on Homestall Close, South Shields, ideally located close to local schools, shops, bus and road links with access to the A19 and close to South Tyneside Hospital. The property itself briefly comprises of entrance hall, lounge, kitchen/diner and downstairs w.c. to the ground floor. To the first floor there are three bedrooms and a bathroom. Externally to the property lies a low maintenance lawned garden to the front and to the rear there is a garden with double gates providing off road parking for one car. Offered with vacant possession and viewing is highly recommended.



EPC Rating : C

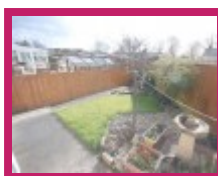
Call: Andrew Craig 0191 4271722

Price Guide: £84,950+

Lot No. 96
27 Hauxley Drive, Red House Farm, Gosforth NE3 2SR
**ROOK
MATTHEWS
SAYER**

Description:

Traditional two bedroom semi-detached bungalow in need of refurbishment. The accommodation briefly comprises; entrance hall, lounge, kitchen, two bedrooms and a bathroom/w.c. Externally there are gardens to the front/side and rear and an attached garage.



EPC Rating : C

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £110,000+



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Lot No. 97
34 Knaresbrough Avenue, Marton, Coulby Newham TS7 8LN
Michael Poole

Description:

A great opportunity to purchase this two bedroom McInnes built detached bungalow. The property will appeal to a large range of potential buyers looking for a property with potential (neighbouring properties have dormer rooms upstairs giving this property the scope to extend subject to the necessary building regulation and consents). The property itself benefits from double glazed windows, gas central heating. Briefly comprises of entrance hall, two double bedrooms, bathroom/wc, living room, kitchen and boarded loft room for storage. Externally there are gardens to both front and rear of the property with a drive to the front leading to an integrated garage. The property is close to main commuter and bus routes and local amenities.

EPC Band D


Call: Michael Poole 01642 288299

Price Guide: £225,000+

Lot No. 98
3 Church Lane, Thropton, Northumberland NE65 7HZ
**ROOK
MATTHEWS
SAYER**

Description:

A charming two bedroomed, double fronted, end terraced cottage within the beautiful village of Thropton, enjoying far reaching views over magnificent countryside. LPG central heating. The property has been updated and comprises briefly of entrance hall, lounge with tiled fireplace, inner hall, 16 refurbished breakfasting kitchen, two bedrooms and modern bathroom. There is a garage and gardens to front and rear. Ideal for a wide range of buyers including first time purchasers and the retired, the property would suit a couple or would also make an excellent holiday or weekend cottage.

EPC Rating : E


Call: Rook Matthews Sayer 01665 510044

Price Guide: Was £125,000 Now £99,950+

Lot No. 99
38 Keats Walk, South Shields NE34 9NB
Andrew Craig

Description:

This lovely three bedroom end link family home situated on the Biddick Hall residential estate in South Shields ideally located close to a range of shops, schools and public transport links leading into South Shields Town Centre where a range of local amenities can be found. Accommodation briefly comprises to the ground floor of: - Entrance open plan into kitchen/diner and door into lounge. To the first floor there are three bedrooms and a family bathroom. Externally there is a low maintenance garden to the front with chip stone area and a block paved garden to the rear with a wood decking area. The property benefits from gas central heating, double glazing and neutral decor throughout. Viewing highly recommended.

EPC Band:- D

Call: Andrew Craig 0191 4271722

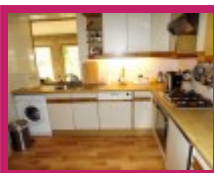
Price Guide: £59,950+

Lot No. 100
14 Westfield, Gosforth, Newcastle NE3 4YB
Andrew Craig

Description:

UNIQUE CHARACTER PROPERTY, POPULAR LOCATION. A rare find..... This superb property should suit a wide range of buyers due to its location and versatile layout. Comprises to ground floor:- Reception sun lounge, study/utility room, guest cloaks/w.c. Short flight of stairs then lead up into a spacious lounge that in turn leads through to kitchen. Stairs to first floor lead up from the kitchen to two bedrooms (both doubles) and family bathroom. Externally there is a courtyard garden to the front with parking space and double gated access. Further benefits include gas fired central heating together with cellar.

