



Agents Property AUCTION

TOGETHER WE GET RESULTS

Auction Catalogue



THIS AUCTION

Monday 2nd November 2015

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

Andrew Craig

WOOD
ESTATE AGENTS

kimmitt & roberts

Michael Poole

ROOK
MATTHEWS
SAYER



Richard Francis
Auctioneer MNAVA

01661 831 360
www.agentspropertyauction.com



Buyers Guide

IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

Particulars of Sale:

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

Price Guides:

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

Option 1 Terms & Conditions:

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

Option 2 Terms & Conditions:

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

Administration Fee:

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

Deposits:

Deposits may be paid by cheque, bankers draft or by prior arrangement into the Client Account of The Agents Property Auction. Unfortunately cash cannot be accepted. Proof of 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	Sun View, 22 Heworth Road, Washington	NE37 2PX	Andrew Craig
Lot 2	69 Bolklow Road, Grangetown, Middlesbrough	TS6 7ED	Michael Poole
Lot 3	25 Gladstone Street, Consett, Durham	DH8 6AQ	JW Wood Estate Agents
Lot 4	26 Heslop Street, Thornaby, Stockton	TS17 7HA	Michael Poole
Lot 5	6 Warren Street, Horden, Peterlee	SR8 4NA	Kimmitt & Roberts
Lot 6	91 Charters Crescent, South Hetton	DH6 2TW	Andrew Craig/Kimmitt & Roberts
Lot 7	71 Haggerston Crescent, Newcastle	NE5 4TW	Andrew Craig/Rook Matthews Sayer
Lot 8	41 & 43 Fifth Street, Horden, Peterlee	SR8 4LA	Kimmitt & Roberts
Lot 9	47 Athol Road, Hendon, Sunderland	SR2 8LQ	Andrew Craig
Lot 10	2 Hawthorn Close, Benwell, Newcastle	NE15 6AG	Rook Matthews Sayer
Lot 11	23 Dovecote Street, Amble, Northumberland	NE65 0DX	Rook Matthews Sayer
Lot 12	57 Thrush Road, Redcar	TS10 2AS	Michael Poole
Lot 13	16 Barehirst Street, South Shields	NE33 5LY	Andrew Craig
Lot 14	18 Elm Park Terrace, Shotley Bridge	DH8 0NA	JW Wood Estate Agents
Lot 15	23 & 25 Eleventh Street, Horden, Peterlee	SR8 4LY	Kimmitt & Roberts
Lot 16	70 Lenin Terrace, Stanley	DH9 6PB	JW Wood Estate Agents/Andrew Craig
Lot 17	83 Collingwood Street, Hebburn	NE31 2XW	Andrew Craig
Lot 18	44 Elliott Road, Peterlee	SR8 5JA	Kimmitt & Roberts
Lot 19	31&32 Lily Avenue, Bedlington	NE22 5BB	Rook Matthews Sayer
Lot 20	40 & 42 Twelfth Street, Horden, Peterlee	SR8 4QH	Kimmitt & Roberts
Lot 21	1-6 Ravensworth View, Dunston, Gateshead	NE11 7DQ	Rook Matthews Sayer
Lot 22	79 Shinwell Crescent, Thornley, Durham	DH6 3DE	JW Wood Estate Agents/Andrew Craig
Lot 23	9 Nesham Avenue, Middlesbrough	TS5 4LY	Michael Poole
Lot 24	Well House Coffee Shop, 33 High Street, Belford	NE70 7NG	Rook Matthews Sayer
Lot 25	145 Byerley Road, Shildon, Co Durham	DL4 1HT	JW Wood Estate Agents
Lot 26	6 Hawthorn Close, Benwell Village, Newcastle	NE15 6AG	Rook Matthews Sayer
Lot 27	51 Commercial Street, Cornsay Colliery, Durham	DH7 9BW	JW Wood Estate Agents/Andrew Craig
Lot 28	13 Cumberland Street, Wallsend	NE28 7SB	Rook Matthews Sayer
Lot 29	Clara House, Church Parade, Sacriston, Durham	DH7 6AD	Rook Matthews Sayer
Lot 30	8 Lightfoot Road, Newton Aycliffe, Darlington	DL5 4EP	JW Wood Estate Agents/Andrew Craig
Lot 31	29, 31, 33 Eighth Street, Horden, Peterlee	SR8 4LY	Kimmitt & Roberts
Lot 32	12 Merrington Close, Sunderland	SR3 2QE	Andrew Craig
Lot 33	496-506 Elswick Road, Newcastle	NE4 8ED	Rook Matthews Sayer
Lot 34	38 Burnett Crescent, Kelloe, Durham	DH6 4PH	JW Wood Estate Agents/Andrew Craig
Lot 35	52 Howdene Road, Newcastle	NE15 7HT	Andrew Craig/Rook Matthews Sayer
Lot 36	13 Hastings Street, Hendon, Sunderland	SR2 8SR	Andrew Craig
Lot 37	73 Hampden Street, South Bank, Middlesbrough	TS6 0LQ	Michael Poole
Lot 38	12/14 Cardonnel Street, North Shields	NE29 6SW	Rook Matthews Sayer
Lot 39	Two Garages, Whickham View, Newcastle	NE15 6SY	Rook Matthews Sayer
Lot 40	50,51,52 Twelfth Street, Horden, Peterlee	SR8 4QH	Kimmitt & Roberts
Lot 41	10a Harrison Street, Tow Law, Bishop Auckland	DL13 4EE	JW Wood Estate Agents
Lot 42	12 Warren Street, Horden, Peterlee	SR8 4NA	Kimmitt & Roberts
Lot 43	18 May Street, Bishop Auckland	DL14 7DB	JW Wood Estate Agents
Lot 44	2 York Street, Silksworth, Sunderland	SR3 1BU	Andrew Craig
Lot 45	12 Spruce Court, Shildon, Bishop Auckland	DL4 2DH	JW Wood Estate Agents
Lot 46	91,93,95,97,99 Fifth Street, Horden, Peterlee	SR8 4LA	Kimmitt & Roberts
Lot 47	Garage at Shetford Gardens, West Denton	NE15 7SB	Rook Matthews Sayer



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	4 Jesmond Dene Terrace, Jesmond, Newcastle	NE2 2ET	Rook Matthews Sayer
OPTION 2			
Lot 49	23 Imeary Street, South Shields	NE33 4EF	Andrew Craig
Lot 50	27 Dunston View, Seahouses	NE68 7SF	Rook Matthews Sayer
Lot 51	5 Victory Street West, Hetton Le Hole	DH5 9DW	Kimmitt & Roberts
Lot 52	Heatherlea House, Hillside East, Rothbury	NE65 7PT	Rook Matthews Sayer
Lot 53	19 Ariel Street, Ashington	NE63 9EZ	Rook Matthews Sayer
Lot 54	5 Radcliffe Street, Birtley	DH3 2NX	Andrew Craig
Lot 55	12 Princess Road, Seaham	SR7 7TB	Kimmitt & Roberts
Lot 56	10 Whitsun Avenue, Bedlington	NE22 5BG	Rook Matthews Sayer
Lot 57	28 Edgefield Avenue, Fawdon, Newcastle	NE3 3AB	Rook Matthews Sayer
Lot 58	6 New Front Street, Annfield Plain, Co Durham	DH9 8JG	JW Wood Estate Agents
Lot 59	15a Main Street, Seahouses, Northumberland	NE68 7RE	Rook Matthews Sayer
Lot 60	20 Tynevale Road, Lemington	NE15 8EJ	Rook Matthews Sayer
Lot 61	5 Leith Gardens, Stanley	DH9 9LZ	JW Wood Estate Agents
Lot 62	2a St Johns Terrace, Boldon	NE36 0LL	Andrew Craig
Lot 63	61 Deckham Terrace, Low Fell, Gateshead	NE8 3UY	Andrew Craig
Lot 64	Crosswinds, Old Chapel, Oxhill, Stanley	DH9 7LG	JW Wood Estate Agents
Lot 65	34 Harton Lane, South Shields	NE34 0EE	Andrew Craig
Lot 66	25 King Street, Birtley	DH3 1EF	Andrew Craig
Lot 67	Hillside, Cairnhill Terrace, Newbottle, Houghton Le Spring	DL14 4SP	Kimmitt & Roberts
Lot 68	62 Pembroke Avenue, Sunderland	SR3 2DJ	Andrew Craig
Lot 69	37 Corrofell Gardens, Gateshead	NE10 0YQ	Andrew Craig
Lot 70	17 Kayll Road, St Gabriels, Sunderland	SR4 7TN	Andrew Craig
Lot 71	2 The Hastings, Lemington	NE15 8SL	Rook Matthews Sayer
Lot 72	42 Newbiggin Road, Ashington	NE63 0SY	Rook Matthews Sayer
Lot 73	2a Bletchley Avenue, Town End Farm, Sunderland	SR5 4LX	Andrew Craig
Lot 74	7 Trunk Road, South Bank, Middlesbrough	TS6 0AB	Michael Poole
Lot 75	140 Hexham Avenue, Hebburn	NE31 2DL	Andrew Craig
Lot 76	9 Dukes Road, Hexham, Northumberland	NE46 3AW	Rook Matthews Sayer
Lot 77	25 Clifton Road, Fulwell, Sunderland	SR6 9DN	Andrew Craig
Lot 78	4 Hedley Road, Wylam	NE41 8EF	Rook Matthews Sayer/Yellow Estate Agency
Lot 79	22 Mersey Road, Gateshead	NE8 3SR	Andrew Craig
Lot 80	32 Beechwood Terrace, Thornhill, Sunderland	SR2 7LY	Andrew Craig
Lot 81	181 Newsham Road, Blyth	NE24 5RB	Rook Matthews Sayer
Lot 82	5 Castle Island Way, Ashington	NE63 0XL	Rook Matthews Sayer
Lot 83	Boreas House, 5 The Steadings, Warkworth	NE65 0WR	Rook Matthews Sayer
Lot 84	131 Stirling Avenue, Jarrow	NE32 4HS	Andrew Craig
Lot 85	92 Roman Way, Walker, Newcastle	NE6 2RE	Rook Matthews Sayer
Lot 86	13 Lorne Terrace, Ashbrooke, Sunderland	SR2 7BU	Andrew Craig
Lot 87	174 Beaumont Street, Blyth	NE24 1HN	Rook Matthews Sayer
Lot 88	27 Leazes Lane, St Helen Auckland, Bishop Auckland	DL14 9DX	JW Wood Estate Agents
Lot 89	14 Milbeck Gardens, Gateshead	NE9 7HS	Andrew Craig
Lot 90	15 Holyoake Street, Pelton Lane Ends, Chester Le Street	DH2 1NU	JW Wood Estate Agents
Lot 91	16 Wolsingham Terrace, Annfield Plain, Stanley	DH9 8QJ	JW Wood Estate Agents
Lot 92	Flat 7, Thorpe House, 84 High Street, Norton	TS20 1DR	Michael Poole
Lot 93	49 River Bank East, Choppington	NE62 5XA	Rook Matthews Sayer



