



Agents Property
AUCTION

Remote Bidding



Agents Property AUCTION

TOGETHER WE GET RESULTS



Auction Catalogue

This Auction

Thursday 28th May 2015

at Marriott Hotel, Gosforth Park, Newcastle, NE3 5HN

6.30pm registration for 7.00pm start



Andrew Craig

JW
WOOD
ESTATE AGENTS

kimmitt & roberts

Michael Poole

ROOK
MATTHEWS
SAYER



Richard Francis
Auctioneer MNAVA

Telephone: 01661 831 360

Website: www.agentspropertyauction.com

Email: info@agentspropertyauction.com



Buyers Guide

IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

Particulars of Sale:

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

Price Guides:

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

Option 1 Terms & Conditions:

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

Option 2 Terms & Conditions:

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

Administration Fee:

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

Deposits:

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

Remote Bidding:

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

Sales Agreed:

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

Amendments to Catalogue:

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

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

Venue Location

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

Tel: 0191 236 4111

Directions:

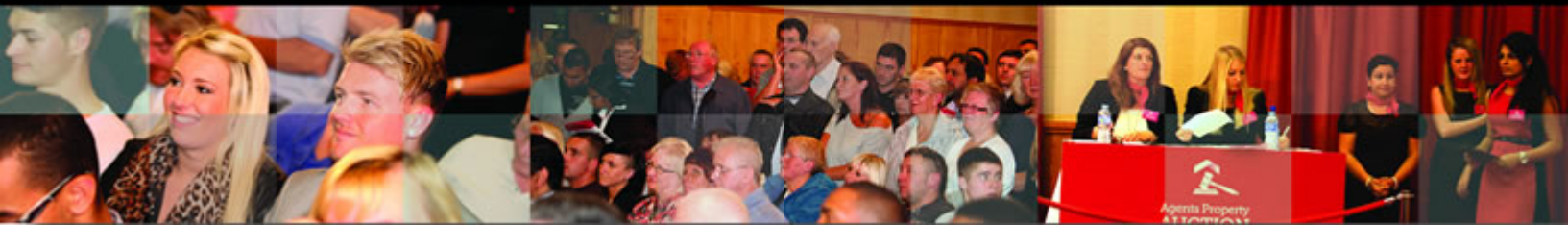
Join A1 north for 2.5 miles then turn off left for Wideopen (A1056). Take the 2nd exit at the roundabout and the hotel lies straight ahead. For all Sat/Nav system please type in 'A1056 Sandy Lane' for directions to hotel.





Order Of Sale

Lot No	Address	Post Code	Partner Agent
OPTION 1			
Lot 1	14 Ullswater Road, Chester Le Street	DH2 3HG	JW Wood Estate Agents
Lot 2	2 Hertford, Allerdene, Gateshead	NE9 6HG	Andrew Craig
Lot 3	The Stable, Kirkheaton, Newcastle	NE19 2DQ	Rook Matthews Sayer
Lot 4	15 Russell Street, Jarrow	NE32 3AW	Andrew Craig
Lot 5	26 The Wynd, Amble , Northumberland	NE65 0LL	Rook Matthews Sayer
Lot 6	50 Westminster Road, Darlington	DL1 4SD	JW Wood Estate Agents/Andrew Craig
Lot 7	3 Campbell Terrace, Houghton Le Spring	DH5 0JL	Andrew Craig/Kimmitt & Roberts
Lot 8	49 Eden Terrace, Lynemouth, Northumberland	NE61 5TU	Rook Matthews Sayer
Lot 9	14 South Close, South Shields	NE34 0PZ	Andrew Craig/Kimmitt & Roberts
Lot 10	24 Strangeway Street, Seaham	SR7 7LN	Kimmitt & Roberts
Lot 11	Building plot, Western Avenue, Prudhoe, Northumberland	NE42 6QD	Rook Matthews Sayer/Yellow Estate Agency
Lot 12	42 Elsdon Terrace, North Shields	NE29 7AT	Rook Matthews Sayer
Lot 13	11 Ringwood Crescent, Stockton	TS19 9DN	Andrew Craig/Michael Poole
Lot 14	25 Collingwood Road, Newbiggin by The SEA	NE64 6HT	Rook Matthews Sayer
Lot 15	97 Briardale, Delves Lane, Consett	DH8 7BG	JW Wood Estate Agents
Lot 16	1-5 St Lukes Cottages , Marton Road, Cleveland	TS4 3AD	Michael Poole
Lot 17	66 John Street, Beamish, Stanley	DH9 0QW	JW Wood Estate Agents
Lot 18	47 Clairville Road, Middlesbrough	TS4 2HH	Michael Poole/Kimmitt & Roberts
Lot 19	Lindisfarne Farm, Rowley, Consett	DH8 9HL	JW Wood Estate Agents
Lot 20	3 Cuthbert House, Tower Road, Washington	NE37 2SH	Rook Matthews Sayer/North East Commercial
Lot 21	46 Somerset Street, Middlesbrough	TS1 2EF	Andrew Craig/Michael Poole
Lot 22	451 Prince Edward Road, South Shields	NE34 7NF	Andrew Craig
Lot 23	54 Hawthorne Terrace, Shotton	DH6 2HA	Kimmitt & Roberts
Lot 24	61 Church Street, Shildon, Co Durham	DL4 1DT	JW Wood Estate Agents
Lot 25	40 Barrington Crescent, Thorntree, Middlesbrough	TS3 9JA	Michael Poole
Lot 26	44 Hill Crescent, Murton, Seaham	SR7 9EW	Andrew Craig/Kimmitt & Roberts
Lot 27	1a Clarendon Mews, Brunton Lane, Gosforth	NE3 5ED	Rook Matthews Sayer
Lot 28	10 Crosby Street, Darlington	DL3 0HD	JW Wood Estate Agents/Andrew Craig
Lot 29	Peakside Cottage, Frosterley, Cu Durham	DL13 2TQ	JW Wood Estate Agents
Lot 30	52 Castle Terrace, Ashington	NE63 9EY	Andrew Craig/Rook Matthews Sayer
Lot 31	29 Baden Powell Street, Gateshead	NE9 5LD	Andrew Craig
Lot 32	28 St Aidans Terrace, Trimdon Station	TS29 6BT	Kimmitt & Roberts
Lot 33	68 Marigold Crescent, Burnmoor, Houghton Le Spring	DH4 6EG	Kimmitt & Roberts
Lot 34	35 Chicester Road, South Shields	NE33 4AA	Andrew Craig
Lot 35	9 Eden Terrace, Lynemouth, Ashington	NE63 9EY	Andrew Craig/Rook Matthews Sayer
Lot 36	126 Seventh Street, Horden, Petrelee	SR8 4JQ	Kimmitt & Roberts
Lot 37	5 Bond Close, Monkwearmouth	SR5 1ES	Andrew Craig
Lot 38	120 Woodhorn Drive, Stakeford, Ashington	NE62 5EP	Rook Matthews Sayer
Lot 39	26/26a Yarm Lane, Stockton	TS18 1ET	Michael Poole
Lot 40	39 Slaley Close, Gateshead	NE10 8TW	Andrew Craig
Lot 41	22 Eden Terrace, Shiney Row, Houghton Le Spring	DH4 4QY	Andrew Craig/Kimmitt & Roberts
Lot 42	35 Montrose Street, Darlington	DL1 1JU	JW Wood Estate Agents/Andrew Craig
Lot 43	66 Bradley Close, Ouston, Chester Le Street	DH2 1TJ	Andrew Craig
Lot 44	14 Weardale Crescent Tow Law	DL13 4EL	JW Wood Estate Agents/Andrew Craig
Lot 45	46 Pringle Place, New Brancepeth, Durham	DH7 7JD	JW Wood Estate Agents/Andrew Craig
Lot 46	38/40 Bensham Avenue, Gateshead	NE8 1XT	Andrew Craig
Lot 47	Bingfield Lodge, Bingfield, Northumberland	NE19 2LE	Rook Matthews Sayer