EPC : To Follow


Call: Andrew Craig 0191 2859024

Price Guide: £299,950+

Lot No. 101
6 Urpeth Terrace, High Handenhold, Chester Le Street DH2 1QD

Description:

A charming stone built terraced cottage with attractive mature garden situated in a popular village location close to Beamish, with attractive surrounding countryside, walks and cycle tracks. The accommodation includes entrance lobby, large lounge with living flame fire and fireplace, kitchen with integral cooking appliances, two bedrooms, en suite facility and bathroom/wc with white suite.



EPC Band:- D

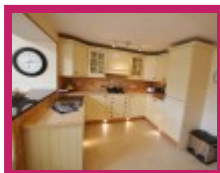
Call: J W Wood 0191 3887245

Price Guide: Was £90,000 Now £69,950+

Lot No. 102
32 Dene Garth, Ovingham, Northumberland NE42 6AP

Description:

A rare opportunity to purchase this well presented semi detached family home situated in this much sought after cul de sac in Ovingham. The property features gas central heating, upvc double glazing, a fabulous dining kitchen with family room off, and a fourth bedroom suite with mezzanine level. The property comprises:- entrance porch, living room, dining kitchen, family room, utility room, separate wc, integral single garage, stairs to first floor landing, family bathroom/wc, three bedrooms, shower room/wc, and the fourth bedroom/study with mezzanine level. Externally there is a driveway providing off street parking for a number of cars and a rear paved yard area.



EPC Band D

Call: Yellow 01661 831234 RMS 0191 4131313

Price Guide: £174,950+

Lot No. 103
10 Regency Apartments, Killingworth, Newcastle NE12 6DL

Description:

Offered with no upper chain is this well presented one bedroom ground floor flat situated in this modern apartment block. The accommodation on offer comprises of communal entrance via door entry intercom system, entrance hall, lounge, kitchen, bathroom and double bedroom. The property benefits from electric heating and UPVC double glazing. There is an allocated parking bay along with visitor parking.



EPC Band:- C

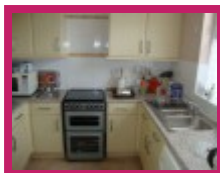
Call: Rook Matthews Sayer 0191 266 7788

Price Guide: £55,000+

Lot No. 104
3 Ringwood Road, Middlesbrough TS3 9NN

Description:

A two bedroom semi detached house situated in this popular residential area. The property benefits from double glazing and gas central heating and the accommodation briefly comprises entrance hall, living room, dining room, breakfast area, kitchen, rear lobby, conservatory first floor are two bedrooms and a bathroom/wc. Externally there are gardens to the front and rear.



EPC Band D

Call: Michael Poole 01642 254222

Price Guide: £59,950+

Lot No. 105
5 Gladewell Court, Choppington, Ashington NE62 5YY
**ROOK
MATTHEWS
SAYER**

Description:

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



EPC Rating: D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £135,000+

Lot No. 106
3 Chase Mews, Jarrow NE32 3UF
Andrew Craig

Description:

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

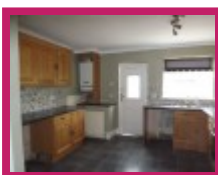
Call: Andrew Craig 0191 4280025

Price Guide: £95,000+

Lot No. 107
171 Sycamore Street, Ashington NE63 0HJ
**ROOK
MATTHEWS
SAYER**

Description:

****SYCAMORE STREET, ASHINGTON - TWO BEDROOMED MID TERRACED - EPC RATING: D****A two bedroomed mid terraced property situated on Sycamore Street, Ashington. The property has gas central heating and double glazing. The accommodation on offer comprises briefly : Entrance lobby, lounge, kitchen and family bathroom to the ground floor with two bedrooms to the first floor. Externally there is a garden to the front. Viewing recommended to appreciate what this property has to offer.



EPC : band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £45,000+

Lot No. 108
45 Rowan Drive, Durham DH1 5YE
**WOOD
ESTATE AGENTS**

Description:

A well presented and ready to move into four bedroom double fronted semi detached house located in this popular residential area. The family home benefits include double glazed windows, gas central heating, lawned rear gardens and is offered for sale with vacant possession. The property briefly comprises entrance hall with a ground floor wc, lounge, dining room, kitchen and a garden room. To the first floor there are four bedrooms and a bathroom/wc. Externally there is an enclosed rear garden and a single garage.