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	7 Drumaldrace, Mayfield, Washington	NE37 1SR	Andrew Craig
Lot 95	14 Coverley, Great Lumley, Chester Le Street	DH3 4LS	JW Wood Estate Agents
Lot 96	14 Ski View, Sunderland	SR3 1NW	Andrew Craig
Lot 97	Town Foot Bungalow, Elsdon, Ponteland	NE19 1BH	Rook Matthews Sayer
Lot 98	59 Welfare Crescent, Ashington	NE64 6RZ	Rook Matthews Sayer
Lot 99	39 Colman Avenue, South Shields	NE34 9AG	Andrew Craig
Lot 100	9 Connaught Terrace, Jarrow	NE32 5AL	Andrew Craig
Lot 101	46 Malone Gardens, Birtley, Co Durham	DH3 1QL	Andrew Craig
Lot 102	1 Caroline Street, Hetton Le Hole	DH5 9DB	Kimmit & Roberts
Lot 103	11 Charlotte Street, Ryton, Tyne and Wear	NE40 4HE	Rook Matthews Sayer
Lot 104	25 Front Street, Westgate, Crook	DL13 1RY	JW Wood Estate Agents
Lot 105	The Crown, Railway Street, Hetton Le Hole	DH5 9HY	Kimmit & Roberts
Lot 106	1 Nesby Place, Coldstream, Berwick Upon Tweed	TD12 4BP	Tyne & Tweed Estate Agents
Lot 107	21 Warden Grove, Houghton Le Spring	DH5 8HL	Kimmit & Roberts
Lot 108	7 The Chase, West Moor, Newcastle	NE12 7EW	Rook Matthews Sayer
Lot 109	Brentwood, Coast Road, Blackhill, Peterlee	TS27 4HW	Kimmit & Roberts
Lot 110	25 Mill Hill, Houghton Le Spring	DH5 8NL	Kimmit & Roberts
Lot 111	72 Woodlands Green, Middleton, St George, Yarm	DL2 1NE	Michael Poole
Lot 112	9 Bywell Drive, Peterlee	SR8 1LY	Kimmit & Roberts
Lot 113	10 South Park, Slaley, Hexham	NE47 0AB	Rook Matthews Sayer
Lot 114	20 Kingsway, Sunnyside, Whickham	NE16 5NW	Andrew Craig
Lot 115	7 Thropton Avenue, Blyth, Northumberland	NE24 4QL	Rook Matthews Sayer
Lot 116	19 Moorcroft, Newbiggin, Ashington	NE64 6AW	Rook Matthews Sayer
Lot 117	39 Hilda Terrace, South Pelaw, Chester Le Street	DH2 2JE	JW Wood Estate Agents
Lot 118	20 Hackwood Park, Hexham	NE46 1AX	Rook Matthews Sayer
Lot 119	19 Chapel Avenue, Burnopfield	NE16 6NW	Andrew Craig
Lot 120	15 Epton Drive, Ashington	NE63 8NA	Rook Matthews Sayer
Lot 121	35 Millfield Avenue, Kenton, Newcastle	NE3 4TA	Andrew Craig
Lot 122	3 Hedley Hall Farm, Sunnyside, Tyne & Wear	NE16 5EH	Andrew Craig
Lot 123	23 Hill View Road, Newbottle, Houghton Le Spring	DH4 4SH	Kimmit & Roberts
Lot 124	5 North Avenue, Choppington	NE62 5PD	Rook Matthews Sayer
Lot 125	127 Melrose Crescent, Seaham	SR7 0JZ	Kimmit & Roberts
Lot 126	10a Victoria Square, Jesmond, Newcastle	NE2 4DE	Rook Matthews Sayer
Lot 127	5 Hextol Crescent, Hexham	NE46 2AB	Rook Matthews Sayer
Lot 128	17 Aberfalls Road, Hewlington, Middlesbrough	TS8 9HY	Michael Poole
Lot 129	13 Windsor Avenue, Gosforth	NE3 1PS	Rook Matthews Sayer
Lot 130	28 Ingleby Way, Blyth, Northumberland	NE24 3PD	Rook Matthews Sayer
Lot 131	1 Dunstanburgh Close, Bedlington	NE22 6NA	Rook Matthews Sayer

Option 1

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Lot No. 1

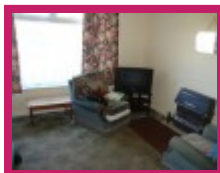
Sun View, 22 Heworth Road, Washington NE37 2PX

Andrew Craig



Description:

A great opportunity to purchase this three bedroom, two reception bungalow situated on a corner plot. The property requires full modernisation and refurbishment and to appreciate the potential of this property an internal viewing is recommended. The property briefly comprises : entrance hall, dining room, living room, kitchen, three bedrooms, bathroom, separate wc. Externally there are gardens to the front and rear with a garage to the rear.



EPC Band To follow

Call: Andrew Craig 0191 4921234

Price Guide: £59,950+

Lot No. 2

69 Bolklow Road, Grangetown, Middlesbrough TS6 7ED

Michael Poole



Description:

Large period terrace four bedroom property in need of full refurbishment. Ideal investment purchase available with immediate vacant possession
EPC : Band to follow

Call: Michael Poole 01642 955180

Price Guide: £20,000- £25,000

Lot No. 3

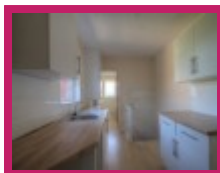
25 Gladstone Street, Consett, Durham DH8 6AQ

WOOD
ESTATE AGENTS



Description:

A two bedroomed first floor flat with two reception rooms, and a fitted kitchen, situated within Consett town centre and available with immediate vacant possession. Requiring some minor cosmetic improvement, the flat has UPVC double glazing and gas central heating (via Baxi combi. boiler), with accommodation comprising: ground floor entrance lobby with stairs to first floor landing, two bedrooms, living room, dining room, fitted kitchen through to bathroom and a door to the stairs down to the rear exit to a shared yard.



EPC Band C

Call: J W Wood 01207 502109

Price Guide: £34,950+

Lot No. 4

26 Heslop Street, Thornaby, Stockton TS17 7HA



Description:

Attention Investors! A renovation project consisting of three bedroom mid terrace in Thornaby. Comprises of Lounge diner, kitchen, bathroom. To the first floor there are 3 bedrooms and a wc. Externally forecourt garden and enclosed rear courtyard. EPC Band G

Call: Michael Poole 01642 355000

Price Guide: £27,000+

Lot No. 5

6 Warren Street, Horden, Peterlee SR8 4NA



Description:

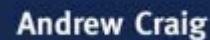
An interesting opportunity to acquire a traditional mid terraced house, in need of refurbishment. It already has double glazing (damaged) and part gas central heating system (some elements missing). This is a house of genuine potential. It comprises of: Lounge, Kitchen/Dining Room, 2 Bed, Bathroom/wc & Yard.OPEN VIEWINGS:SATURDAY 24TH OCT - 1:30PMTUESDAY 27TH OCT - 1:30PMFRIDAY 30TH OCT - 3:30PM EPC Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £12,000+

Lot No. 6

91 Charters Crescent, South Hetton DH6 2TW




Description:

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


Call: AC 0191 4921234 K&R 0191 5848080

Price Guide: £39,950+

Lot No. 7

71 Haggerston Crescent, Newcastle NE5 4TW




Description:

Appealing to a wide variety of buyers is this two bedroom mid link house offered for sale with vacant possession. The property briefly comprises entrance hall, kitchen and living room to the ground floor, first floor are two bedrooms and a bathroom/wc. Externally there is a garden to the rear. EPC Band D


Call: AC 0191 2859024 RMS 0191 2671031

Price Guide: £80,000 +

Lot No. 8

41 & 43 Fifth Street, Horden, Peterlee SR8 4LA


Description:

A PAIR OF 2 BEDROOMED TERRACED HOUSES.

Located close to all village amenities, this is a pair of adjacent terraced houses in need of some updating, but already having UPVC double glazing and gas central heating system. Each property comprises of: Lounge, Kitchen/Dining Room, 2 Beds, Bathroom/wc & Yard.
EPC Bands E



OPEN VIEWINGS: SATURDAY 24TH OCT - 10:00AM TUESDAY 27TH OCT - 10:00AM FRIDAY 30TH OCT - 12:00NOON

Call: Kimmit & Roberts 0191 518 3334

Price Guide: £25,000+

Lot No. 9

47 Athol Road, Hendon, Sunderland SR2 8LQ

Andrew Craig

Description:

Two double bedroom mid terraced home with recent refurbishment, and decorated in a modern natural theme. Located close to amenities including Sunderland City centre, local shops, schools and parks. The spacious living accommodation briefly comprises entrance lobby leading to hallway, lounge, dining room, fitted kitchen, rear hallway and cloaks/w.c. to the ground floor, whilst to the first floor there are two double bedrooms and a family bathroom with white suite and a good sized loft room for storage. New double glazing, central heating. An ideal property with a range of buyers including those looking to get on the property market, young/grown families and investors alike Externally there is a front forecourt and rear yard with a shed.
EPC : Band C

Call: Andrew Craig 0191 5653377

Price Guide: £44,950+

Lot No. 10

2 Hawthorn Close, Benwell, Newcastle NE15 6AG

ROOK MATTHEWS SAYER

Description:

A modern three bedroom mid terraced town house. Conveniently located close to local shops, schools and public transport links. Comprises: entrance hallway, ground floor w/c, breakfasting kitchen complete with modern units and integrated oven, hob and hood. Moving to first floor there is a bright sunny lounge at the rear and, two bedrooms to the front with a centralised bathroom. Situated on the second floor is the master suite with bedroom, en-suite shower room and study room/dressing room. Externally there is a garden to the rear and driveway to the front leading to a garage. The property benefits from gas central heating and double glazing.