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	18 Bridge Street, Amble, Northumberland	NE65 0DR	Rook Matthews Sayer
OPTION 2			
Lot 49	33 Coomassie Road, Blyth, Northumberland	NE24 2HD	Rook Matthews Sayer
Lot 50	14 Candlish Terrace, Seaham	SR7 7LG	Kimmit & Roberts
Lot 51	60 Church Avenue, West Sleekburn, Northumberland	NE62 5XE	Rook Matthews Sayer
Lot 52	8 Maryside Place, Clara Vale, Ryton	NE40 3TA	Rook Matthews Sayer
Lot 53	2 Woodlands Park Villas, North Gosforth, Newcastle	NE13 6PR	Andrew Craig
Lot 54	4 The Baltic, Witton Park, Bishop Auckland	DL14 0EP	JW Wood Estate Agents
Lot 55	25 Clifton Road, Fulwell, Sunderland	SR6 9DN	Andrew Craig
Lot 56	18 De Merley Gardens, Widdrington, Morpeth	NE61 5DB	Rook Matthews Sayer
Lot 57	22 Low Lane, Brookfield, Middlesbrough	TS5 8EA	Michael Poole
Lot 58	11 Warbeck Close, Kingston Park, Newcastle	NE3 2FG	Rook Matthews Sayer
Lot 59	Wardle House, Longframlington	NE65 8AA	Rook Matthews Sayer
Lot 60	1 Tesla Street, Philidelphia, Houghton Le Spring	DH4 4TE	Kimmit & Roberts
Lot 61	33 Bonsall Court, South Shields	NE34 0HT	Andrew Craig
Lot 62	23 Woodlands Drive, Cleadon, Sunderland	SR6 7TR	Andrew Craig
Lot 63	4 Fir Terrace, Burnopfield	NE16 6DP	JW Wood Estate Agents
Lot 64	8 Saint Johns Grove Redcar	TS10 2DS	Michael Poole
Lot 65	78b Salters Road, Gosforth, Newcastle	NE3 1SX	Rook Matthews Sayer
Lot 66	114 Front Street East, Boldon	NE36 0SE	Andrew Craig
Lot 67	10 Milton Street, Jarrow	NE32 3PW	Andrew Craig
Lot 68	24 Victoria Apartments, Park Road North, Middlesbrough	TS1 3LD	Michael Poole
Lot 69	33 Heathfield, Sunderland	SR2 9EW	Andrew Craig
Lot 70	Wesleygarth, Castleside, Consett	DH8 9QB	JW Wood Estate Agents
Lot 71	27 Beamish Gardens, Wreckton, Gateshead	NE9 7LD	Andrew Craig
Lot 72	9 Park Road, Stockton	TS18 3HY	Michael Poole
Lot 73	21 Bradford Avenue, Town End Farm, Sunderland	SR5 4LB	Andrew Craig
Lot 74	5 Long Bank, Birtley, Co Durham	DH3 1PX	Andrew Craig
Lot 75	113 Princess Road, Seaham	SR7 7TB	Kimmit & Roberts
Lot 76	36 Elmfield, Hetton Le Hole	DH5 9BX	Kimmit & Roberts
Lot 77	13 Finchale Terrace, Jarrow	NE32 3TX	Andrew Craig
Lot 78	1 York Road, Peterlee	SR8 2DS	Kimmit & Roberts
Lot 79	Fairlawn, Shadfen, Morpeth	NE61 6NP	Rook Matthews Sayer
Lot 80	25 Bewick Street, South Shields	NE33 4JU	Andrew Craig
Lot 81	124 Newbiggin Road, Ashington	NE63 0TL	Rook Matthews Sayer
Lot 82	North Lodge, Morpeth	NE61 2EB	Rook Matthews Sayer
Lot 83	47 Hampton Street, Oxbridge, Stockton	TS18 4DU	Michael Poole
Lot 84	3 Fire Station Houses, Hebburn	NE31 1UD	Andrew Craig
Lot 85	8 Lintfort, Picktree, Tyne & Wear	NE38 9HX	JW Wood Estate Agents
Lot 86	46 Sheraton, Leam Lane, Gateshead	NE10 8JP	Andrew Craig
Lot 87	16 Cloverfield Avenue, Gosforth	NE3 3NJ	Rook Matthews Sayer
Lot 88	1a and 1b Tyne Road, Stanley	DH9 6PX	JW Wood Estate Agents
Lot 89	6 Gertrude Street, Houghton Le Spring	DH4 4EA	Kimmit & Roberts
Lot 90	2a Bletchley Avenue, Town End Farm, Sunderland	SR5 4LX	Andrew Craig
Lot 91	6 Catherine Terrace, Shield Row, Stanley	DH9 0EH	JW Wood Estate Agents
Lot 92	8 Gosport Way, Blyth, Northumberland	NE24 3HJ	Rook Matthews Sayer
Lot 93	110 Princess Road, Seaham	SR7 7TB	Kimmit & Roberts



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	25 Tunstall Park, Sunderland	SR2 7SJ	Andrew Craig
Lot 95	20 Barnard Grove, Jarrow	NE32 3TT	Andrew Craig
Lot 96	32 Windslonnen, Murton, Seaham	SR7 9TG	Kimmitt & Roberts
Lot 97	12 Dene Avenue, Houghton Le Spring	DH5 8EF	Kimmitt & Roberts
Lot 98	100 Cairo Street, Sunderland	SR2 8QL	Andrew Craig
Lot 99	6 Brendon Crescent, Billingham	TS23 2QR	Michael Poole
Lot 100	6 St Heliers Way, Stanley, Co Durham	DH9 0UR	JW Wood Estate Agents
Lot 101	140 Waverdale Way South Shields	NE33 4SH	Andrew Craig
Lot 102	3 Hedley Hall Farm, Sunnyside, Tyne & Wear	NE16 5EH	Andrew Craig
Lot 103	6 The Paddock, Witton Le Wear, Co Durham	DL14 0GA	JW Wood Estate Agents
Lot 104	16 Gill Crescent South, Fencehouses	DH4 6AP	Kimmitt & Roberts
Lot 105	47 Rotherfield Road, Sunderland	SR5 5DH	Andrew Craig
Lot 106	Dean Well, West Ditchburn, Northumberland	NE66 2UE	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

14 Ullswater Road, Chester Le Street DH2 3HG



Description:

Well proportioned three bedroom semi detached house with garage and westerly facing back garden. Requires updating and refurbishment. Very popular residential estate close to town. Excellent scope for investors and family buyers. Hall, 25ft Lounge/Dining Room, Kitchen, Utility, 3 Bedrooms, Bathroom/wc.



EPC : To Follow

Call: J W Wood 0191 3887245

Price Guide: £89,950+

Lot No. 2

2 Hertford, Allerdene, Gateshead NE9 6HG

Andrew Craig



Description:

A rare opportunity to create a superb property, ideal for a couple or family. Kirkheaton is a delightful and charming hamlet centred around a green with beautiful church and surrounded by magnificent countryside. Plans are available for inspection within our Ponteland office and detailed inspection, by appointment, is recommended.



EPC Band C

Call: Andrew Craig 0191 4875330

Price Guide: £39,950+

Lot No. 3

The Stable, Kirkheaton, Newcastle NE19 2DQ



Description:

A rare opportunity to purchase a stone built detached farm building with the potential to create a magnificent three bedroomed cottage with gardens, within this idyllic rural location. Planning permission has been granted (ref 13/03397/FUL) to create a superb property, ideal for a couple or family. Kirkheaton is a delightful and charming hamlet centred around a green with beautiful church and surrounded by magnificent countryside. Plans are available for inspection within our Ponteland office and detailed inspection, by appointment, is recommended.



EPC Band n/a

Call: Rook Matthews Sayer 01661 860228

Price Guide: WAS £165,000 NOW £110,000+

Lot No. 4

15 Russell Street, Jarrow NE32 3AW

Andrew Craig

Description:

Offering a great buy to let opportunity is this three bedroom first flat currently offered for sale with vacant possession. The property benefits include double glazed windows and briefly comprise of entrance hall with stairs to first floor, three bedrooms, living room, kitchen and a bathroom-wc. Externally there is a yard to the rear.



EPC : band E

Call: Andrew Craig 0191 4280025

Price Guide: £25,000+

Lot No. 5

26 The Wynd, Amble , Northumberland NE65 0LL

ROOK MATTHEWS SAYER

Description:

A house need of a full refurbishment and presents itself as an ideal opportunity for the discerning purchaser to create a home to their own tastes and requirements. The current owner has started work on the property which includes stripping of walls, removal of kitchen units and carpets and full electrical rewiring of the house. The accommodation briefly comprises entrance lobby, lounge, dining room, kitchen, stairs to first floor landing with three bedrooms and bathroom. This property would appeal to a variety of buyers including the buy to let investor or someone looking for a property which they can improve to either live in or sell on.



EPC Band E

Call: Rook Matthews Sayer 01665 713358

Price Guide: £65,000+

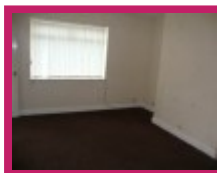
Lot No. 6

50 Westminster Road, Darlington DL1 4SD

Andrew Craig
WOOD ESTATE AGENTS

Description:

A two bedroom mid terrace house situated on Westminster Road, Darlington. The accommodation comprises of entrance hall, living room, kitchen, first floor are two bedrooms and a bathroom/wc. Externally there is a townhouse garden to the front and a garden to the rear.



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

Call: JWW 01325 485151 AC 0191 4921234

Price Guide: £55,000+

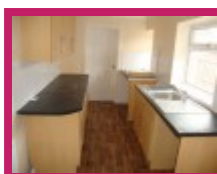
Lot No. 7

3 Campbell Terrace, Houghton Le Spring DH5 0JL

Andrew Craig
kimmitt & roberts

Description:

A three bedroom mid terrace house situated on Campbell Terrace, Easington Lane. The accommodation comprises living room with archway to dining room, kitchen, bathroom, first floor are three bedrooms and there is a yard to the rear.
EPC : G



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

Call: AC 0191 4921234 K&R 0191 5848080

Price Guide: £37,500+

Lot No. 8

49 Eden Terrace, Lynemouth, Northumberland NE61 5TU

**ROOK
MATTHEWS
SAYER**



Description:

****TWO BEDROOMED - MID TERRACED - GARDEN & YARD**** A two bedroom mid terrace house situated on eden terrace, Lynemouth. The property benefits from a good sized garden and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, bathroom/wc, with two bedrooms to the first floor. Externally there is a lawned garden to the front and a yard to the rear.



EPC : G

Call: Rook Matthews Sayer 01670 850850

Price Guide: £29,950+

Lot No. 9

14 South Close, South Shields NE34 0PZ

Andrew Craig

kimmitt & roberts



Description:

A three bedroom semi detached house on South Close, South Shields. The accommodation comprises of entrance hall, living room, kitchen, rear lobby, separate wc, bathroom, first floor are three bedrooms and there is a lawned garden to the rear. EPC BAND D



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

Call: Andrew Craig 0191 4271722

Price Guide: £55,000+

Lot No. 10

24 Strangeway Street, Seaham SR7 7LN

kimmitt & roberts



Description:

A rare opportunity to acquire a traditional corner shop with spacious flat above. It is situated in a densely populated and improving area and is suitable for a variety of uses (subject to the necessary planning permission). The shop has been recently refurbished and it has fully tiled floors and shuttered windows. The flat provides deceptively spacious three bedroom accommodation and has the benefit of gas central heating and refitted bathroom. EPC rating: G

Call: Kimmitt & Roberts 0191 5813213

Price Guide: £20,000 - £30,000

Lot No. 11

Building plot, Western Avenue, Prudhoe, Northumberland N

**ROOK
MATTHEWS
SAYER**

yellow estate agency



Description:

A rare opportunity to purchase this piece of land off Western Avenue with planning permission to build a well proportioned family home. The land is accessed off Western Avenue in Prudhoe and feature magnificent views across the Tyne Valley. The planning permission is to build a well proportioned family home with three reception rooms, a dining kitchen, double garage, four bedrooms and three bathrooms. Plans are available at Yellow Estate Agency, Front Street, Prudhoe.