EPC band C

Call: J W Wood 0191 3869921

Price Guide: £125,000+

Lot No. 109 34 Moreland Street, Sunderland SR6 9QN

Andrew Craig

Description:

A two bedroom end terraced cottage. Having local amenities close by and the coast together with road links and bus routes to the City Centre and surrounding areas. Offered with no chain involved the internal accommodation briefly comprises of an entrance hallway, lounge, two bedrooms, kitchen and bathroom. Externally there is a front town garden and a rear yard with off road parking suitable for two cars. Further benefits include gas central heating and double glazing. Sure to appeal to first time buyers, growing families, investors and downsizers. Viewing highly recommended.



EPC Band E

Call: Andrew Craig 0191 5160239

Price Guide: £64,950+

Lot No. 110 62 Marine Approach, South Shields NE33 2TE

Andrew Craig

Description:

TWO BEDROOM FIRST FLOOR FLAT - Well presented accommodation situated within walking distance to the town centre and coastline of South Shields. Ideal for access to local amenities, shops and transport links. Briefly comprising of entrance lobby with stairs to the first floor, lounge/dining room, fitted kitchen, two bedrooms and bathroom. Externally lies a shared yard to the rear. Additional benefits include gas central heating and double glazing. Viewing recommended.

EPC Band - D

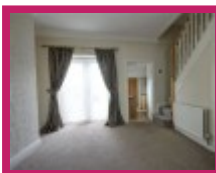
Call: Andrew Craig 0191 4271722

Price Guide: £75,000+

Lot No. 111 4 The Baltic, Witton Park, Bishop Auckland DL14 0EP

Description:

Living space includes an entrance lobby, generous lounge with feature fire surround and arch through to the spacious dining room with French doors to the rear courtyard. Modern fitted kitchen and refitted shower room/wc with white suite. To the first floor there are two bedrooms, one with en suite wc.



EPC band E

Call: J W Wood 01388 604273

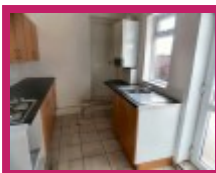
Price Guide: £59,950+

Lot No. 112 65 Lobley Hill Road, Gateshead NE8 4XB

Andrew Craig

Description:

Refurbished two bedroom ground floor flat prominently situated for ease of access to Gateshead Metro Centre, Newcastle and all major road links via the Western Bypass together with local public transport services and amenities via the Team Valley Trading Estate. The property has undergone general updating and upgrading to provide entrance hallway leading to spacious lounge and fully fitted kitchen together with two bedrooms and newly fitted shower room. The property also benefits uPVC double glazing and gas central heating via a Worcester combination boiler. Externally there is a front town garden and rear yard.



EPC Band:- D

Call: Andrew Craig 0191 4875330

Price Guide: £49,950+

Lot No. 113
28 Embassy Gardens, Denton Burn, Newcastle NE15 7BB
**ROOK
MATTHEWS
SAYER**

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. Internally the property has been well maintained although some updating is required. 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.
EPC Band E

Call: Rook Matthews Sayer 0191 274 4661

Price Guide: £84,950+

Lot No. 114
13 Coleridge Place, Pelton DH2 2PR
Andrew Craig

Description:

This mid terraced house would be ideal for investment and also as a starter home for the first time buyers out there looking to get on the property ladder. The property benefits from gas central heating and double glazing. Accommodation comprises entrance hallway, lounge, kitchen, rear lobby and bathroom to the ground floor whilst to the first floor there are two good sized bedrooms. Externally there is a garden to the front and a yard to the rear. The property is situated close to local shops and transport links to the surrounding areas including Chester le Street and Durham and should be viewed to appreciate the potential within
EPC Band E

Call: Andrew Craig 0191 4921234

Price Guide: £39,950+

Lot No. 115
21 The Avenue, Felling, Gateshead NE10 1JA
Andrew Craig

Description:

2 BED MID TERRACED HOUSE - This deceptively spacious two bed mid terraced home is an ideal purchase for young couples, professionals, families and investors. Available with no onward chain pleasantly positioned on this pedestrian only street within Felling. Conveniently situated for local Metro links along with recreational activities and local communities. With front garden and rear yard providing secure off street parking along with a patio area. Internal accommodation briefly comprises of:- Hallway, spacious lounge with bay window to front. Dining/kitchen. Two first floor bedrooms and bathroom. Requiring some updating and improvement however, priced realistically to reflect the work required. Viewing comes highly recommended to appreciate the size, location and potential of this home.
EPC Band E

Call: Andrew Craig 0191 4875330

Price Guide: £64,950+

Lot No. 116
5 Marine Gardens, Whitley Bay NE26 1EG
**ROOK
MATTHEWS
SAYER**

Description:

*****WELL MAINTAINED *** SPACIOUS ACCOMODATION** REAR GARDEN ***** Rook Matthews sayer have great pleasure in bringing to the market for sale this lovelydeceptively spacious older style semi detached family home. Located centrally in Whitley Bay town area near to the sea front on Marine Gardens. Close to all amenities and facilities and good local schools as well as good access to transport links for commuting to Newcastle and Northumberland. The property has been very well maintained by the present owners and offers a good size living accomodation for a family or young couple briefly comprising of :- Entrance hallway,cloaks w.c, lounge to the front with feature open fire and bay window, fitted breakfasting kitchen open plan dining room with built in appliances and french doors leading to the rear garden. To the first floor there are three bedrooms and a bathroom/w.c with four piece suite. Externally there are front and rear gardens and the rear garden having patio area and gate to the side for front access.
EPC Band D

Call: Rook Matthews Sayer 0191 284 7999

Price Guide: £239,950+

Lot No. 117 29 Carlisle House, Sunderland SR3 3EB

Andrew Craig

Description:

This two bedroom first floor apartment is situated on this popular residential estate with ideal access for local schools and good transport links to Sunderland City Centre. Accommodation comprises communal entrance door with secure entry system, to communal hallway with stairs to first floor landing and apartment entrance door leading to lobby with glazed wood doors to balcony, hallway, fitted kitchen, coloured three piece bathroom, two bedrooms and lounge/diner with feature fire surround and gas fire inset. Other benefits include gas central heating and double glazing.



EPC Band D

Call: Andrew Craig 0191 5653377

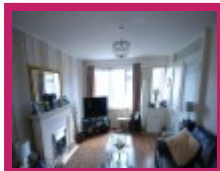
Price Guide: £45,000+

Lot No. 118 213 Windsor Walk, Kingston Park NE3 2TX

**ROOK
MATTHEWS
SAYER**

Description:

IDEAL FIRST TIME BUYER/INVESTOR. 3 BEDROOM MID LINK HOUSE WITH GARDEN AND GARAGE. CONVENIENT FOR SHOPS, AMENITIES AND TRANSPORT LINKS. FREEHOLD



EPC Band to follow

Call: Rook Matthews Sayer 0191 284 7999

Price Guide: £105,000+

Lot No. 119 30 St Ives Road, Leadgate, Consett DH8 7PZ

**THE WOOD
ESTATE AGENTS**

Description:

A spacious double-fronted house with potential for use as two large flats or as one substantial home, with versatile accommodation including four large rooms to the ground floor and four rooms to the first floor, a kitchen and a bathroom on each floor and a cellar. Formerly a public house, the property has two gas central heating boilers (one to each floor). There is a double garage to the rear and an additional adjoining garage, with space for parking 2-3 cars. N.B. - It should be noted that there is a sump pump in the cellar that is triggered by a sensor.



EPC : band E

Call: J W Wood 01207 502109

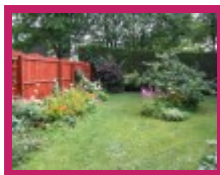
Price Guide: £115,000+

Lot No. 120 23 Doddington Court, South Gosforth, Newcastle NE3 1TP

**ROOK
MATTHEWS
SAYER**

Description:

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



EPC Band D

Call: Rook Matthews Sayer 0191 284 7999

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

Lot No. 121
5 Long Bank, Birtley, Co Durham DH3 1PX
Andrew Craig

Description:

Located at the popular North end of Birtley, this detached bungalow comprises of entrance lobby leading to hallway with radiator, lounge with living flame fire and surround and feature bay window to the front, dining room or bedroom 3, kitchen, two bedrooms (both with wardrobes), bathroom and separate w.c. Externally there are gardens to the front and rear, the rear enjoying a pleasant southerly aspect. Driveway to the side provides off street parking and leads to the garage. The property is situated in a sought after cul-de-sac location.