EPC BAND B

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £75,000+

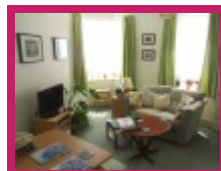
Lot No. 11

23 Dovecote Street, Amble, Northumberland NE65 0DX

ROOK MATTHEWS SAYER

Description:

This end terraced stone built house offers unique accommodation with unusual triangular shaped rooms and original internal doors which add to the charm of this property. The property is situated in a popular street in Amble and is within a few minutes walk to the shops, schools, harbour and beach. Accommodation comprises hall, lounge, kitchen two bedrooms and bathroom. There is also small yard to the rear. The current owner has made good use of the room shapes and maintained the cottage feel of this comfortable house.



EPC BAND D

Call: Rook Matthews Sayer 01665 713358

Price Guide: £59,950+

Lot No. 12

57 Thrush Road, Redcar TS10 2AS



Description:

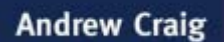
An ideal buy to let or investment purchase.- spacious three bedroom property- in need of some attention
 Gas central heating -UPVC double glazing- Ideal buy to let -Redcar Centre Location
 EPC : Band to follow

Call: Michael Poole 01642 285041

Price Guide: £39,950+

Lot No. 13

16 Barehirst Street, South Shields NE33 5LY



Description:

Appealing to both private residential buyers and the buy to let investor is this 3 bedroom, 2 reception mid terrace house offered for sale with vacant possession. The property benefits include double glazed windows (except to bedroom 3) and gas central heating.
 Property briefly comprises entrance hall, living room, dining kitchen, bathroom/wc, to the first floor there are 3 bedrooms. Externally there is a paved garden to the rear of the property with double gates.



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

Lot No. 14

18 Elm Park Terrace, Shotley Bridge DH8 0NA



Description:

A two-bedroom terraced house with a cellar, requiring updating and situated in at the edge of Shotley Bridge, Consett.
 The house has UPVC double glazing and electric storage heaters, with accommodation comprising: entrance lobby, living room, kitchen with stairs down to the cellar, first floor landing, two bedrooms and a bathroom. There is a block-paved rear yard, which has room for off-road parking.



EPC Band F

Call: J W Wood 01207 502109

Price Guide: £40,000+

Lot No. 15

23 & 25 Eleventh Street, Horden, Peterlee SR8 4LY



Description:

TO BE SOLD AS ONE LOT. A PAIR OF 2 BEDROOMED TERRACED HOUSES. Situated within a traditional street, this is a pair of adjacent terraced houses in need of repair and updating, but already boasting gas central heating system and double glazing. They each comprises of: Lounge, Kitchen/Dining Area, 2 Beds, Bathroom/wc & Yard.
 EPC Band 23- C 25- C


Call: Kimmit & Roberts 0191 5183334

Price Guide: £20,000+

Lot No. 16

70 Lenin Terrace, Stanley DH9 6PB

Andrew Craig

WOOD
ESTATE AGENTS



Description:

Appealing to a wide variety of buyers this three bedroom semi detached house being offered for sale with vacant possession and set with gardens to three sides. Property briefly comprises of entrance hall, dining area open plan to living room, kitchen, to the first floor there are three bedrooms and a family bathroom-wc.



EPC Band D

Call: AC 0191 4921234 JWW 01207 235221

Price Guide: £45,000+

Lot No. 17

83 Collingwood Street, Hebburn NE31 2XW

Andrew Craig



Description:

A three bed first floor flat offered for sale with vacant possession and located in this popular residential area. The property does require some updating but benefits include double glazed windows, gas central heating and will appeal to both the private and residential buyer and the buy to let investors (likely rental income in the region of £425pcm). The property briefly comprises of entrance hall with stairs to first floor landing, 3 bedrooms, living room, kitchen and bathroom-wc. Externally there is a shared yard to rear.
EPC band D

Call: Andrew Craig 0191 4281428

Price Guide: £37,950+

Lot No. 18

44 Elliott Road, Peterlee SR8 5JA

kimmitt & roberts



Description:

The property briefly comprises of entrance hall, kitchen, utility, lounge, dining room, three bedrooms bathroom and gardens to front and rear. The property is currently let at £450pcm
EPC : Band D

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £35,000+

Lot No. 19

31&32 Lily Avenue, Bedlington NE22 5BB

**ROOK
MATTHEWS
SAYER**



Description:

An investment opportunity to purchase a pair of flats situated in this popular residential area. We are verbally advised by the vendor that the tenant in the first floor flat has been in occupation for approx 10 years on an AST at £73per week (awaiting copy of tenancy) the ground floor flat is offered for sale with vacant possession (we are advised that the last tenant had been in the property for 3 years paying £85 per week)

Both properties include double glazed windows, electric heating and each comprises of two bedrooms, living room, kitchen and a bathroom-wc .

EPC Bands 31 -D and 32 - C

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £69,950+

Lot No. 20

40 & 42 Twelfth Street, Horden, Peterlee SR8 4QH


Description:

TO BE SOLD AS A SINGLE LOT. A PAIR OF 3 BEDROOMED TERRACED HOUSES. Located adjacent to each other this is a pair of larger type 3bedroomed mid terraced houses, each with a single storey rear extension. In need of repair and refurbishment they already have double glazing and one of them housing gas central heating system. They each comprises of: Lounge, Kitchen/Dining Room, Bathroom/wc, 3 Beds & Yard. OPEN VIEWING: SATURDAY 24TH OCT - 12:30PM TUESDAY 27TH OCT - 12:30PM FRIDAY 30TH OCT - 2:30PM



EPC Band 40 -F 42 -D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £20,000- £25,000

Lot No. 21

1-6 Ravensworth View, Dunston, Gateshead NE11 7DQ


Description:

Development Opportunity Pre Application Accepted for 2 x Two Bedroom Flats, 1 x Three Bedroom Flat & 3 x Retail Units

The property comprises three inter-linked retail units and one separate unit on the ground floor with ancillary accommodation on the first floor and in the attic space. To the rear of the property is a yard, which can be accessed from the ground floor and from the fire escape from the first floor.

Internally the property is in a poor condition and will require works to bring it to a usable standard. Planning Gateshead Council have broadly Accepted a Pre Application for the following :2 x Two Bedroom Flats, 1 x Three Bedroom Flat, 3 x Retail Units*

(Please note when the proposed development was applied for there was a small carpark to the side of the building that was being purchased, this is no longer available.)

EPC Band to follow

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £115,000+

Lot No. 22

79 Shinwell Crescent, Thornley, Durham DH6 3DE

Andrew Craig


Description:

A two bed semi detached property offered for sale with vacant possession and benefitting from double glazed windows and gas central heating. Property briefly comprises of entrance hall, living room, kitchen, rear lobby and a bathroom-wc to the ground floor. There are two bedrooms to the first floor. Externally there are gardens to both the front and rear.

Likely rental income anticipated to be in the region of £375 - 450pcm



EPC : D

Call: AC 0191 4921234 JWW 0191 3869921

Price Guide: £32,500+

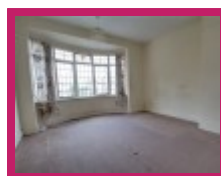
Lot No. 23

9 Nesham Avenue, Middlesbrough TS5 4LY


Description:

Situated at the head of a cul-de-sac and occupying a good size corner plot with generous gardens this semi-detached house requires some modernisation throughout. The ground floor includes a through lounge dining room, spacious kitchen and entrance hall. To the first floor are three bedrooms and a family bathroom.

EPC Band E


Call: Michael Poole 01642 254222

Price Guide: £39,950+

Lot No. 24

Well House Coffee Shop, 33 High Street, Belford NE70 7NG



Description:

This is a very well laid out coffee shop premises having approximately 26 covers internally, with up to 15 external covers on patio style seating at the rear of the property. There is rustic red tile flooring throughout the dining area as well as down lighters and wall mounted electric heating. The service areas to the rear of the business with the kitchen to the side of this. The cafe also comes with a wash/store room and has customer w/c facilities. The premises is fully equipped for immediate trade as the sale includes all of the fixtures and fittings including crockery, cutlery and cooking utensils. The Holiday Let is located on the first floor, this could be used as owners accommodation if the use is changed. The accommodation comprises of open plan living room /kitchen diner, family bedroom and shower room.
EPC BAND E

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £149,950+

Lot No. 25

145 Byerley Road, Shildon, Co Durham DL4 1HT



Description:

Although requiring some updating, this substantial and conveniently located property with uPVC double glazing will make a comfortable family home. With two reception rooms, generous sized kitchen, three bedrooms and first floor bathroom, forecourt front garden and yard to rear. No onward chain.
EPC : Band D


Call: J W Wood 01388 604273

Price Guide: £34,950+

Lot No. 26

6 Hawthorn Close, Benwell Village, Newcastle NE15 6AG



Description:

Attention First Time Buyers or Buy To Let Investors, This fantastic two bedroom ground floor apartment has spacious living accommodation and would suite a First Time Buyer or Investor alike. Ideally located for local amenities, shops, popular schools and transport links into and around Newcastle city centre. The A1 and A69 are both close at hand linking to the central motorway network. Benefits include gas central heating, double glazing, communal gardens, parking and no onward chain. The property comprises; security entry system, lobby, hallway, lounge, breakfasting kitchen, two bedrooms and a bathroom.