Call: Yellow 01661 831234 RMS 0191 4131313

Price Guide: £35,000+

Lot No. 12

42 Elsdon Terrace, North Shields NE29 7AT

**ROOK
MATTHEWS
SAYER**



Description:

A two bedroom ground floor flat with double glazing and offered for sale with vacant possession.

The property briefly comprises entrance lobby, two bedrooms, living room, kitchen and a bathroom/wc. Externally there is a yard to the rear.

EPC : D

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £29,950+

Lot No. 13

11 Ringwood Crescent, Stockton TS19 9DN

Andrew Craig

Michael Poole



Description:

A three bedroom semi detached house situated on Ringwood Crescent, Stockton.

The accommodation comprises entrance hall, living/dining room, kitchen, utility room, first floor are three bedrooms and a bathroom/wc. Externally there are gardens to the front and rear.



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

Call: MP 01642 355000 AC 0191 4921234

Price Guide: £60,000+

Lot No. 14

25 Collingwood Road, Newbiggin by The SEA NE64 6HT

**ROOK
MATTHEWS
SAYER**



Description:

A three bedroom mid terrace house situated on Collingwood Road Newbiggin By The Sea. The property is in need of refurbishment and briefly comprises: lounge, diner with kitchen area, conservatory, first floor landing, three bedrooms and bathroom/wc. The loft has been converted and is accessed via a spiral staircase. Externally there is a small garden to the front and a yard to the rear. Please note this property may be subject to a delayed completion.
EPC Band:- C

Call: Rook Matthews Sayer 01670 850850

Price Guide: £20,000+

Lot No. 15

97 Briardale, Delves Lane, Consett DH8 7BG

**WOOD
ESTATE AGENTS**



Description:

A mid link house located on Briardale in Delves Lane with open views to the rear and a driveway to the front.

The property benefits from good bus and transport links as well as access to local amenities and schools.

Available with vacant possession call now to book your viewing!EPC Band D

Call: J W Wood 01207 502109

Price Guide: £30,000+

Lot No. 16

1-5 St Lukes Cottages , Marton Road, Cleveland TS4 3AD



Description:

Portfolio of Five Properties - Four Are Currently Let Out - Currently Grossing £27,000 per Annum Rental Income - Secure Parking to the Rear - Properties 1-4 Refurbished Throughout Typical example: Refurbished three bedroom terrace house within walking distance of James Cook Hospital and providing good access to road networks. With new combination gas central heating system and double glazing. Featuring - entrance hall, lounge, dining room, fitted kitchen with built in oven and hob, three first floor bedrooms and a bathroom/WC, a good size rear garden and secure car hard standing



EPC 1- F 2- E 3 -D 4- E 5 E

Call: Michael Poole 01642 254222

Price Guide: £359,950+

Lot No. 17

66 John Street, Beamish, Stanley DH9 0QW



Description:

Available with the benefit of immediate vacant possession, the property has gas central heating with combination boiler and single glazed windows. The property is ideal for investment purchasers and the accommodation includes: Hallway, lounge, separate dining room and a small kitchen. to the first floor there are two bedrooms and a bathroom. There is a selfcontained yard to the rear. Agents note: The property was flooded in 2012 twice, due to unusually high storm water.



EPC : band D

Call: J W Wood 01207 235221

Price Guide: £25,000+

Lot No. 18

47 Clairville Road, Middlesbrough TS4 2HH




Description:

Offering great potential is this substantially sized property with accommodation spread over three floors. The property has been upgraded and modernised over the years and benefits include double glazed window, gas central heating and offers the potential (subject to necessary planning permissions and consents) to either convert into flats or retain as a single dwelling house. Accommodation briefly comprises : entrance vestibule, entrance hall, living room, reception room, inner hall, shower room, dining kitchen. On the first floor are three bedrooms, bathroom/separate wc, second kitchen, shower room. Second floor are two bedrooms, a further kitchen, shower room/wc. Externally there is a yard to the rear and a garden to the front. EPC : F

Call: Michael Poole 01642 254222

Price Guide: £130,000+

Lot No. 19

Lindisfarne Farm, Rowley, Consett DH8 9HL



Description:

A six-bedroomed detached house situated within a rural site that extends to approximately 7.7 acres, located approximately three-quarters-of-a-mile from the A68. The property was formerly two dwellings that have been extended and interconnected to provide one large detached house. The land includes grazing paddocks, a parking area and amenity land, and there are two outbuildings - a concrete framed open barn and a dilapidated stone/brick barn with open roof frame -to the side. The house has accommodation over three floors, including two utility rooms, living room open into sun room/study, conservatory, open plan kitchen into dining room, three bedrooms to each side of the first floor, with separate stair access, two bathrooms and two en suite shower rooms. The property also has two oil-fuelled Worcester central heating boilers. Please note that we have not taken measurements of the land therefore prospective purchasers are advised to check the title plan and legal pack. Please also note that planning permission was approved by Durham County Council in March 2014 for the erection of 15m hub height wind turbine on the site. EPC Rating: C

Call: J W WOOD 01207 502109

Price Guide: £225,000+

Lot No. 20

3 Cuthbert House, Tower Road, Washington NE37 2SH

**ROOK
MATTHEWS
SAYER**

**NORTH EAST
COMMERCIAL**
CHARTERED SURVEYORS & VALUERS



Description:

The property is situated in a prominent corner position fronting Tower Road and both the A1290 and A195, some 7.5 miles south of Newcastle upon Tyne. The property benefits from excellent communication links being within easy access of the A1231 Sunderland Highway, A19, A194 (M) and A1 (M). Nearby occupiers include Kwik Fit, Arc Car Washing and National Tyres and Autocentre. Description The property comprises a single storey office building, as part of four self contained office units. The offices benefit from: Perimeter trunking, Cat II lighting, WC and kitchen facilities Double glazing, Gas central heating, Onsite parking Accommodation, The property has been measured in accordance with the RICS Code of Measuring Practice and has the following Net Internal Areas (NIA): Ground Floor 173 sq meters 1,863 sq feet.

Call: North East Commercial 0191 4878566

Price Guide: £49,950+

Lot No. 21

46 Somerset Street, Middlesbrough TS1 2EF

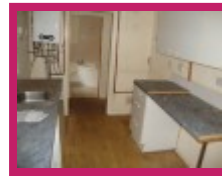
Andrew Craig

Michael Poole



Description:

A two bedroom terrace house situated on Somerset Street, Middlesbrough. The accommodation comprises entrance hall, dining area with archway to living room, kitchen, rear lobby, bathroom, first floor are two bedrooms. Externally there is a yard to the rear.



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

Call: MP 01642 254222 AC 0191 4921234

Price Guide: £45,000+

Lot No. 22

451 Prince Edward Road, South Shields NE34 7NF

Andrew Craig



Description:

A three bedroom end terrace house situated on Prince Edward Road. Benefiting from gas central heating and double glazing the accommodation comprises of entrance hall, living room, inner hallway, wc, bathroom, kitchen, first floor are three bedrooms with paved gardens to the front and rear.



EPC : To Follow

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

Lot No. 23

54 Hawthorne Terrace, Shotton DH6 2HA

kimmitt & roberts



Description:

Occupying a pleasant position in a popular village is this two bedroom terraced home which comes with double glazing and gas central heating system. Hawthorne Terrace always proves to be a popular area of Shotton and would make a lovely home for the first time buyer. Enjoying gardens to front and rear. Viewing is recommended.



EPC Band D

Call: Kimmit & Roberts 0191 518 3334

Price Guide: £44,950+



Lot No. 24

61 Church Street, Shildon, Co Durham DL4 1DT



Description:

The property is located on the main shopping street of Shildon, within a mix of commercial and residential accommodation, and there is car parking nearby. Premises are a two storey mid terraced property of traditional construction. Shop and kitchen area to ground floor, one bed flat to first floor, comprising of living room, room two, bedroom, shower room/wc, yard to rear.



EPC Band E

Call: J W Wood 01388 604273

Price Guide: £25,000+

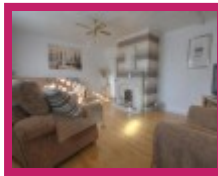
Lot No. 25

40 Barrington Crescent, Thorntree, Middlesbrough TS3 9JA



Description:

A three bedroom semi detached house which is presented to a good standard throughout and is sold with the benefit of no chain. The property is ideal for a first time buyer or family having a good size rear garden, spacious kitchen dining room and living room, separate utility and first floor shower room.



EPC Band D

Call: Michael Poole 01642 254222

Price Guide: £49,950+

Lot No. 26

44 Hill Crescent, Murton, Seaham SR7 9EW



Description:

A three bedroom mid terrace house situated on Hill Crescent, Murton. The accommodation comprises of entrance hall, living room, rear lobby, separate wc, kitchen, first floor three bedrooms and a bathroom. Externally there is a garden to the front and rear.



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

Call: K&R 0191 5813213 AC 0191 5653377

Price Guide: £55,000+

Lot No. 27

1a Clarendon Mews, Brunton Lane, Gosforth NE3 5ED



Description:

Modern ground floor flat situated in this popular residential area within close proximity to local shops, amenities and transport links to Newcastle City Centre. The accommodation briefly comprises; entrance lobby, open plan lounge/kitchen, bedroom, shower room and off street parking.