EPC : F

Call: Andrew Craig 0191 4921234

Price Guide: WAS £250,000 NOW £175,000+

Lot No. 122
The Cottage, Skelton Road, Brotton Saltburn by the Sea TS12 2TJ
Michael Poole

Description:

An Impressive Double Fronted New Build Home- Modern & Attractive Internally- Separate 21ft plus Lounge & Dining Room- Fitted Kitchen & Utility Four First Floor Bedrooms Master with En-Suite -Family Bathroom & Additional Ground Floor Shower Room- UPVC Double Glazing -Gas Central Heating -Solar Panels Shared Extensive Block Paved Frontage & Drive- Side Attached Double Length Garage with Up & Over Door- Available with Immediate Vacant Possession Viewing Essential



EPC : B

Call: Michael Poole 01642 285041

Price Guide: £149,950+

Lot No. 123
15 Oakdale, Nedderton Village, Bedlington NE22 6BE
**ROOK
MATTHEWS
SAYER**

Description:

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

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £275,000+



Terms & Conditions

About us and Important Auction Information

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

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

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

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

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

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

4.2 Option Two If the lot is in an Option Two type auction, the lot will be subject to the Option Two Conditions (as stipulated in our General Auction Terms of Business in this Catalogue). On the fall of the gavel or acceptance of an offer by the Seller, the Buyer shall pay a £3,000 non-refundable deposit to us and sign the applicable Sale Memorandum requiring exchange of contracts to take place within 28 days (or if that day is not a Business Day on the next Business Day) of the date of the Sale Memorandum. Completion of the sale and purchase of the lot must take place within 14 days (or if that day is not a Business Day on the next Business Day) of the date of exchange of contracts. The Sale Memorandum is not a legally binding contract (as a contract to enter into a contract 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 identification in the form of photographic ID (ie driving licence or passport) a copy of a utility bill and Solicitors details are required at the time of paying the deposit.

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

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

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

Our General Auction Terms of Business

1. Interpretation

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

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

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

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

2. Conditions applicable to the auction types

2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

2.2 Option Two Conditions

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

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

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



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

3. General provisions applicable to Sellers and Buyers

3.1 General Auction Conditions

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

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

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

3.2 Charges and payment

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

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

3.3 Proof of Identity and Proceeds of Crime Act

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

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

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

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

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

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

3.4 Miscellaneous

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

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

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

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

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

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

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

3.5 Notices

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

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

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

3.6 Governing law and jurisdiction

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

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

Common Auction Conditions

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Important Notice

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

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

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

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

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

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

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

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

Glossary

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



Wherever it makes sense:

singular words can be read as plurals, and plurals as singular words;

a "person" includes a corporate body;

words of one gender include the other genders;

references to legislation are to that legislation as it may have been modified or re-enacted by the date of the auction or the contract date (as applicable); and where the following words printed in bold black type appear in bold blue type they have the specified meanings.

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

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

Agreed completion date

Subject to condition G9.3:

(a) the date specified in the special conditions; or

(b) if no date is specified, 20 business days after the contract date;

but if that date is not a business day the first subsequent business day.

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

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

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

Auction The auction advertised in the catalogue.

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

Auctioneers The auctioneers at the auction.

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

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

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

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

Condition One of the auction conduct conditions or sales conditions.

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

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

(a) the date of the sale memorandum signed by both the seller and buyer; or

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The auctioneers.

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

Auction Conduct Conditions

A1 Introduction

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

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

A2 Our role

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

(a) prepare the catalogue from information supplied by or on behalf of each seller;

(b) offer each lot for sale;

(c) sell each lot;

(d) receive and hold deposits;

(e) sign each sale memorandum; and

(f) treat a contract as repudiated if the buyer fails to sign a sale memorandum or pay a deposit as required by these auction conduct conditions.

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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



A5 The contract

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

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

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

A5.4 If you do not we may either:

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

(b) sign the sale memorandum on your behalf.

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

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

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

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

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

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

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

A6 Extra Auction Conduct Conditions

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

General conditions of sale

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

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

G1 The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

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

G2 Deposit

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

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

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

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

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

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

G2.2 The deposit

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

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

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

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

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

G3 Between contract and completion

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

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

(b) pay the premiums when due;

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

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

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

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

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

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

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

Title and identity

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

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

(a) The buyer may raise no requisition 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 In respect of service charge G22 applies where the lot is sold subject to tenancies that include service charge provisions.

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

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

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

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

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

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

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

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

G23 Rent reviews

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

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

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

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

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

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

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

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

G24 Tenancy renewals

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

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

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

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

G24.4 Following completion the buyer must:

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

G24.5 The seller and the buyer are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.

G25 Warranties

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

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

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

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

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

G26 No assignment

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

G27 Registration at the Land Registry

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

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

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

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

G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

G29 Contracts (Rights of Third Parties) Act 1999

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

G30 Extra General Conditions



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