EPC BAND B

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £49,950+

Lot No. 27

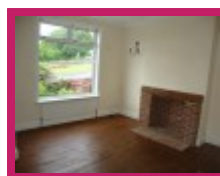
51 Commercial Street, Cornsay Colliery, Durham DH7 9BW

Andrew Craig



Description:

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



EPC : D

Call: JWW 0191 3869921 AC 0191 4921234

Price Guide: £59,950+

Lot No. 28

13 Cumberland Street, Wallsend NE28 7SB



Description:

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

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £45,000 - £50,000

Lot No. 29

Clara House, Church Parade, Sacriston, Durham DH7 6AD



Description:

Former 38 Bed Care Home with 4 Bedroom Self Contained Flats
The former care home known as Clara House consists of 38 bedrooms, 3 of which are en-suite, 9 communal areas, 4 bathrooms, 8 W/Cs, laundry room, 3 kitchens and conservatory and 4 bedroom self-contained flat. The property is 3 internally linked buildings consisting of a two storey sandstone building, two storey rendered building and a single storey building to the east of the site. The Site Area 0.168 Hectares (0.416 Acres)

EPC Band D

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £165,000+

Lot No. 30

8 Lightfoot Road, Newton Aycliffe, Darlington DL5 4EP

Andrew Craig



Description:

Ideally suiting the property investor and with the potential of providing a good rental income this is a mid terraced property which is in need of some cosmetic improvement. Occupying a position close to a very good range of shopping and recreational facilities and amenities including schools for all age groups. The property offers accommodation which briefly comprises on the ground floor; entrance lobby, 23 ft. lounge, conservatory and 23 ft. kitchen/dining room. To the first floor there are three bedrooms and a bathroom/wc fitted with a white suite and a shower. Externally there are gardens to the front and to the rear of the property. EPC Band D

Call: AC 0191 4921234 JWW 01325 485151

Price Guide: £70,000+

Lot No. 31

29, 31, 33 Eighth Street, Horden, Peterlee SR8 4LY



Description:

TO BE SOLD AS ONE LOT. A GROUP OF 3 TERRACED HOUSES. Situated adjacent to each other in the same street, these traditional mid terraced houses are in poor order and in need of complete refurbishment. They each comprises of: Lounge, Kitchen/Dining Area, 2 Beds, Bathroom/wc & Yard EPC Bands 29-D 31- D 33 - F



OPEN VIEWINGS: SATURDAY 24TH OCT - 11:30AM TUESDAY 27TH OCT - 11:30AM FRIDAY 30TH OCT - 1:30PM

Call: Kimmit & Roberts 0191 5183334

Price Guide: £30,000 +

Lot No. 32

12 Merrington Close, Sunderland SR3 2QE

Andrew Craig

Description:

OFFERED WITH NO CHAIN INVOLVED A two Bed ground floor flat situated in this ever popular residential estate in Moorside within easy access to amenities including shops, schools, Doxford International Business Park and A19 for commuting. Offering accommodation all on one level and briefly comprising of lounge, two double bedrooms, kitchen, family bathroom and conservatory. Externally there is a rear lawn garden with garage situated in a separate block. Benefitting from UPVC double glazing and electric heating. An ideal purchase for the first time buyers looking for a starter home, young families, those looking to downsize and investors alike.



EPC : Band E

Call: Andrew Craig 0191 5653377

Price Guide: £49,950+

Lot No. 33

496-506 Elswick Road, Newcastle NE4 8ED

ROOK MATTHEWS SAYER

Description:

The investments are located on Elswick Road which is the main road running through Benwell. Benwell is a busy residential area to the west of Newcastle City Centre. The Investment consists of three mid terrace ground floor retail units with three 2 bedroom flats located directly above. 496 Elswick Road Occupied by Petwise with the current lease rolling over. 498 Elswick Road 2 Bedroom flat, the current tenants lease is rolling on.

500 -502 Elswick Road – Drinks express occupy the ground floor retail unit and the 2 bedroom flat. There is a 20 year lease that commenced October 2011, we have been informed that the business has since been sold on.

Total Income £25,360 per annum, generating a yield of 14.9% on the Guide Price.

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £170,000+

Lot No. 34

38 Burnett Crescent, Kelloe, Durham DH6 4PH

Andrew Craig
WOOD ESTATE AGENTS

Description:

A three bedroom semi detached house offered for sale with vacant possession located within this residential area. The property has been upgraded by the current vendor and benefits include double glazed windows, gas central heating, modern kitchen units, built in oven and hob with extractor fan, The property briefly comprises entrance hall, kitchen, bathroom/wc, living room, to the first floor there are three bedrooms and a wc. Externally there is a yard to the rear and a garden to the front.



EPC Band G

Call: AC 0191 4921234 JWW 0191 3869921

Price Guide: £40,000+

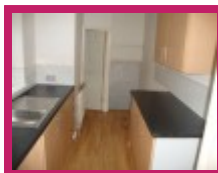
Lot No. 35

52 Howdene Road, Newcastle NE15 7HT

Andrew Craig
ROOK MATTHEWS SAYER

Description:

A three bedroom upper flat situated on Howdene Road, Newcastle. The property comprises entrance hall, stairs to first floor, three bedrooms, living room, kitchen, bathroom.



EPC Band E

Call: AC 0191 2859024 RMS 0191 2744661

Price Guide: £40,000+

Lot No. 36

13 Hastings Street, Hendon, Sunderland SR2 8SR

Andrew Craig



Description:

A two bed mid terrace property offered for sale with vacant possession and appealing to both the private and residential buyer and the buy to let investor. Property briefly comprises entrance lobby, entrance hall, two bedrooms, living room, kitchen, rear lobby and a bathroom wc. Externally there is a townhouse garden to the front and a yard to the rear.



EPC Band E

Call: Andrew Craig 0191 5653377

Price Guide: £40,000+

Lot No. 37

73 Hampden Street, South Bank, Middlesbrough TS6 0LQ

Michael Poole



Description:

A end of terrace house on a long leasehold. The property has been fire damaged.

The property is situated on Hampden Street which is located to the east of Middlesbrough Town Centre and West of its junction with Normandy Road.

EPC Band E

Call: Michael Poole 01642 254222

Price Guide: £1+

Lot No. 38

12/14 Cardonnel Street, North Shields NE29 6SW

ROOK MATTHEWS SAYER



Description:

A Fantastic opportunity to purchase a pair of flats, a three bed upper and a two bed lower located in a good location of North Shields close to the town centre on Cardonnel Street. The upper flat is already tenanted with a monthly rent of £460pcm, the lower flat could rent at approximately £450pcm. Briefly comprising:- Upper Flat:-Entrance and stairs to first floor, landing, lounge, kitchen with built in appliances, three bedrooms, bathroom with three piece suite. Externally there is a shared rear yard. Lower Flat:-Entrance hallway, lounge, fitted kitchen with built in appliances, two bedrooms, bathroom with three piece suite. Externally there is a shared rear yard.



EPC BANDS 12 -E 14 D

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £84,950+

Lot No. 39

Two Garages, Wickham View, Newcastle NE15 6SY

ROOK MATTHEWS SAYER



Description:

The garages are located on Wickham View, Newcastle upon Tyne.

There are two single garages of brick construction with a flat felt roof, to the rear of the garages is a small plot of land, we were unable to inspect the garages internally.

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £10,000 - £15,000

Lot No. 40

50,51,52 Twelfth Street, Horden, Peterlee SR8 4QH


Description:

TO BE SOLD AS ONE LOT. A GROUP OF 3, 3 BEDROOMED TERRACED HOUSES. Situated close to village amenities, this is a single lot of 3 terraced houses, each of the larger type with a single storey rear extension and 3 bedrooms. Each are in need of works, although they already have double glazing and 2 of the 3 have gas central heating system. They each comprises of: Lounge, Kitchen/Dining Room, Bathroom/wc, 3 beds & Yard.

OPEN VIEWINGS: SATURDAY 24TH OCT - 1:00PM TUESDAY 27TH OCT - 1:00Pm FRIDAY 30TH OCT - 3:00PM

Call: Kimmit & Roberts 0191 5183334

Price Guide: £40,000+

Lot No. 41

10a Harrison Street, Tow Law, Bishop Auckland DL13 4EE


Description:

A two bedroom mid terraced house requiring renovation. The accommodation comprises entrance hallway, lounge, kitchen, bathroom, rear lobby and two bedrooms. There is a yard to the rear with stores and to the front are views overlooking nearby allotments and countryside.



EPC Band F

Call: J W Wood 01388 604273

Price Guide: £25,000+

Lot No. 42

12 Warren Street, Horden, Peterlee SR8 4NA


Description:

An interesting opportunity to acquire a traditional mid terraced house, in need of refurbishment. It already has double glazing and gas central heating system, this is a house of genuine potential. It comprises of: Lounge, Kitchen/Dining Room, 2 Bed, Bathroom/wc & Yard.

OPEN VIEWINGS: SATURDAY 24TH OCT - 1:45PM TUESDAY 27TH OCT - 1:45PM FRIDAY 30TH OCT - 3:45PM

EPC Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £12,000+

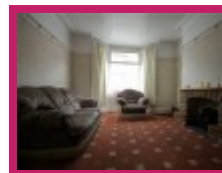
Lot No. 43

18 May Street, Bishop Auckland DL14 7DB


Description:

Conveniently situated three bedroom mid terraced property, requiring some modernisation but with gas central heating and uPVC double glazed windows. Lobby, hall, lounge, dining room, fitted kitchen, rear lobby and wet room. Three generous sized bedrooms. No onward chain.

EPC: E



Call: J W Wood 01388 604273

Price Guide: £39,950+

Lot No. 44

2 York Street, Silksworth, Sunderland SR3 1BU

Andrew Craig



Description:

An updated two bedroom mid terrace cottage fronted onto a pedestrian walkway and offered for sale with vacant possession. The property briefly comprises entrance lobby, entrance hall, two bedrooms, living room, kitchen, rear lobby, bathroom/wc. Externally there is a yard to the rear.



EPC Band D

Call: Andrew Craig 0191 5653377

Price Guide: £40,000+

Lot No. 45

12 Spruce Court, Shildon, Bishop Auckland DL4 2DH

WOOD
ESTATE AGENTS



Description:

A three bedroom mid link house which requires full refurbishment but benefits from gas fired ducted air central heating and uPVC double glazing and is offered for sale with immediate vacant possession. The accommodation briefly comprises: entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom. Externally there are gardens to both front and rear.

EPC Band TBC

Call: J W Wood 01388 604273

Price Guide: £25,000+

Lot No. 46

91,93,95,97,99 Fifth Street, Horden, Peterlee SR8 4LA

kimmitt & roberts



Description:

A GROUP OF 6 BEDROOMED TERRACED HOUSES. Located together and adjacent in the same street, these traditional mid terraced houses are in need of some updating. They are all double glazed and have gas central heating system (although some plumbing has been removed from No.97. Each property comprises of: Lounge, Kitchen/Dining Room, 2 Beds, Bathroom/wc & Yard
EPC Bands 91 -D 93 -C 95 -E 97 -E 101 -D



OPEN VIEWINGS: SATURDAY 24TH OCT - 10:30AM TUESDAY 27TH OCT - 10:30AM FRIDAY 30TH OCT - 12:30PM

Call: Kimmit & Roberts 0191 518 3334

Price Guide: £70,000+

Lot No. 47

Garage at Shetford Gardens, West Denton NE15 7SB

ROOK
MATTHEWS
SAYER



Description:

The garage is located within a block of 4 in Shetford Gardens, West Denton, Newcastle upon Tyne.

The garage is within a large residential housing estate, it is of brick construction and has a flat felt roof, we were unable to inspect the garage internally.

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £5,000 -£10,000

Lot No. 48

4 Jesmond Dene Terrace, Jesmond, Newcastle NE2 2ET



Description:

A unique end of terrace stone built period property, boasting many period features and oozing with charm and character. The house is situated just off Jesmond Dene Road, on a very private terrace of only 4 properties which rarely come to market. It is set within a very generous plot size of just over half an acre, within Jesmond Dene, leading to the river Ouse. The property is currently uninhabitable and requires total renovation and refurbishment and there is evidence of structural problems, however, due to the position and location of the property we anticipate a great deal of interest.