EPC BAND to follow

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £90,000+

Lot No. 28

10 Crosby Street, Darlington DL3 0HD

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A two bedroom semi detached house situated on Crosby Street, Darlington. The accommodation comprises of entrance hall, living room, kitchen, rear hall, separate wc, first floor are two bedrooms and a bathroom/wc. Externally there is a yard to the rear.



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

Call: JWW 01325 485151 AC 0191 4921234

Price Guide: £60,000+

Lot No. 29

Peaksid e Cottage, Frosterley, Cu Durham DL13 2TQ

WOOD
ESTATE AGENTS



Description:

An unique opportunity to purchase this derelict barn set in a magnificent countryside setting. The property requires a full refurbishment and is currently open to the elements. Access to the property is via pedestrian means only we are advised that there is no planning consent nor rights of access with vehicles to the property. We recommend that all potential buyers make their own enquires and satisfy their own requirements regarding services, planning and all statutory matters. Road directions to the lay-by where pedestrian access can be gained : Sat Nav post code DL13 2SX.



EPC : Band N/A

Call: J W Wood 01388 604273

Price Guide: £15,000+

Lot No. 30

52 Castle Terrace, Ashington NE63 9EY

Andrew Craig

ROOK MATTHEWS SAYER



Description:

A three bedroom mid terrace house situated on Castle Terrace, Ashington. The accommodation comprises entrance hall, living room, dining kitchen, first floor are three bedrooms and a bathroom/wc. Externally there is a townhouse garden to the front and a yard to the rear.



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

Call: RMS 01670 850850 AC 0191 2859042

Price Guide: £40,000+

Lot No. 31

29 Baden Powell Street, Gateshead NE9 5LD

Andrew Craig



Description:

Two bed ground floor flat in need of updating and modernisation, pleasantly positioned on Baden Powell Street in Gateshead. The accommodation comprises:- Entrance hall, lounge, kitchen, two bedrooms and bathroom. Externally there is a yard to rear. With double glazed windows and gas central heating system. Local amenities and transport links are to hand. Early inspection is recommended to appreciate the full potential this property has to offer. EPC Band to follow

Call: Andrew Craig 0191 4875330

Price Guide: £39,950+



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

mincoffs
SOLICITORS

Lot No. 32 28 St Aidans Terrace, Trimdon Station TS29 6BT



Description:

This is a deceptively spacious two bedroomed mid terraced home which comes with gas central heating system, double glazing, ground floor bathroom/w.c and two bedrooms. An ideal opportunity for the local investor.
EPC BAND D



Call: Kimmitt & Roberts 0191 5813213

Price Guide: £25,000+

Lot No. 33 68 Marigold Crescent, Burnmoor, Houghton Le Spring DH4 6EG



Description:

Kimmit and Roberts are pleased to present this 3 Bedroom terraced property at this extremely tempting price. The property boasts 3 bedrooms, 2 reception rooms, kitchen, gardens to the front and rear, off street parking and detached garage. The property is in need of further updating and has been priced accordingly. Early viewing is highly recommended as we predict a high amount of interest.



EPC : To Follow

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £37,950+

Lot No. 34 35 Chicester Road, South Shields NE33 4AA



Description:

A two bedroom ground floor flat situated within close proximity to South Shields Town Centre, Chichester Metro Station, bus links and other local amenities. The property is in need of a full refurbishment and would make an ideal buy for investors or first time buyers looking for something to add their own stamp to. The property briefly comprises of: - Lounge, kitchen, two bedrooms and wet room. Externally lies a shared yard to the rear. Viewing is highly recommended.



EPC : Band to follow

Call: Andrew Craig 0191 4271722

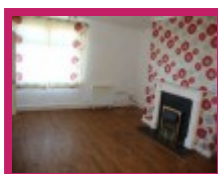
Price Guide: £29,950+

Lot No. 35 9 Eden Terrace, Lynemouth, Ashington NE63 9EY



Description:

A two bedroom mid terrace house situated on Eden Terrace, Lynemouth. The accommodation comprises of entrance hall, living room, kitchen, bathroom, to the first floor are two bedrooms. Externally there is a lawned garden to the front and a yard to the rear.



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

Call: RMS 01670 850850 AC 0191 2859042

Price Guide: £30,000+

Lot No. 36

126 Seventh Street, Horden, Petrelee SR8 4JQ



Description:

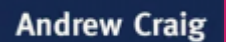
Deceptively spacious two bedroomed mid terrace home which comes with gas central heating system, double glazing, re-rendered exterior, lounge, kitchen/diner, two bedrooms, first floorbathroom/w.c and enclosed yard to rear with double gates.
EPC : To Follow

Call: Kimmitt & Roberts 0191 5813213

Price Guide: £20,000+

Lot No. 37

5 Bond Close, Monkwearmouth SR5 1ES



Description:

- A well presented two bedroom double fronted cottage offered with no onward chain. Ready to move in to and internally comprising of an entrance hallway, lounge, kitchen, two bedrooms and a three piece bathroom. Externally there is a rear yard with access for off road parking. Further benefitting from upvc double glazing and gas central heating. An ideal purchase for those looking to downsize, growing families and first time buyers. Call now to arrange an early viewing to avoid missing out.



EPC Band D

Call: Andrew Craig 0191 5160239

Price Guide: £54,950+

Lot No. 38

120 Woodhorn Drive, Stakeford, Ashington NE62 5EP



Description:

An investment opportunity to purchase this one bedroom first floor flat located on Woodhorn Drive, Stakeford.
Accommodation briefly comprises: entrance lobby, lounge, kitchen, shower room and a bedroom.
Benefits include double glazing, electric heating and vacant possession.
EPC Band E

Call: Rook Matthews Sayer 01670 850850

Price Guide: GUIDE PRICE £20,000 - £25,000

Lot No. 39

26/26a Yarm Lane, Stockton TS18 1ET



Description:
INVESTMENT OPPORTUNITY

A pair of flats on Yarm Lane which we are advised are let at a combined income of @ £8600 per annum. (copies of tenancy agreements to follow within the legal pack)
EPC for 26a band D
EPC for 26 to follow

Call: Michael Poole 01642 355000

Price Guide: £39,950+

Lot No. 40

39 Slaley Close, Gateshead NE10 8TW

Andrew Craig



Description:

Ground floor studio apartment situated on this well established and popular area of Wardley offering ideal accommodation for singles. Property briefly comprises of principal lounge- bedroom, kitchen, dressing room and shower room/wc. Externally there are communal gardens grounds mostly laid to lawn The property has been rented out to the same tenant for over 20 years paying £290pcm (advised by the vendor)

EPC Band - D

Call: Andrew Craig 0191 4875330

Price Guide: £25,000 -£30,000

Lot No. 41

22 Eden Terrace, Shiney Row, Houghton Le Spring DH4 4QY

Andrew Craig

kimmitt & roberts



Description:

A three bedroom mid terrace house situated on Eden Terrace, Shiney Row. The accommodation comprises of entrance lobby, entrance hall, dining room with double doors to living room, kitchen, first floor there are three bedrooms and a bathroom/wc. Externally there is a yard to the rear.



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

Call: K&R 0191 5848080 AC 0191 5653377

Price Guide: £50,000+

Lot No. 42

35 Montrose Street, Darlington DL1 1JU

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A two bedroom mid terrace house situated on Montrose Street, Darlington. The accommodation comprises of entrance lobby, living room, inner lobby, kitchen, rear lobby, bathroom, first floor there are two bedrooms. Externally there is a yard to the rear.



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

Call: J W Wood 01325 485151

Price Guide: £45,000+

Lot No. 43

66 Bradley Close, Ouston, Chester Le Street DH2 1TJ

Andrew Craig



Description:

An investment opportunity to purchase this studio apartment available with vacant possession The property is located on the first floor of a two storey building containing four apartments. Property briefly comprise communal entrance hall with stairs to first floor and entrance to flat, living room/bedroom, kitchen, dressing room and a shower rooms/wc. EPC Band - D

Call: J W Wood 0191 3887245

Price Guide: £20,000 - £25,000

Lot No. 44

14 Weardale Crescent Tow Law DL13 4EL

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A two bedroom semi detached house situated on Weardale Crescent, Tow Law. The accommodation comprises entrance hall, living room, kitchen, rear lobby, wc, first floor are two bedrooms and a bathroom/wc. There are gardens to the front and rear. The auction administration fee on this lot is £1500+vat.EPC : D



Call: JWW 0191 3869921 AC 0191 4921234

Price Guide: £30,000+

Lot No. 45

46 Pringle Place, New Brancepeth, Durham DH7 7JD

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A three bedroom semi detached house situated on Pringle Place, New Brancepeth. The accommodation comprises entrance hall, living room, conservatory, kitchen, first floor are three bedrooms and a bathroom/wc. Externally there is a paved area to the front and a lawned garden to the rear.



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

Call: JWW 0191 3869921 AC 0191 4921234

Price Guide: £55,000+

Lot No. 46

38/40 Bensham Avenue, Gateshead NE8 1XT

Andrew Craig



Description:

A rare pair of flats situated on Bensham Avenue, Gateshead. Comprising of a 2 bedroom lower flat which we are advised is let at £385pcm (copy of tenancy agreement to follow) and a 3 bedroom upper flat which is offered for sale with vacant possession. EPC Bands D



Call: Andrew Craig 0191 4875330

Price Guide: £115,000+

Lot No. 47

Bingfield Lodge, Bingfield, Northumberland NE19 2LE

ROOK
MATTHEWS
SAYER



Description:

A rare opportunity to purchase a dilapidated, stone built barn along with land. The barn offers excellent potential development, subject to the necessary planning consents and preservations and enjoys stunning views of surrounding countryside. Bingfield is a small hamlet, delightfully situated in glorious countryside yet well placed for the A69 and A68, making it ideal for commuting to Newcastle upon Tyne and other surrounding area

Call: Rook Matthews Sayer 01661 860228

Price Guide: £49,950+

Lot No. 48

18 Bridge Street, Amble, Northumberland NE65 0DR

ROOK
MATTHEWS
SAYER**Description:**

Situated in Bridge Street close to the shops, harbour and other amenities which the small coastal town of Amble has to offer, this traditional two bedroom mid terraced house presents the opportunity for the discerning purchaser to make extensive improvements to either prepare the property as a residential/holiday let or to create a home to their own tastes and requirements. The accommodation briefly comprises Lounge, Kitchen/Dining Room, Rear Lobby. Downstairs Cloakroom, two double Bedrooms and a family Bathroom. Externally is a small rear yard with side access gate to Church Street.

EPC Band F

Call: Rook Matthew Sayer 01665 713358

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. 49

33 Coomassie Road, Blyth, Northumberland NE24 2HD

**ROOK
MATTHEWS
SAYER**



Description:

****PRICED TO SELL - DECEPTIVELY SPACIOUS MID TERRACE - THREE BEDROOMS - TOWN CENTRE POSITION -EPC: D**** on Coomassie Road in Blyth. Briefly comprising: Entrance hall, generous lounge and breakfasting kitchen. Three bedrooms to the first floor and refurbished shower room. Benefitting from gas central heating, double glazing and shared yard to the rear. The property is being marketed at a realistic price to attract a quick sale - ideal investment/starter home, close to local schools and amenities. Early inspection welcome.



EPC Band E

Call: Rook Matthews Sayer 01670 352900

Price Guide: WAS £55,000 Now £27,950+

Lot No. 50

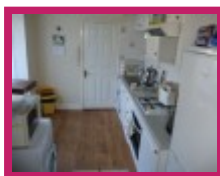
14 Candlish Terrace, Seaham SR7 7LG

kimmitt & roberts



Description:

A great opportunity to purchase this two bedroom, two reception mid dormer cottage located in this popular residential area. The property does require some updating but benefits include double glazed windows, gas central heating and is offered for sale with vacant possession. Property briefly comprises of entrance hall, dining, living room, kitchen, rear lobby and a bathroom/wc to the ground floor. There are two bedrooms to the first floor. Externally there is a yard to the rear.



EPC : Band D.

Call: Kimmitt & Roberts 0191 5813213

Price Guide: £44,950+

Lot No. 51

60 Church Avenue, West Sleekburn, Northumberland NE62 5XE

**ROOK
MATTHEWS
SAYER**



Description:

*****SEMI-DETACHED HOME - IDEAL FIRST TIME BUY - NO UPPER CHAIN - THREE BEDROOMS - GARAGE & GARDENS*****Situated on Church Avenue in West Sleekburn, this semi-detached home comprises; entrance hallway, lounge, breakfasting kitchen, bathroom and seperate WC, first floor landing and three bedrooms. Externally the property has an enclosed garden to the front with fencing to boundaries, shared access down the side leading to the rear garden with fenced off concrete area, lawn with bushes and shrubs and detached timber garage.



EPC : Band D

Call: Rook Matthews Sayer 01670 531 114

Price Guide: was £75,000 now £44,950+

Lot No. 52

8 Maryside Place, Clara Vale, Ryton NE40 3TA



Description:

A great opportunity to purchase this well presented two bedroom mid terrace house situated in the popular village of Clara Vale. The well presented property benefits include double glazed windows, gas central heating and a fitted kitchen.

The accommodation briefly comprises of entrance hall, living room, kitchen and a bathroom to the ground floor, and two bedrooms to the first floor. Externally there is an enclosed garden to the front laid to lawn and a yard to the rear. The property is fronted onto a pedestrian walkway.



EPC : Band D

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £99,950+

Lot No. 53

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

Andrew Craig



Description:

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



EPC : band D

Call: Andrew Craig 0191 2859024

Price Guide: £175,000+

Lot No. 54

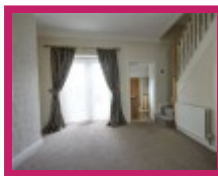
4 The Baltic, Witton Park, Bishop Auckland DL14 0EP

WOOD
ESTATE AGENTS



Description:

Rare to the market 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. 55

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. Benefiting 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: £185,000+

Lot No. 56

18 De Merley Gardens, Widdrington, Morpeth NE61 5DB



Description:

**** NO FORWARD CHAIN - DETACHED HOUSE - LOUNGE - DINING ROOM - THREE BEDROOMS - EN SUITE TO MASTER**** Offered to the market with no forward chain, this detached house, located on De Merley Gardens, Widdrington, is recommended for internal inspection. Comprising, to the ground floor, lounge, dining room, modern kitchen, utility and separate w.c. To the first floor are the three bedrooms, with the master having en suite and the family bathroom. Benefitting from double glazing, gas central heating, garage with driveway and distant sea views from the first floor.



EPC : Band E

Call: Rook Matthews Sayer 01670 511711

Price Guide: £109,950+

Lot No. 57

22 Low Lane, Brookfield, Middlesbrough TS5 8EA



Description:

Rarely available on the market, this spacious Shannon built three bedroom house is sure to generate lots of interest. Providing generous gardens and room sizes, imprint driveway and garage as well as being located in this sought after area with easy access to road networks and amenities.



EPC : E

Call: Michael Poole 01642 254222

Price Guide: £169,950+

Lot No. 58

11 Warbeck Close, Kingston Park, Newcastle NE3 2FG



Description:

Traditional three bedroom semi-detached property situated in this popular residential area. The accommodation briefly comprises; entrance hall, lounge, kitchen, three bedrooms and a bathroom/w.c. Externally there are gardens to the front and rear and a garage.

EPC D


Call: Rook Matthews Sayer 0191 2847999

Price Guide: £145,000+

Lot No. 59

Wardle House, Longframlington NE65 8AA



Description:

****END TERRACE HOUSE- FOUR BEDROOMS LOUNGE DINING ROOM MODERNISED KITCHEN UPDATED BATHROOM PARKING**** We offer to the market this stone built, end terrace house; located in the popular village of Longframlington with local amenities, convenience store, public house and good links to A1 for routes both North & South. Ideally suited to a variety of buyers the property is recommended for early inspection. Comprising to the ground floor; entrance hall, lounge with inglenook feature stone fire place, dining room and fitted dining kitchen in white oak with park ray range. To the first floor are the four bedrooms and the refitted family bathroom. Externally there is a lawn garden to the front with gravel area. (We are informed that off street parking is permitted here). Additionally there is a garden area with concrete path and large garden shed to the rear with parking.
EPC Band E

Call: Rook Matthews Sayer 01670 511711

Price Guide: £225,000+



Laura Morgan
National Development Manager

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Lot No. 60

1 Tesla Street, Philidelphia, Houghton Le Spring DH4 4TE


Description:

Occupying a quiet convenient position in a street where the houses rarely come onto the market, this deceptively spacious end terraced home is priced to allow for some improvement works, but is priced accordingly. It already boasts Combi gas central heating, double-glazing, a refitted bathroom, but a cosmetic overhaul is required. A home of immense potential, it provides superb family accommodation with two spacious reception rooms and three well-proportioned bedrooms. One of its most noteworthy features is the generous enclosed yard to the rear.



EPC : Band D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: WAS £89,950 NOW £55,000+

Lot No. 61

33 Bonsall Court, South Shields NE34 0HT

Andrew Craig

Description:

An immaculately presented, spacious town house. This versatile accommodation can be utilised as three bedroom, two reception rooms or four bedrooms, one reception room. Briefly comprises to the ground floor of: - Entrance, hallway, kitchen/diner, reception room, ground floor cloaks/w.c. To the first floor lies the lounge with feature gas fire and master bedroom. To the second floor lies a further two double bedrooms and a family bathroom. Externally lies a garden to the rear and front garden with driveway. Benefiting from UPVC double glazing throughout and combi gas central heating this ready to move into family home is sure to appeal to all that view.



EPC Band:- C

Call: Andrew Craig 0191 4271722

Price Guide: £79,950+

Lot No. 62

23 Woodlands Drive, Cleadon, Sunderland SR6 7TR

Andrew Craig

Description:

Situated within a private cul-de-sac of residential properties which rarely come to the market, we offer for sale this well presented semi detached home, which offers good sized family accommodation. Having an attached garage and ample car standage with low maintenance gardens to the rear, this property is well worthy of an internal inspection. Comprises of:- Entrance hall, lounge through dining room, breakfasting area, kitchen, conservatory, three good size bedrooms (two doubles) and a spacious family bathroom. The property further benefits from having gas central heating and double glazing.



EPC Band D

Call: Andrew Craig 0191 5190011

Price Guide: Was £249,950 now £195,000+

Lot No. 63

4 Fir Terrace, Burnopfield NE16 6DP



Description:

Situated on the rural edge of Burnopfield on the A692, a much extended end-terraced house, with a large garden. Ideally suited to families or first time buyers, the property has the benefit of double glazing, gas central heating, a modern kitchen and bathroom. Situated on the rural edge of Burnopfield on the A692, . Ideally suited to families or first time buyers, the property has the benefit of double glazing, gas central heating, a modern kitchen and bathroom. The accommodation comprises: Hallway, lounge, conservatory, dining area, w.c., study, kitchen and garage. To the first floor there are three bedrooms and a bathroom.