EPC band N-A

Call: Rook Matthews Sayer 0191 2816700

Price Guide: £199,950+



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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

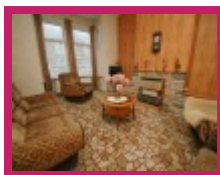
23 Imeary Street, South Shields NE33 4EF

Andrew Craig



Description:

A fantastic rental/investment opportunity given the close proximity to South Tyneside College this is a spacious four bedroom terraced house which was formerly a pair of flats. With consent and capital injection it could perhaps be converted back to two dwellings making it a great buy especially with this affordable price tag. Whilst evidently needing some cosmetic improvements the property benefits from gas combi central heating and has double glazing. Overall it is sure to appeal to anyone either as a first time project or a worthy addition to any investment portfolio. Externally there is parking to the rear yard. Viewing a must to fully appreciate.



EPC BAND to follow

Call: Andrew Craig 0191 4271722

Price Guide: £69,950+

Lot No. 50

27 Dunston View, Seahouses NE68 7SF

**ROOK
MATTHEWS
SAYER**



Description:

A traditional mid-terraced house in the very popular village of Seahouses with accommodation including hall, sitting room with bay window, dining room and kitchen, plus 3 bedrooms and bathroom on the first floor. Central heating is from bottled LPG, with small front garden and access from the rear lane.

EPC : Band G

Call: Rook Matthews Sayer 01670 510044

Price Guide: £99,950+

Lot No. 51

5 Victory Street West, Hetton Le Hole DH5 9DW

kimmitt & roberts



Description:

NO ONWARD CHAIN! - 3 Bed Semi Detached with Conservatory - Quiet Cul-de-Sac
Position South-West Facing Rear Garden Gas Combi CH & UPVC Double Glazing



Call: Kimmitt and Roberts 0191 5848080

Price Guide: £64,950+

Lot No. 52

Heatherlea House, Hillside East, Rothbury NE65 7PT

**ROOK
MATTHEWS
SAYER**



Description:

Considered to date back from around 1870, this substantial family home has extensive views over the Coquet Valley. The property provides great family accommodation with the option of a self contained annexe or office accommodation with separate access. Entrance porch, family room, lounge, sunroom, dining room, kitchen, utility and storage space. First floor the master bedroom with ensuite, two further rooms, bathroom and study or dressing room. This floor gives the internal access to the annexe bedroom or sitting room, 2nd bedroom, kitchen, bathroom, there is separate external access from the rear of the house. Further accommodation is available on the second floor with two bedrooms and two boxrooms, although there is no heating to this area. Oil fired central heating and double glazing is included with some original shuttered windows. There is also bottled gas for the stoves in the family room and lounge. Externally there is level driveway parking, detached double garage and summerhouse, with lovely lawned front garden and stone terrace. Further gardens extend to the side and rear of the property EPC Band D

Call: Rook Matthews Sayer 01670 510044

Price Guide: £450,000+

Lot No. 53

19 Ariel Street, Ashington NE63 9EZ

**ROOK
MATTHEWS
SAYER**



Description:

LARGER STYLE TERRACED HOUSE THREE BEDROOMED TWO RECEPTION ROOMS A spacious mid terraced home situated on Ariel Street, Ashington. The property has the benefit of being available now and the accommodation briefly comprises: entrance hall, lounge, dining room, kitchen, bathroom/w.c, first floor landing and three bedrooms. Externally the property has a garden to the front and yard to the rear with off street parking. Viewing recommended.



EPC band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £49,950+

Lot No. 54

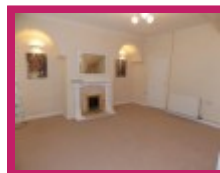
5 Radcliffe Street, Birtley DH3 2NX

Andrew Craig



Description:

A well presented and appointed two bed mid terraced property ideally suited to first time buyers or investors, situated in this convenient location for Birtley Town Centre with its array of local amenities which now include the recently opened Morrisons Supermarket. Good road links are provided by the A1 Motorway to all areas. The property has the benefit of a re-fitted kitchen and bathroom, fully re-carpeted and represents a Ready To Move Into Home. Early viewing urged to appreciate fully.



EPC BAND D

Call: Andrew Craig 0191 4921234

Price Guide: £55,000+

Lot No. 55

12 Princess Road, Seaham SR7 7TB

kimmitt & roberts



Description:

VACANT POSSESSION. NO CHAIN. This substantial larger type Victoria terraced home with 3 bedrooms provides well proportioned family accommodation. It is situated within this attractive parade of imposing homes, in a consistently popular position. Impressive throughout, it combines original features with modern amenities, including a refitted kitchen, stylish bathroom, gas central heating, UPVC double glazing etc. It has the added bonus of a parking to the rear. EPC Band E



Call: Kimmitt & Roberts 0191 5813213

Price Guide: £94,950+

Lot No. 56

10 Whitsun Avenue, Bedlington NE22 5BG



Description:

DECEPTIVELY SPACIOUS MID TERRACED HOME - IDEAL FIRST TIME BUY - THREE BEDROOMS - IDEAL FIRST TIME BUY / INVESTMENT OPPORTUNITY Situated on Whitsun Avenue in Bedlington, This Spacious Mid Terraced Property Comprises; Entrance Hallway with Stairs to First Floor, Lounge, Kitchen, Utility Room, Ground Floor Family Bathroom. To the First Floor is a Landing Area that Leads To Three Good Sized Bedrooms Externally the Property There is a Low maintenance garden that is mainly laid to lawn with fencing to boundaries, To the rear there is a private yard with walled surrounds



EPC Band D

Call: Rook Matthews Sayer 01670 531 114

Price Guide: Was £84,950 Now £59,950+

Lot No. 57

28 Edgefield Avenue, Fawdon, Newcastle NE3 3AB



Description:

IDEAL INVESTMENT OPPORTUNITY. REFURBISHED 2 BEDROOM FLAT WITH 2 GARAGES. CONVENIENT FOR SHOPS, AMENITIES AND TRANSPORT LINKS. Fantastic Fully refurbished two bedroom second floor flat benefitting from a range of quality fixtures and fittings incorporating modern high gloss kitchen with integrated appliances, superb bathroom suite with jacuzzi style bath, upvc double glazing and gas fired central heating. The property is conveniently located close to local shops, amenities as well as bus and metro links to the city centre. The vendor has advised that the property has been let at £570.00 PCM.



EPC BAND C

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £60,000+

Lot No. 58

6 New Front Street, Annfield Plain, Co Durham DH9 8JG



Description:

Ideal for families or first time buyers, a well presented stone fronted mid terraced property which is situated close to the centre of Annfield Plain. The property has been re-decorated and carpeted in 2014, has the benefit of uPVC double glazing, gas central heating with combination boiler. The house offers spacious accommodation which briefly comprises: Entrance lobby, hallway, lounge which has double doors to dining room and the kitchen. To the first floor there are three bedrooms and a modern bathroom. Externally the property has a forecourt garden, a yard to the rear and a large brick built garage.

EPC Band E

Call: J W Wood 01207 235221

Price Guide: £49,950+

Lot No. 59

15a Main Street, Seahouses, Northumberland NE68 7RE



Description:

A generous first floor apartment in Seahouses town centre with aspect towards the harbour and up the main street. Ideally suited for permanent living or as a holiday home, the accommodation is accessed from the rear of the property where there is a garage. Stairs lead up from the entrance door to the landing with access to large sitting room/ dining room, two double bedrooms, modern fitted kitchen and up to date bathroom. The property has PVC double glazing and night storage heating.



EPC BAND E

Call: Rook Matthews Sayer 01670 510044

Price Guide: £95,000+

Lot No. 60

20 Tynevale Road, Lemington NE15 8EJ



Description:

This is a great opportunity to purchase a well presented mid terrace house situated on Tynevale Terrace in Lemington. The property is equipped with gas radiator heating (where stated) and double glazing and the accommodation briefly comprises; an entrance lobby, hall, lounge and a dining room. A modern kitchen including washing machine and fridge. The first floor offers the three bedrooms and a modern bathroom/wc. Externally there is an enclosed yard to the rear and a lawn to the front. EPC BAND E

Call: Rook Matthews Sayer 0191 2671031

Price Guide: £59,950+

Lot No. 61

5 Leith Gardens, Stanley DH9 9LZ



Description:

An extended and improved semi-detached property which has the benefit of a large garage and conservatory extension. The property is situated within the popular village of Tanfield Lea and has gas central heating, uPVC double glazing and offers accommodation ideally suited to families, which briefly comprises on the ground floor; entrance porch, hallway, lounge and large open plan kitchen diner with French doors to conservatory. To the first floor there are three bedrooms and a bathroom/w.c. Externally there is a small garden to the front of the property and a larger rear garden with block paving providing additional off road parking.

EPC BAND D



Call: J W Wood 01207 235221

Price Guide: £74,950+

Lot No. 62

2a St Johns Terrace, Boldon NE36 0LL



Description:

A UNIQUE AND CHARMING ONE BED COTTAGE - Situated in this very popular location being centrally located for East Boldon Village amenities with good transport links via road and Metro. An internal viewing is essential to fully appreciate the standard of accommodation on offer having been re-furnished to a high standard. The internal layout provides lounge, bedrooms, dining/kitchen and modern contemporary styled bathroom having a four piece suite. Externally there is access rights over a shared yard. One not to be missed! Early viewing urged to secure!

EPC Band E



Call: Andrew Craig 0191 5190011

Price Guide: £85,000+

Lot No. 63

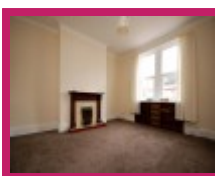
61 Deckham Terrace, Low Fell, Gateshead NE8 3UY



Description:

This spacious five bedroom end terraced maisonette offers versatile living accommodation suited to a range of buyers due to the size, layout and location. Available with vacant possession and no onward chain, this property benefits from double glazing and gas central heating. The well presented internal accommodation comprises of an entrance hallway with stairs to first floor, lounge, dining room, kitchen, bathroom and two bedrooms with an additional three bedrooms located on the second floor. With pleasant views to the rear aspect this is an ideal purchase for professionals, families and investors. Viewing comes highly recommended to appreciate!

EPC Band E



Call: Andrew Craig 0191 4875330

Price Guide: £69,950+

Lot No. 64

Crosswinds, Old Chapel, Oxhill, Stanley DH9 7LG


Description:

A spacious and thoughtfully converted chapel, utilising the nave as a spacious open plan living area with galleried landing above. In 2014 the property was featured on a recently televised design programme. The property comprises of living area, entrance hallway, utility room, conservatory, library/bedroom four, master bedroom with dressing room and en-suite bathroom and second bedroom with en-suite bathroom complete the ground floor. There is a further bedroom and a large modern bathroom to the first floor. In addition to the living areas there is a large store, which could be converted into further accommodation subject to consent.



EPC Band E

Call: J W Wood 01207 235221

Price Guide: £250,000+

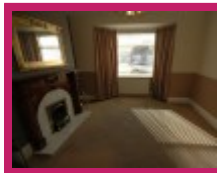
Lot No. 65

34 Harton Lane, South Shields NE34 0EE

Andrew Craig

Description:

A three bedroom semi detached home located close to Harton Primary School, local shops and amenities and Temple Park, together with traffic routes to South Shields and Sunderland. Internally comprising of an entrance hallway, lounge, dining room, kitchen and conservatory together with three first floor bedrooms and a family bathroom. Externally there are front and rear gardens alongside a block paved driveway and garage for off road parking. Further benefits include gas central heating and double glazing. Viewing urged to secure!



EPC BAND D

Call: Andrew Craig 0191 4271722

Price Guide: £129,950+

Lot No. 66

25 King Street, Birtley DH3 1EF

Andrew Craig

Description:

This two bedroom mid terraced house is situated close to local amenities including shops, schools and transport/road link to the surrounding towns and cities with easy access to the A1 and Metrocentre as well. This property would be an ideal purchase for the first time buyers, families and investors alike, the property briefly comprises of entrance hallway, open plan lounge, fitted kitchen, rear lobby and modern bathroom with three piece suite to the ground floor whilst to the first floor there are two bedrooms. Other benefits include gas central heating and double glazing. Externally there is a yard to the rear. VIEWING RECOMMENDED !!!!!



EPC Band C

Call: Andrew Craig 0191 4921234

Price Guide: £45,000+

Lot No. 67

Hillside, Cairnhill Terrace, Newbottle, Houghton Le Spring DL14 4SP



Description:

Without doubt one of the finest residences in the area, this magnificent Edwardian detached house provides a quality and scale of accommodation which can only be appreciated from internal inspection. The well proportioned internal layout provides generous accommodation consisting of four reception rooms, four bedrooms, two bathrooms and more. The kitchen has been comprehensively refitted with a range of contemporary wall and floor units, it has condensing gas central heating system and UPVC double-glazing. We understand that the property was designed and built for a local Doctor. The side extension was, presumably, used as the surgery. It is now an excellent additional living room but could equally be used as a studio or office or similar. Original features include period windows, fireplaces, staircase and decorative artwork. It has a handsome and imposing external appearance, an excellent example of a home from its period, with square bays and decorative masonry. EPC Band D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: Was £320,000 Now £240,000 +

Lot No. 68

62 Pembroke Avenue, Sunderland SR3 2DJ

Andrew Craig

Description:

A spacious three bedroom semi detached family home located with in this popular residential estate giving access to local amenities, making this an ideal starter home for the first time buyers/couples, a family home and also would be ideal for investment. Accommodation briefly comprises of entrance hallway, lounge open plan to dining room which in turn is open plan to the fitted kitchen. To the first floor there are two double bedrooms, one single bedroom and a four piece family bathroom suite. Externally the property has gardens to the front and rear. Other benefits including combi gas central heating and uPVC windows.



EPC Band:- D

Call: Andrew Craig 0191 5653377

Price Guide: £84,950+

Lot No. 69

37 Corrofell Gardens, Gateshead NE10 0YQ

Andrew Craig

Description:

An opportunity to purchase this three bedroomed semi detached house which has been updated and re-furnished to provide a stylish interior. Having a pleasant open aspect to the front over a central green with gardens to both the front and rear. The property benefits from double glazing and gas central heating. The accommodation briefly comprises:- Entrance lobby. Open plan lounge/diner, stylish modern kitchen. Three first floor bedrooms and modern bathroom with white suite and a separate w.c. Ideal for a range of buyers and convenient for local transport links, schools and amenities. Viewing highly recommended to appreciate fully



Epc Band D

Call: Andrew Craig 0191 4875330

Price Guide: £84,950+

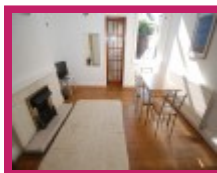
Lot No. 70

17 Kayll Road, St Gabriels, Sunderland SR4 7TN

Andrew Craig

Description:

A spacious three bedroom mid terraced family home located within easy access to Sunderland Royal Hospital, Sunderland University, local shops, schools and transport links. The spacious living accommodation comprises of entrance hallway, lounge with electric fire and feature surround, study, dining room, fitted kitchen and bathroom with a three piece white suite to the ground floor, stairs to the half landing with window whilst to the first floor there is a landing with study area and three good sized bedrooms (Master bedroom with bay window). Externally there is a rear yard and garage. Benefitting from uPVC double glazing and gas central heating. An Ideal purchase for a range of buyers including families, first time buyers and investors alike.



EPC : Band C

Call: Andrew Craig 0191 5653377

Price Guide: £99,950+

Lot No. 71

2 The Hastings, Lemington NE15 8SL

ROOK MATTHEWS SAYER

Description:

A fantastic opportunity to purchase this three bedroom outstanding ground floor apartment, located in The Hastings in Lemington. Briefly the property comprises a communal entrance hall, open plan 29ft lounge/dining room with feature fireplace, double doors to the breakfasting kitchen with integrated appliances, inner hall storage cupboards, two bedrooms and an impressive bath/shower room including Jacuzzi bath. Stairs take you down to the lower floor bedroom with an ensuite. There is gas central heating and double glazing. Externally there is a detached garage with loft storage.



EPC : Band D

Call: Rook Matthews Sayer 0191 2671031

Price Guide: £150,000+

Scott Hendry
Director



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Lot No. 72

42 Newbiggin Road, Ashington NE63 0SY



Description:

Attention investors! Chain free spacious two bedroomed mid terrace on the sought after Newbiggin Road, Ashington. In need of refurbishment throughout this would make an ideal purchase for investors or first time buyers looking for a project. Close to local shops, schools and town centre the accommodation comprises of: entrance hall, lounge, dining room, spacious kitchen area, ground floor w.c, stairs to first floor, two good sized bedrooms and a large adapted bathroom. Externally there is a small garden to the front and yard to the rear with a detached garage and garden. Call the office to arrange a viewing.
EPC Band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £59,950+

Lot No. 73

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

Andrew Craig



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: £74,950+

Lot No. 74

7 Trunk Road, South Bank, Middlesbrough TS6 0AB

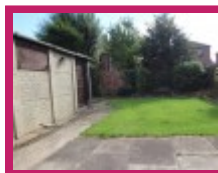
Michael Poole



Description:

A Great Investment- Ideal Buy to Let- Three Bedroom Semi Detached Property- Front & Rear Gardens -Generous Drive & Garage - Double Glazing - Gas Central Heating

EPC BAND D



Call: Michael Poole 01642 955180

Price Guide: £84,950+

Lot No. 75

140 Hexham Avenue, Hebburn NE31 2DL

Andrew Craig



Description:

A THREE BED SEMI DETACHED HOUSE Situated on this generous plot within close proximity to local amenities, shops & Schools and within easy access to A184 & A194 road links. Ideal for First time buyers or those with young families. The property benefits from gas central heating and double glazing. The Accommodation briefly comprises of :- Entrance hall with stairs leading to first floor, lounge, dining room and kitchen. To the first floor there are three bedrooms and modern re-fitted family bathroom. Externally there are private enclosed gardens to the rear and gardens and driveway leading to garage to the front. Viewing is highly recommended to fully appreciate the spacious accommodation on offer!
EPC : E

Call: Andrew Craig 0191 4281428

Price Guide: £79,950+

Lot No. 76

9 Dukes Road, Hexham, Northumberland NE46 3AW


Description:

Situated in the popular west end of Hexham, this detached bungalow is offered for sale with no forward chain. The accommodation is in need of refurbishment, but has excellent potential. The current owner has undertaken some work and building materials to complete the project are within the bungalow. The accommodation, at present, consists of reception hall; sitting room and two bedrooms, bathroom, breakfasting kitchen, ground floor bedroom, loft conversion with en-suite (there is no planning on this room) externally there are gardens to the front and rear, driveway parking.



EPC BAND to follow

Call: Rook Matthews Sayer 01434 601 616

Price Guide: £195,000+

Lot No. 77

25 Clifton Road, Fulwell, Sunderland SR6 9DN

Andrew Craig

Description:

CLIFTON ROAD, FULWELL - 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. Sure to appeal to a range of buyers. An early viewing comes highly recommended to avoid missing out on this wonderful family home.

EPC Band D

Call: Andrew Craig 0191 5160239

Price Guide: £185,000+

Lot No. 78

4 Hedley Road, Wylam NE41 8EF


Description:

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



EPC Band C

Call: Yellow 01661 831234 RMS 0191 4131313

Price Guide: £155,000+

Lot No. 79

22 Mersey Road, Gateshead NE8 3SR

Andrew Craig

Description:

Three bed mid link house offering spacious living accommodation ideal for growing families, requiring some updating and improvement works. The accommodation comprises:- Hall, lounge, kitchen, three bedrooms and bathroom/w.c. Conveniently situated for local Schools and transport links this property benefits from double glazing and gas central heating. Driveway parking to front with gardens to rear. Viewing comes recommended to appreciate the full potential this property offers.



EPC Rating: D

Call: Andrew Craig 0191 4875330

Price Guide: £54,950+

Lot No. 80

32 Beechwood Terrace, Thornhill, Sunderland SR2 7LY

Andrew Craig



Description:

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

Call: Andrew Craig 0191 5653377

Price Guide: £145,000+

Lot No. 81

181 Newsham Road, Blyth NE24 5RB

ROOK MATTHEWS SAYER



Description:

****ATTRACTIVE SEMI DETACHED BUNGALOW - TWO BEDROOMS - CONSERVATORY EXTENSION - NO UPPER CHAIN - EPC: D**** on Newsham Road in Blyth. Briefly comprising: Vestibule, entrance hall, lounge with bay window and feature fireplace, kitchen with appliances, large conservatory extension, two bedrooms (master with fitted wardrobes and furniture) and shower room. Block paved driveway to front providing off street parking and enclosed good sized garden to the rear with open aspect. A superb retirement purchase - extremely well appointed and decorated. Ready to move into with no upper chain.