EPC band D

Call: J W Wood 01207 235221

Price Guide: WAS £130,000 NOW £105,000+

Lot No. 64

8 Saint Johns Grove Redcar TS10 2DS

Michael Poole



Description:

Sought After East Redcar Location * Popular Quiet Cul-De-Sac * Three Bedroom Semi Detached Property * Undergone Much Refurbishment * Replaced Main Roof * Spacious Loft Room * UPVC Double Glazing * Gas Central Heating * Attractive Re-Fitted Kitchen * Re-Fitted Family Bathroom * Drive & Garage



EPC band D

Call: Michael Poole 01642 285041

Price Guide: £119,950+

Lot No. 65

78b Salters Road, Gosforth, Newcastle NE3 1SX

ROOK MATTHEWS SAYER



Description:

Immaculate two double bedroom ground floor flat situated in this popular residential area within close proximity to Gosforth High Street with its range of local shops, amenities and transport links. The accommodation briefly comprises; communal entrance, entrance hall, lounge, kitchen, two bedrooms and a bathroom/w.c. Externally there is a garden to the front and shared yard to the rear providing off street parking



EPC Band D

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £125,000+

Lot No. 66

114 Front Street East, Boldon NE36 0SE

Andrew Craig



Description:

FRONT STREET - Circa 19th Century - Located within the conservation area of East Boldon Village and offering potential for improvement and expansion, we are delighted to offer for sale this detached family size home. The property provides well proportioned living accommodation and has an attractive garden to the rear with car standage. Rare to the market, we would advise an early viewing to avoid disappointment. The property comprises:- Entrance hall, Sitting Room, Lounge/dining room, Kitchen with integrated appliances, Conservatory, One double bedrooms and two singles together with a family bathroom.



EPC Band E

Call: Andrew Craig 0191 5190011

Price Guide: £199,950+

Lot No. 67

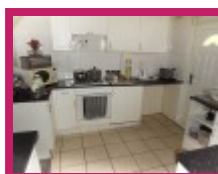
10 Milton Street, Jarrow NE32 3PW

Andrew Craig



Description:

MILTON STREET - 3 BED MID LINK - Conveniently situated for access into Jarrow Town Centre just a short distance away together with excellent roads links to the A19 and Tyne Tunnel. The property briefly comprises of: Entrance hall with stairs up. Front lounge, dining room, kitchen, three bedrooms and bathroom/w.c. Externally there are gardens to front and rear. Further benefits include part double glazing and gas central heating. Ideal as a starter home for first time buyers or equally of interest to investors.



EPC : band D

Call: Andrew Craig 0191 4280025

Price Guide: £54,950+

Lot No. 68

24 Victoria Apartments, Park Road North, Middlesbrough TS1 3LD



Description:

Viewing Of This Popular Retirement Development Is A Must!! Retirement apartment for residents aged 55 years or over. Beautifully appointed, Victoria Apartments are situated on Park Road North opposite the stunning Albert Park. Viewing of this popular retirement development is a must as it boasts a communal lounge re-fitted by a local interior designer, and a guest suite individually designed offering spacious 3 bed overnight accommodation for friends and family at a nominal cost. (benefiting the residents).



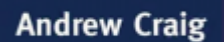
EPC Rating B

Call: Michael Poole 01642 254222

Price Guide: £29,950+

Lot No. 69

33 Heathfield, Sunderland SR2 9EW



Description:

A great opportunity to purchase this four bedroom detached house nicely positioned in the corner of a cul de sac. The property has been upgraded and modernised by the current vendor to include a refitted dining kitchen (verbally advised 2 years ago) and benefits include double glazed windows, gas central heating, the addition of a 2nd conservatory, ensuite to master bedroom, ground floor cloakroom/wc and a well cared for and stocked private rear garden. Property briefly comprises of entrance hall, cloakroom/wc, living room, dining room, two separate conservatories, a dining kitchen to the ground floor. There are four bedrooms (master with en-suite) and a family bathroom/wc. Externally there is a paved drive to the front offering off street parking leading to a single garage and an enclosed rear garden.



EPC : Band D

Call: Andrew Craig 0191 5653377

Price Guide: £235,000+

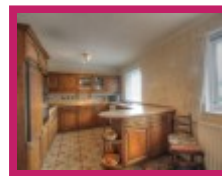
Lot No. 70

Wesleygarth, Castleside, Consett DH8 9QB



Description:

A spacious individually designed stone built detached bungalow with four bedrooms, situated on a large plot with extensive off-road parking and a double-size garage at the edge of Castleside. Generous accommodation includes: porch, hall, living room, kitchen/dining room, utility room, four bedrooms, en suite shower to master bedroom, and a large bathroom. Large garage with W.C., large driveway, lawned garden to front and both sides, stone-flagged patio to rear with access to a cellar beneath the living room.



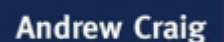
EPC : Band D

Call: J W WOOD 01207 502109

Price Guide: WAS £325,000 NOW £215,000+

Lot No. 71

27 Beamish Gardens, Wreckton, Gateshead NE9 7LD



Description:

BEAMISH GARDENS A well presented two bedroom semi detached property located in Wrekenton. The property benefits from gas central heating and UPVC double glazing. Accommodation comprises of- Entrance hallway, lounge and fitted kitchen. To the first floor there are two bedrooms, separate w.c. and bathroom. Externally there gardens to the front and rear of the property and a detached single garage.



Completion anticipated late 2015 EPC Band - E

Call: Andrew Craig 0191 4875330

Price Guide: £69,950+

Lot No. 72

9 Park Road, Stockton TS18 3HY



Description:

Victorian Mid-Terraced Property, Currently Set Out As Five/Six Rooms to Let. Landlord Opportunity!!



EPC Band F

Call: Michael Poole 01642 355000

Price Guide: £82,500+

Lot No. 73

21 Bradford Avenue, Town End Farm, Sunderland SR5 4LB

Andrew Craig



Description:

A spacious well presented three bedroom end link property located on this ever popular residential Estate. The accommodation briefly comprises of entrance hallway, lounge with open access to dining room with double glazed patio doors leading to the rear garden and recently refitted kitchen to the ground floor whilst to the first floor there are three bedrooms and a family bathroom with three piece white suite. Externally there are gardens to the front and rear, rear garden with driveway providing off road parking. Other benefits include gas central heating and uPVC double glazing. This is sure to appeal to all that view!



EPC : Band D

Call: Andrew Craig 0191 5160239

Price Guide: Was £84,950 Now £69,950+

Lot No. 74

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. 75

113 Princess Road, Seaham SR7 7TB

kimmitt/roberts



Description:

A SUPERB Investment opportunity to acquire a pair of refurbished and extended self contained flats situated in an established residential area having frontage onto a popular road, in close proximity to the local schools, bus services and Seaham town centre. The flats each have Combi gas central heating, renewed kitchens and bathrooms. The First Floor flat is of particular interest boasting a third bedroom/granny flat. There is also a garage. Of undoubted appeal to investors or families alike.



EPC BAND D

Call:

Price Guide: WAS £140,000 NOW £84,950+

Lot No. 76

36 Elmfield, Hetton Le Hole DH5 9BX

kimmitt & roberts



Description:

Occupying a pleasant cul-de-sac position upon this respected and centrally located development, this is a larger style modern three bedroom semi providing well proportioned family accommodation. Beautifully presented throughout, it has generous accommodation incorporating stylish kitchen, an excellent bathroom and en-suite (adjacent to the main bedroom) and the landing is large enough to be used as a generous study area. It also has gas central heating. Externally it has a particularly pleasant rear garden with pleasant views, lawns and deck. There is an integral garage. This is an excellent example of its type and early inspection is recommended.



EPC : C

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £125,000+

Lot No. 77

13 Finchale Terrace, Jarrow NE32 3TX

Andrew Craig



Description:

This well presented deceptively spacious three bed mid terraced property is ideally located on the popular Finchale Terrace in Jarrow. Situated close to local amenities and having fantastic transport links and Schools within walking distance. Briefly comprising: Entrance hallway, lounge/diner, kitchen, family room and g.f. w.c. First floor has three bedrooms and a family bathroom. Externally there is a low maintenance rear garden and a block paved driveway to the front. Also benefiting from double glazing and gas central heating. Early viewing is highly recommended as it is offered with NO Onward Chain and is an ideal first time buy!

EPC Rating to follow

Call: Andrew Craig 0191 4280025

Price Guide: £74,950+

Lot No. 78

1 York Road, Peterlee SR8 2DS

kimmitt & roberts



Description:

Occupying a prime elevated position in this popular area that is situated close to local schools and within walking distance to town centre is this spacious three bedroomed mid link home which offers gas central heating system, double glazing, conservatory and patio area to rear.



EPC : bands D

Call: Kimmit & Roberts 0191 518 3334

Price Guide: £54,950+

Lot No. 79

Fairlawn, Shadfen, Morpeth NE61 6NP

ROOK MATTHEWS SAYER



Description:

A three bedroom, detached bungalow situated in Shadfen, approximately 2.5 miles from Morpeth Town Centre. The property is well located for access to Morpeth and the A1 for commuting yet still enjoys a rural aspect. The property is set within substantial, mature gardens and the accommodation briefly comprises:- Entrance porch, large open plan kitchen diner leading through to lounge, utility room and cloaks/wc, three double bedrooms and bathroom/wc. Externally there is a larger style double garage, established gardens and driveway for ample off street parking. The property is offered with no further chain and updating is required to bring this property up to its full potential as a spacious detached home.



EPC Band D

Call: Rook Matthews Sayer 01670 511711

Price Guide: £275,000+

Lot No. 80

25 Bewick Street, South Shields NE33 4JU

Andrew Craig



Description:

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



EPC Rating C

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

Lot No. 81

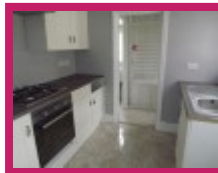
124 Newbiggin Road, Ashington NE63 0TL

ROOK MATTHEWS SAYER



Description:

Attention first time buyers! Three bedroomed mid terrace for sale on Newbiggin Road, Ashington. The property has been recently refurbished with a newly fitted kitchen and full re-wire it is an ideal purchase (we have also been advised by the vendor there has been a new roof to the extension and damp proof course to the property) close to the town centre and hospitals the accommodation also benefits from good road links. With double glazing and gas central heating the property comprises of: Entrance hall, open plan lounge, dining room, kitchen, bathroom, stairs to the first floor and three good sized bedrooms with en-suite to the second bedroom. Externally there is a rear yard with roller shutter access for off street parking and a small enclosed garden to the front. Early viewing recommended.