EPC Band D



Call: Rook Matthews Sayer 01670 352900

Price Guide: £84,950+

Lot No. 82

5 Castle Island Way, Ashington NE63 0XL

ROOK MATTHEWS SAYER



Description:

Set in approximately a third of an acre this three bedroomed semi detached bungalow is available to view now. In need of refurbishment throughout this is an ideal investment opportunity. With double glazing and gas central heating the property comprises of: Large fitted kitchen, utility, dining room, spacious living room, hallway to study, bathroom and three good sized bedrooms. Externally there is a large detached garage with electric shutter door and gated entrance to a large front garden. Early viewing is essential. EPC : band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £139,950+

Lot No. 83

Boreas House, 5 The Steadings, Warkworth NE65 0WR

ROOK MATTHEWS SAYER



Description:

An exciting opportunity has presented itself to acquire this exceptional barn conversion which is found in an enviable countryside location on the edge of the historic village of Warkworth and has to be viewed to be fully appreciated. We are happy to report that the current owners have had enormous success with offering the property as a high end holiday let and will be willing to negotiate the inclusion of the contents in the sale. The impressive accommodation is presented to an excellent standard with large light and airy rooms creating a comfortable interior which has been tastefully decorated in neutral shades and has high quality fixtures and fittings, combining the comforts of modern living with the traditional character of the property including beautiful oak beams and large windows. EPC band C

Call: Rook Matthews Sayer 01665 713358

Price Guide: £399,950+

Lot No. 84

131 Stirling Avenue, Jarrow NE32 4HS

Andrew Craig



Description:

This deceptively spacious three bedrooms semi detached family home is ideally located on the popular Scotch Estate at Jarrow. Situated with the benefit of good public transport links to Jarrow, The Coast and South Shields and being just a short distance to the A19/Tyne Tunnel with local shops, Schools and amenities readily available. Entrance hallway, Lounge, separate dining room, kitchen, spacious conservatory to rear. Two double bedrooms, a further single bedrooms and family bathroom. Externally there is a low maintenance block paved and gravel garden to front with side access gate to a paved side garden. Rear garden has lawn and paved patio/seating area. Offered with NO Onward Chain! - Early viewing urged to secure!
EPC Band D

Call: Andrew Craig 0191 4280025

Price Guide: £80,000 +

Lot No. 85

92 Roman Way, Walker, Newcastle NE6 2RE

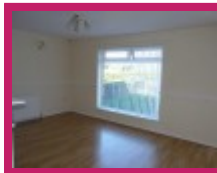
ROOK MATTHEWS SAYER



Description:

AVAILABLE WITH NO ONWARD CHAIN THIS 3 BEDROOM FAMILY HOME ON ROMAN AVENUE, WALKER. This well proportioned semi detached house will appeal to both investors and first time buyers. The accommodation comprises: entrance porch, lounge, kitchen/dining room and ground floor wc. To the first floor there are 3 bedrooms and a bathroom/wc. Externally there is a driveway and garden to the front, south facing garden to the rear and a detached garage. Additional benefits include gas central heating and double glazing.

EPC : band E



Call: Rook Matthews Sayer 0191 2761283

Price Guide: £59,950+

Lot No. 86

13 Lorne Terrace, Ashbrooke, Sunderland SR2 7BU

Andrew Craig



Description:

Spacious double fronted period home, located in ever popular residential area. Comprises with current regulations and would be an ideal investment for student landlords that also offers spacious family living. Accommodation briefly comprises of an impressive hallway, three good size reception rooms, a breakfast room, kitchen and utility room on located on the ground floor. To the first floor four double bedrooms and two shower rooms with a garden to rear offering off road parking. Benefits include hardwire smoke detectors, UPVC double glazing, combi gas central heating, security alarm.

EPC BAND D



Call: Andrew Craig 0191 5653377

Price Guide: WAS £164,950 NOW £119,950+

Lot No. 87

174 Beaumont Street, Blyth NE24 1HN

ROOK MATTHEWS SAYER



Description:

An ideal first time buy/family home close to local schools and town centre amenities. Briefly comprising: Entrance porch, entrance hall, lounge with bay window, dining room with French doors to conservatory, kitchen, breakfast room and utility. To the first floor four bedrooms and family bathroom. Walled garden to front and driveway to garage and enclosed well kept garden to the rear. Extremely well presented and decorated, greatly enhanced by current vendors and truly worthy of an early inspection.
EPC Band D

Call: Rook Matthews Sayer 01670 352900

Price Guide: £75,000+

Lot No. 88

27 Leazes Lane, St Helen Auckland, Bishop Auckland DL14 9DX


Description:

Enjoying a pleasant position, not overlooked to the front, this immaculately presented semi detached house has an entrance hall, cloaks wc, generous sized lounge, dining kitchen, two double bedrooms and a modern white bathroom. There are gravelled gardens and a tarmac driveway provides ample off road parking



EPC : Band C

Call: J W Wood 01388 604273

Price Guide: £69,950+

Lot No. 89

14 Milbeck Gardens, Gateshead NE9 7HS

Andrew Craig

Description:

An attractively presented and spacious three bed mid link house available with No Onward Chain. Appealing to first time buyers and growing families alike due to the well proportioned accommodation on offer. Stylish kitchen with modern appliances, spacious lounge and ground floor w.c., three family size bedrooms and a family bathroom with a white suite. Externally the property comes with gardens to both front and rear and an early viewing is highly recommended to appreciate the quality, size and location.



EPC Band E

Call: Andrew Craig 0191 4875330

Price Guide: £59,950+

Lot No. 90

15 Holyoake Street, Pelton Lane Ends, Chester Le Street DH2 1NU


Description:

An attractively presented two bedroom house which has been sensibly priced in view of the host of improvements made. It is well presented throughout including a new roof and we recommend early viewing particularly to first time buyers. The property includes gas fired central heating via radiators, uPVC double glazing and alarm system. To the ground floor there is an entrance lobby, lounge with period style fireplace and good size kitchen/dining room with integral cooking appliances. To the first floor there are two bedrooms and a refitted bathroom in white. Externally there is a good size yard to rear.

EPC : Band C

Call: J W Wood 0191 3887245

Price Guide: £49,950+

Lot No. 91

16 Wolsingham Terrace, Annfield Plain, Stanley DH9 8QJ


Description:

Available with vacant possession, a three bedroomed terraced house with gas fired central heating and uPVC double glazing.

Situated within walking distance of facilities within Annfield Plain, the property requires some updating and includes: Lobby, lounge, kitchen and dining room. To the first floor there are three bedrooms and a modern shower room. Externally there are gardens front and rear.



EPC BAND D

Call: J W Wood 01207 235221

Price Guide: £44,950+

Lot No. 92

Flat 7, Thorpe House, 84 High Street, Norton TS20 1DR



Description:

Impressive and deceptively spacious one bedroom first floor apartment set within this impressive period style residence enjoying excellent accommodation warmed by a gas central heating system whilst providing double glazed windows. Accommodation briefly comprising delightful communal entrance hallway with feature staircase leading to the upper floor. The actual apartment itself comprises hallway, extensive lounge with period style fireplace, kitchen, small utility area, bathroom/wc with white suite and spacious double bedroom again with period style fireplace. The property enjoys the use of a communal garden to the rear.



EPC BAND E

Call: Michael Poole 01642 355000

Price Guide: £74,000+

Lot No. 93

49 River Bank East, Choppington NE62 5XA



Description:

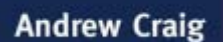
Well presented three bedroomed semi detached on River Bank East, Stakeford. The property is located in a cul-de-sac and has good road links and access to local schools, shops and amenities. With double glazing and gas central heating the accommodation briefly comprises of entrance hall, lounge/dining room, fitted kitchen, conservatory, stairs to first floor, three good sized bedrooms and a family bathroom. Externally there s a large garden to the rear with outhouses and a garden to the front with multi car blocked paved drive. A lovely property which must be viewed
EPC : Band to follow

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £69,950+

Lot No. 94

7 Drumaldrace, Mayfield, Washington NE37 1SR



Description:

A two bedroom ground floor flat in this popular residential are. We are advised the property is currently tenanted at £500pcm (awaiting copies of tenancy).

The property briefly comprises of lounge. kitchen diner, bathroom and two bedrooms. Externally there is a parking bay

EPC Band C

Call: Andrew Craig 0191 4921234

Price Guide: £59,950+

Lot No. 95

14 Coverley, Great Lumley, Chester Le Street DH3 4LS



Description:

A great opportunity to purchase this impressive two bedroom semi detached bungalow located within this popular residential area. The property benefits include double glazed windows, refitted shower room/wc and is offered for sale with vacant possession.

Property briefly comprise of entrance door to kitchen, living room/ dining room, inner lobby, two bedrooms and a shower room. Externally there is a gravelled garden to the front of the property with a drive running along the side of the property to the single garage. To the rear of the property there is a good sized lawned gardens with borders.

EPC Band D

Call: J W Wood 0191 3887245

Price Guide: £99,950+

Lot No. 96

14 Ski View, Sunderland SR3 1NW

Andrew Craig



Description:

This detached family home located on this ever popular residential estate, decorated to the highest of standards throughout in a modern neutral theme. Benefits from combi gas central heating, double glazing and security alarm system. The spacious living accommodation comprises of entrance hallway with ground floor cloaks/w.c., lounge with electric fire in feature surround, dining room with double glazed patio doors leading to conservatory with double glazed French doors to the rear garden and well appointed kitchen to the ground floor whilst to the first floor there are four bedrooms (two with fitted wardrobes and master bedroom also having an ensuite shower room) and a family bathroom with three piece white suite. Externally there is a rear garden with decking, laid to lawn and hardwood door leading to the garage. Side garden with gravelled patio, decking and wrought iron gate to the front. Double garage and block paved driveway providing off road parking.
EPC : Band D

Call: Andrew Craig 0191 5653377

Price Guide: £210,000+

Lot No. 97

Town Foot Bungalow, Elsdon, Ponteland NE19 1BH

ROOK MATTHEWS SAYER



Description:

A superbly appointed four/five bedroomed, detached bungalow offering spacious and well proportioned accommodation within this delightful village location. With oil fired central heating and sealed unit double glazing, the accommodation comprises briefly: spacious reception hall, 25ft lounge with multi fuel stove, 17ft conservatory enjoying magnificent views over surrounding countryside, 25ft kitchen/family room, utility room, shower room/wc, fifth bedroom/study. There is an inner hall, four good sized bedrooms and refurbished bathroom/wc. This property has a 25ft garage along with well tended gardens and a driveway.