EPC Band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £74,950+

Lot No. 82

North Lodge, Morpeth NE61 2EB

ROOK MATTHEWS SAYER



Description:

**** DETACHED LODGE - EXCELLENT CONDITION - WELL PLACED FOR MORPETH AND THE A1 - NO FORWARD CHAIN**** Situated on the southerly outskirts of Morpeth the property is neutrally decorated and is well placed for routes to the A1 and Morpeth Town centre, offering a wide variety of shops, facilities and amenities. Renovated in 2011, the house was stripped back to bare walls to have, replacement plumbing and wiring. All joinery and architrave to the lodge were also replaced and a new alarm system installed. The white oak kitchen was fitted by Howdens and the range cooker will remain. North Lodge has previous planning passed to extend



EPC band E

Call: Rook Matthews Sayer 01670 511711

Price Guide: £250,000+

Lot No. 83

47 Hampton Street, Oxbridge, Stockton TS18 4DU

Michael Poole



Description:

Attention Investors & Landlords, a Two Bedroom Mid-Terrace Victorian Property with First Floor Bathroom. In Need of Some Renovation, Early Viewing is advised to Avoid Disappointment.



EPC Band E

Call: Michael Poole 01642 355000

Price Guide: £54,950+

Lot No. 84

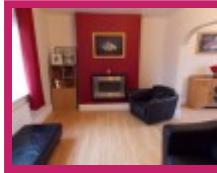
3 Fire Station Houses, Hebburn NE31 1UD

Andrew Craig



Description:

A family size home which is well presented and sits set back from the road with a pedestrianized frontage at the junction with Mill Lane and Victoria Road West. The property is well placed to take advantage of good road links to the A1M, bus links to Hebburn/Jarrow and Gateshead and Newcastle with Junior and Senior Schools close to hand. The internal accommodation comprises of: Entrance hall with stairs up. Lounge with open arch to Dining room and galley style kitchen. First floor provides three bedrooms and a re-fitted shower room/w.c., Further benefits include gas combi central heating. Externally there are gardens to front and rear. Viewing urged!



EPC Band D

Call: Andrew Craig 0191 4281428

Price Guide: £99,950+

Lot No. 85

8 Lintfort, Picktree, Tyne & Wear NE38 9HX

WOOD
ESTATE AGENTS



Description:

An impressive three bedroom semi detached house situated in a cul de sac position. The property forms part of a redevelopment of an 18th century farm just off Picktree Lane. The property benefits include double glazed windows, gas central heating, fitted kitchen, garage and gardens.

Property briefly comprises entrance hall, lounge through dining room, kitchen and utility room to the ground floor, whilst there are three bedrooms and a bathroom to the first floor. Externally there are gardens to both the front and rear of the property with a drive to the front offering off street parking leading to the integral garage .



Call: J W Wood 0191 3887245

Price Guide: £225,000+

Lot No. 86

46 Sheraton, Leam Lane, Gateshead NE10 8JP

Andrew Craig



Description:

This two bedroom detached home is pleasantly positioned at the head of a cul-de-sac within Leam Lane. Internally the property is well presented and briefly comprises of an entrance hallway, lounge, kitchen and utility room. To the first floor there are two well proportioned bedrooms, bathroom and a separate WC. Externally there are gardens to the front, side and rear with lawn and patio areas. This property is sure to appeal to a wide range of buyers due to the well proportioned accommodation and location therefore an early viewing comes highly recommended.



EPC Band E

Call: Andrew Craig 0191 4875330

Price Guide: £54,950+

Lot No. 87

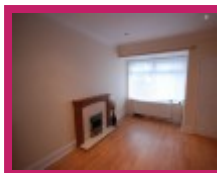
16 Cloverfield Avenue, Gosforth NE3 3NJ

ROOK
MATTHEWS
SAYER



Description:

A very well presented traditional two bedroom semi detached property within close proximity to local shops, amenities and transport links. The accommodation briefly comprises; entrance hall, lounge, dining room, fitted kitchen and a bathroom/w.c with shower over bath.



EPC Band E

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £99,950+

Lot No. 88

1a and 1b Tyne Road, Stanley DH9 6PX


Description:

An ideal investment property which consists of a large 2/3 bedroom flat and a small commercial unit with cellar storage. The flat is well presented and currently tenanted with an income of £4680 per annum, the commercial unit is currently vacant and requires some improvement (previously rented at £3600 per annum). The accommodation arranged over two floors and includes: Front office/ showroom, small private office, a small kitchen area and hallway leading to cellar. The flat consists of a lobby, a bedroom, utility room and access to the shared hall at the rear. To the first floor is a modern kitchen, bathroom, large lounge and two bedrooms. Small yard to the rear.



EPC Band to follow

Call: J W WOOD 01207 502109

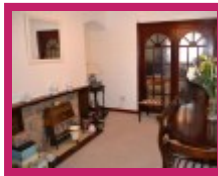
Price Guide: £70,000+

Lot No. 89

6 Gertrude Street, Houghton Le Spring DH4 4EA


Description:

Providing well presented and deceptively spacious family accommodation, this three bedroom mid terraced residence is worthy of further inspection. Situated within a respected street, it is well situated for access to Houghton town centre, schools, bus services etc. It boasts gas central heating and double-glazing. It has a stylish kitchen and the bathroom has recently been refitted. Highly recommended.



EPC Band E

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £49,950+

Lot No. 90

2a Bletchley Avenue, Town End Farm, Sunderland SR5 4LX


Description:

Situated close to the perimeter of Town End Farm Estate and with in easy access to rural land, we offer to the market this semi detached house which offers well sized accommodation throughout comprising of entrance hallway, open plan lounge, dining room and kitchen to the ground floor whilst to the first floor there are three bedrooms and family bathroom with four piece suite. The property further benefits from gas central heating and double glazing. Externally there is a pedestrian walk way leading to front garden together with a rear garden. VIEWING RECOMMENDED !!!!
EPC Band D

Call: Andrew Craig 0191 5160239

Price Guide: £84,950+

Lot No. 91

6 Catherine Terrace, Shield Row, Stanley DH9 0EH


Description:

A two bedroom mid terraced house situated in Shield Row, close to Stanley Town Centre. The property is ideal for investment purchasers, requires some updating, but benefits uPVC double glazing, gas central heating and recently had new carpets fitted.
EPC Band to follow

Call: J W Wood 01207 235221

Price Guide: £36,000+

Lot No. 92

8 Gosport Way, Blyth, Northumberland NE24 3HJ



Description:

****TWO BEDROOM SEMI DETACHED BUNGALOW - NO UPPER CHAIN - OPEN ASPECT TO FRONT - GARAGE - GARDENS - EPC: D****pleasantly situated in the cul de sac of Gosport Way, South Beach in Blyth. Briefly comprising: Entrance hall, spacious lounge, kitchen, sun lounge, two bedrooms and bathroom. Enclosed garden to front, side and rear and good sized garage. An ideal retirement purchase which is offered with no upper chain. Internal inspection welcome.



EPC Band D

Call: Rook Matthews Sayer 01670 352900

Price Guide: £99,950+

Lot No. 93

110 Princess Road, Seaham SR7 7TB



Description:

We have pleasure in offering this three bedroom mid terraced property on the ever popular Princess Road. Perfect for an Investor or First Time Buyer it has gas central heating and double glazing and accommodation that comprises Entrance Vestibule, Hallway, Lounge Dining Room, Kitchen, Three Bedrooms Bathroom and Yard with Garage. We anticipate much interest, no upward chain. Summary of accommodation Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen, Three Bedrooms, Bathroom, Garden, Yard.



EPC Band C

Call: Kimmitt & Roberts 0191 5813213

Price Guide: £65,000+

Lot No. 94

25 Tunstall Park, Sunderland SR2 7SJ



Description:

Spacious three bedroom semi detached property located in a quiet cul-de-sac in this popular residential area. This ideal family home maintains many features including original stained glass windows. Accommodation briefly comprises of hallway, lounge having bay window with stained glass, dining room, fitted kitchen and outhouse to the ground floor whilst to the first floor there are three bedrooms (one having bay window with feature stained glass), family bathroom and separate w.c. Externally there is a front garden, a pleasant, good size garden to rear with garage. Other benefits include gas central heating.



EPC Band D

Call: Andrew Craig 0191 5653377

Price Guide: £159,950+

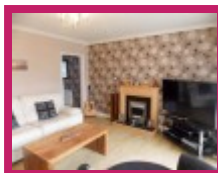
Lot No. 95

20 Barnard Grove, Jarrow NE32 3TT



Description:

Spacious semi detached property which offers double glazing and gas central heating situated in this pleasant street just off Finchale Terrace. Offering family size accommodation the property offers an internal layout comprising: Entrance hall with stairs up. Front lounge with feature fireplace and rear dining room (both with oak style flooring). Modern fitted kitchen, three bedrooms and bathroom/w.c. Externally there is off street parking for more than one car to the front with an enclosed laid to lawn garden to the rear.



EPC Band D

Call: Andrew Craig 0191 4280025

Price Guide: £99,950+



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Lot No. 96

32 Windsloppen, Murton, Seaham SR7 9TG

kimmitt & roberts



Description:

This delightful semidetached bungalow occupies a most attractive position upon this highly respected estate, having a generous rear garden. Ideally located for access for commuting, schools, bus services etc, it provides thoughtfully designed and well presented accommodation. Features include gas central heating, extended garage, UPVC double-glazing and a stylish conservatory. Available at a tempting price, it is well worth internal inspection.



EPC Band D

Call: Kimmitt & Roberts 0191 5813213

Price Guide: £124,950+

Lot No. 97

12 Dene Avenue, Houghton Le Spring DH5 8EF

kimmitt & roberts



Description:

A three bedroom semi detached house on Dene Avenue, Houghton le Spring. The property has double glazing and comprises of entrance hall, lounge, dining room, kitchen, first floor are three bedrooms, bathroom and separate wc. Externally there are gardens to the front and rear.



EPC to follow

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £54,950+

Lot No. 98

100 Cairo Street, Sunderland SR2 8QL

Andrew Craig



Description:

This is a spacious two bedroom mid terraced cottage located within easy access to Sunderland City Centre, local schools and shops. Giving spacious living accommodation which is sure to appeal to a range of buyers including first time buyers, those looking to downsize and investors alike. The property briefly comprises of entrance hallway, lounge, kitchen, two bedrooms, bathroom, separate w.c. and rear yard with off street parking. Other benefits include combi gas central heating and double glazing. Must be viewed to appreciate !!!!



EPC Band D

Call: Andrew Craig 0191 5653377

Price Guide: £49,950+

Lot No. 99

6 Brendon Crescent, Billingham TS23 2QR

Michael Poole



Description:

Attention Investors!!!! * Book Your Viewing Early To Avoid Disappointment * Good Sized Two Bedroom Semi-Detached Property * In Need Of Modernisation with Great Potential * Fixed Staircase to the Converted Loft * Plenty of Off Road Parking * Detached Garage * Enclosed Rear Garden * No Onward Chain *



EPC Band E

Call: Michael Poole 01642 955140

Price Guide: £69,950+

Lot No. 100 6 St Heliers Way, Stanley, Co Durham DH9 0UR



Description:

Ideally suited to first time buyers, a well presented two bedroom first floor flat in popular estate in East Stanley. The flat has the benefit of double glazing, gas central heating with combination boiler and has recently been re-wired. The accommodation includes: Communal entrance hall, private hall, lounge, kitchen with integrated cooking appliances, a bathroom, two bedrooms and a garage.



EPC Band D

Call: J W Wood 01207 235221

Price Guide: £49,950+

Lot No. 101 140 Waverdale Way South Shields NE33 4SH

Andrew Craig



Description:

Located on a private development at Waverdale Way therefore being within a convenient location for access to local amenities including schools, shops, restaurants and transport links via bus and Tyne Dock Metro. Situated upon an area which proves popular with first time buyers and growing families and professionals alike the property offers an entrance hallway, lounge, kitchen, two bedrooms and a family bathroom. Warmed by gas central heating and double glazing the property benefits from gardens to both the front and rear and a detached single garage! View now to avoid missing out on this wonderful end terraced family home!



EPC Band E

Call: Andrew Craig 0191 4271722

Price Guide: £74,950+

Lot No. 102 3 Hedley Hall Farm, Sunnyside, Tyne & Wear NE16 5EH

Andrew Craig



Description:

A unique opportunity to purchase this four bedroom barn conversion, situated in this tranquil semi rural location with a paddock which we are verbally advised is approx 2.5 acres. The property offers the idyllic rural living yet with close proximity of local amenities. (The Metro Centre is just over 4 miles away-)The property itself provides light, airy, spacious living accommodation with a gin gan, downstairs bedroom/bathroom facilities offering adaptable living accommodation and internal viewing is highly recommended to appreciate the accommodation on offer. Property briefly comprise of a spacious entrance hall / dining hall, breakfasting kitchen, living room/gin gan with feature beams to the ceiling, utility room, study/snug and a bedroom with open plan with shower room/wc. To the first floor landing there are three bedrooms (one with en suite and bedroom two and three with jack and jill access to the family bathroom) and a study. Externally access is gained via a gravelled drive leading to a double garage and parking for numerous cars. There are lawned gardens to the front and rear of the property with a paddock. EPC Band D

Call: Andrew Craig 0191 4889090

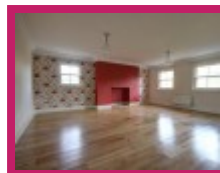
Price Guide: WAS £825,000 NOW £499,950+

Lot No. 103 6 The Paddock, Witton Le Wear, Co Durham DL14 0GA



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: £250,000+

Lot No. 104 16 Gill Crescent South, Fencehouses DH4 6AP

kimmitt & roberts



Description:

NO UPWARD CHAIN! Early inspection is highly recommended. This spacious 2 bedroom accommodation is in ready to move into condition. Refurbished throughout, including a refitted kitchen, recently installed Combi gas central heating system, etc., it is decorated to neutral taste and has newly fitted floor coverings throughout, and UPVC double glazing. Conveniently situated close to all local amenities and road networking. Summary of accommodation Entrance Lobby, Entrance Hall, Lounge, Dining room, Kitchen, 2 Bedrooms, Bathroom/w.c.Forecourt, Rear yard.



EPC Band C

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £49,950+

Lot No. 105 47 Rotherfield Road, Sunderland SR5 5DH

Andrew Craig



Description:

Offered with no chain involved. A two bedroom mid terraced property located in this ever popular residential area with amenities close to hand including shops, schools and transport links to Sunderland City Centre. The internal accommodation comprises of an entrance hallway, lounge, dining kitchen, two first floor bedrooms and a family bathroom. Benefiting from gas central heating and UPVC double glazing. Externally there are front and rear gardens and a driveway suitable for off road parking. Sure to appeal to all that view!



EPC Band D

Call: Andrew Craig 0191 5160239

Price Guide: £64,950+

Lot No. 106 Dean Well, West Ditchburn, Northumberland NE66 2UE

ROOK MATTHEWS SAYER



Description:

A detached bungalow situated just over a mile from the main road, with spacious accommodation now ready for renovation and refurbishment. It is accessed from a council maintained highway and includes roof mounted solar panels. There is a large dining hall, sitting room with open fire, kitchen and utility room plus separate WC. The master bedroom has en-suite bathroom, there are two further bedrooms and family bathroom. Double glazing and night storage heating is included. There are generous gardens and woodland with lean to car port and integral garage.



EPC Rating : E

Call: Rook Matthews Sayer 01665 510044

Price Guide: £185,000+



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 is not typically enforceable in English law) for the Seller to sell and the Buyer to buy the particular lot but represents the intention to do so. However, the Seller will have the security of the non-refundable deposit. All deposit monies will be held in the Client Account of The Agents Property Auction until exchange of contracts.

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

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

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

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

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

Our General Auction Terms of Business

1. Interpretation

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

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

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

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

2. Conditions applicable to the auction types

2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

2.2 Option Two Conditions

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

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

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



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

3. General provisions applicable to Sellers and Buyers

3.1 General Auction Conditions

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

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

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

3.2 Charges and payment

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

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

3.3 Proof of Identity and Proceeds of Crime Act

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

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

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

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

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

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

3.4 Miscellaneous

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

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

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

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

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

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

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

3.5 Notices

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

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

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

3.6 Governing law and jurisdiction

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

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

Common Auction Conditions

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Important Notice

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

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

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

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

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

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

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

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

Glossary

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



Wherever it makes sense:

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

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

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

Agreed completion date

Subject to condition G9.3:

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

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

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

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

Auction The auction advertised in the catalogue.

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

Auctioneers The auctioneers at the auction.

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

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

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

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

Condition One of the auction conduct conditions or sales conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The auctioneers.

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

Auction Conduct Conditions

A1 Introduction

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

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

A2 Our role

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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



A5 The contract

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

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

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

A5.4 If you do not we may either:

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

(b) sign the sale memorandum on your behalf.

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

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

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

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

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

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

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

A6 Extra Auction Conduct Conditions

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

General conditions of sale

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

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

G1 The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

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

G2 Deposit

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

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

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

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

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

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

G2.2 The deposit

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

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

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

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

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

G3 Between contract and completion

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

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

(b) pay the premiums when due;

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

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

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

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

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

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

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

Title and identity

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

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

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

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

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

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

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

(ii) the documents accompanying that application;

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



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

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

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

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

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

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

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

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

G5 Transfer

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

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

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

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

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

G6 Completion

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

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

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

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

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

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

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

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

G7 Notice to complete

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

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

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

(a) terminate the contract;

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

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

(d) resell the lot; and

(e) claim damages from the buyer.

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

(a) terminate the contract; and

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

G8 If the contract is brought to an end

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

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

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

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

G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

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

G9.5 The buyer must:

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

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

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

G10 Interest and apportionments

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

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

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

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

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

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

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

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

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

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

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

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

G11 Arrears

Part 1 Current rent

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

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

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

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Seller not to pay for arrears

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

(a) so state; or

(b) give no details of any arrears.

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

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



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

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

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

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

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

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

G12 Management

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

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

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

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

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

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

G13 Rent deposits

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

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

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

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

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

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

G14 VAT

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

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

G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

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

(a) of the buyer's VAT registration;

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

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

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

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

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

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

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

G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

G17 Maintenance agreements

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

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

G18 Landlord and Tenant Act 1987

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

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

G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

(a) in its condition at completion;

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

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

G19.5 Where relevant:

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

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

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

G20 TUPE

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

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

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

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

(c) in respect of the Transferring Employees.

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



on completion.

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

G21 Environmental

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

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

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

G22 Service Charge

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

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

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

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

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

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

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

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

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

G23 Rent reviews

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

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

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

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

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

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

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

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

G24 Tenancy renewals

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

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

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

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

G24.4 Following completion the buyer must:

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

G25 Warranties

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

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

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

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

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

G26 No assignment

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

G27 Registration at the Land Registry

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

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

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

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

G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

G29 Contracts (Rights of Third Parties) Act 1999

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

G30 Extra General Conditions



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