EPC Band E



Call: Rook Matthews Sayer 01661 860228

Price Guide: £199,950+

Lot No. 98

59 Welfare Crescent, Ashington NE64 6RZ

ROOK MATTHEWS SAYER



Description:

Chain free property to buy on Welfare Crescent, Newbiggin by the sea. This two bedroomed house is situated on a popular estate and is close to local schools and newly renovated sea front, benefitting from double glazing and gas central heating the property comprises of: entrance via double glazed door, lounge, kitchen diner, two good sized bedrooms and a family bathroom. Externally there are lawned gardens to the front, side and rear. Viewing highly recommended.

EPC Band C



Call: Rook Matthews Sayer 01670 850850

Price Guide: £54,950+

Lot No. 99

39 Colman Avenue, South Shields NE34 9AG

Andrew Craig



Description:

A three bedroom extended Semi-Detached family home, briefly comprises Entrance hall, open plan kitchen/diner with French doors to accessing the lounge. To the first floor three bedrooms and a family bathroom/w.c. Externally driveway to the front leading to a single garage. To the rear lies a low maintenance garden with pebbled area, wood decking area and access to the garage. The garage is accessed by an up and over door with electric supply and plumbing for a washing machine. The property boasts modern, neutral decor along with an alarm system, cavity wall and loft insulation, gas central heating and uPVC double glazing.

EPC BAND D



Call: Andrew Craig 0191 4271722

Price Guide: £110,000+

Lot No. 100

9 Connaught Terrace, Jarrow NE32 5AL

Andrew Craig



Description:

This spacious Victorian style three bed mid terraced property is located just off Albert Road in Jarrow, close to local amenities including Jarrow Town Centre, local schools with excellent transport links provided by both Bus, Metro with the Tyne Tunnel/A19 being just a short distance away. The property briefly comprises of an Entrance hallway, spacious open plan lounge/dining room, kitchen with two double bedrooms, a further single bedroom and family bathroom to the first floor. The property benefits from double glazing, gas central heating with garden to front and private yard to rear. This deceptively spacious property has also been extended to the rear and should appeal to a range of buyers including families or first time buyers alike.
EPC BAND E

Call: Andrew Craig 0191 4280025

Price Guide: £99,950+

Lot No. 101

46 Malone Gardens, Birtley, Co Durham DH3 1QL

Andrew Craig



Description:

A two bed mid terrace house located in this popular residential area and will appeal to both the private residential buyer and the buy to let investor. The property is offered for sale with vacant possession and benefits include double glazed windows and gas central heating. Property briefly comprises of entrance hall, living room, kitchen. To the first floor there are two bedrooms and a bathroom wc. Externally there are gardens to both the front and rear.
EPC : Band D

Call: Andrew Craig 0191 4921234

Price Guide: £54,950+

Lot No. 102

1 Caroline Street, Hetton Le Hole DH5 9DB

kimmitt & roberts



Description:

Very impressive 3 bedroom end terraced, providing spacious family accommodation with an excellent list of features. It has a recently refitted bathroom, a spacious kitchen/dining room, gas central heating and upvc double glazing. It occupies a fine position, ideally placed for the host of amenities available in Hetton centre. This is a sizeable house, in a good spot at a very tempting price.
EPC Band D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £40,000+

Lot No. 103

11 Charlotte Street, Ryton, Tyne and Wear NE40 4HE

ROOK MATTHEWS SAYER



Description:

Rook Matthews Sayer offer to the market this superb two bedroom stone built property conveniently located in the centre of Crawcrook. Accommodation briefly comprises of: Dining kitchen, lounge, hallway, stairs to landing with access to boarded loft room, family bathroom and two double bedrooms. Externally there is a front garden laid to lawn and a spacious rear yard with out house. Viewing is highly recommended to fully appreciate the accommodation on offer.



EPC : Band E

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £79,950+



Lot No. 104 25 Front Street, Westgate, Crook DL13 1RY



Description:

An opportunity to purchase this two bed mid terrace cottage offered for sale with no chain involved. As well as suiting owner occupiers the property will appeal to those looking for a holiday home, buy to let or investment. The buyer will have the opportunity to update and improve the property. Property briefly comprises of entrance lobby, living room, kitchen, shower room/wc. To the first floor landing there are two bedrooms. Externally there is an outhouse and a town house garden to the front. EPC : G

Call: J W Wood 01388 604273

Price Guide: £49,950+

Lot No. 105 The Crown, Railway Street, Hetton Le Hole DH5 9HY



Description:

Substantial 3 Storey Detached planning permission for ground floor conversion into a three bedroom flat, Planning reference 15/00829/FULA substantial three storey detached .the pub effectively consists of three rooms along with kitchen and WCs. However, it is the quality of the living accommodation which will appeal too many. Boasting spacious four bedroom layout over two floors, its quality features include a superb kitchen, Combi gas central heating, UPVC double glazing and a re-fitted bathroom to each of the upper floors. It has ample street parking in the vicinity and has a private yard, which was used as a beer garden.

EPC Band:- D



Call: Kimmitt and Roberts 0191 5848080

Price Guide: WAS £149,950 NOW £84,950+

Lot No. 106 1 Nesby Place, Coldstream, Berwick Upon Tweed TD12 4BP



Description:

Recently refurbished by the present owners and available with no upward chain involved this 2 bedroom mid terraced house is located in a quiet position yet within easy walking distance of the centre of Coldstream and its amenities. With a new modern kitchen and bathroom, double glazing, gas central heating and neutral decoration and floor coverings throughout, the property would be ideal for first time buyers or as an investment. EPC Rating D

Call: Tyne and Tweed 01289 331555

Price Guide: £69,950+

Lot No. 107 21 Warden Grove, Houghton Le Spring DH5 8HL



Description:

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

EPC Rating E



Call: Kimmitt and Roberts 0191 5848080

Price Guide: £79,950+

Lot No. 108 7 The Chase, West Moor, Newcastle NE12 7EW



Description:

Offered with no onward chain occupying a larger than average plot is this well presented Swedish design detached three bedroom bungalow situated within this small residential development. Set in its own grounds and offers spacious accommodation throughout and comprising; entrance hall with doors leading to all rooms, two useful storage cupboards one housing a combi boiler, and Lshaped lounge/dining room with patio doors leading through to the conservatory which overlooks the rear garden. A well appointed kitchen with a good range of wall and base units incorporating a double electric oven, gas hob with extractor hood over, integrated fridge, integrated freezer and space for tumble dryer. Three bedrooms, two of which have fitted wardrobes, bathroom/W.C and a shower room/W.C. Externally to the front is driveway parking for several cars and leading to the detached double garage, extensive lawned gardens to four sides mainly laid to lawn with mature hedging. The property benefits from gas central heating and UPVC double glazing. EPC Band E

Call: Rook Matthews Sayer 0191 266 7788

Price Guide: £240,000+

Lot No. 109 Brentwood, Coast Road, Blackhill, Peterlee TS27 4HW



Description:

A unique opportunity to purchase this spacious two bedroomed detached home which comes with gas central heating system, double glazing, modern kitchen and shower room fittings, two reception rooms and two double bedrooms (one of which could be easily split). The exterior comes with gardens to the front and rear, side driveway leading to single garage.

EPC BAND E



Call: Kimmit & Roberts 0191 5183334

Price Guide: £85,000+

Lot No. 110 25 Mill Hill, Houghton Le Spring DH5 8NL



Description:

We are pleased to offer for sale this well-proportioned and vastly extended family home which is located on the popular Mill Hill development and is ideally situated for all local amenities, schools and transport links. The property has been extended to the side, and boasts 4 bedrooms, front and Rear gardens, a fitted kitchen (with central island), modern bathroom suite, gas central heating and double-glazing. Early Viewing is highly recommended.

EPC Band D



Call: Kimmitt and Roberts 0191 5848080

Price Guide: Was £169,950 Now £124,950+

Lot No. 111 72 Woodlands Green, Middleton, St George, Yarm DL2 1NE



Description:

A Modern Two Bedroom Mid Terrace House, comprises lounge with double glazed French doors to the rear garden, kitchen with built-in oven and hob, integrated fridge/freezer, dishwasher and washing machine, useful ground floor cloakroom/wc. Two bedrooms with master having fitted wardrobes and bathroom with white three piece suite. Gas central heating system and double glazing. Generous rear garden with driveway/car hardstanding area for two cars to the front.

EPC Rating: C

Call: Michael Poole 01642 788878

Price Guide: £99,950+



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Sintons LLP, The Cube, Barrack Road, Newcastle upon Tyne, NE4 6DB.

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Lot No. 112 9 Bywell Drive, Peterlee SR8 1LY



Description:

What a superb opportunity to purchase this extremely affordable four bedroomed detached family home which is situated on a pleasant plot in a popular location. Boasting gas central heating system, double glazing in hard wood frames, refitted bathroom/W.C and beautiful gardens to front, rear alongside driveway and single garage. Early viewing is a must in order to avoid disappointment.



EPC : Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £124,950+

Lot No. 113 10 South Park, Slaley, Hexham NE47 0AB



Description:

Situated in the popular village of Slaley, which has a thriving community and benefits from a first school, village shop and village hall, public house/restaurant. The market town of Hexham is also a short drive away. This three bedroom, semi-detached family home has gas central heating and double glazing; pleasant front and rear gardens; and accommodation which must be viewed to appreciate its location and size. The property briefly comprises reception hall; sitting room; dining room; Kitchen; WC; utility room; three bedrooms; family bathroom.



EPC BAND C

Call: Rook Matthews Sayer 01434 601 616

Price Guide: £155,000+

Lot No. 114 20 Kingsway, Sunnyside, Wickham NE16 5NW



Description:

Offered with gas central heating via a combi boiler and double glazing we are pleased to offer this semi detached house to the open market, it would be ideal for the first time buyer looking for a starter home, investors and families alike. Accommodation comprises entrance hallway, lounge with electric fire and feature surround, modern fitted kitchen and bathroom to the ground floor whilst to the first floor there are two double bedrooms and a separate w.c. Externally there is a front forecourt garden and a generous sized rear garden. VIEWING HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT !!!



EPC : Band D

Call: Andrew Craig 0191 4889090

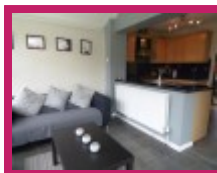
Price Guide: £79,950+

Lot No. 115 7 Thropton Avenue, Blyth, Northumberland NE24 4QL



Description:

****ATTRACTIVE MID LINK- THREE BEDROOMS - CONSERVATORY EXTENSION.- EPC: C**** on Thropton Avenue, Newsham Farm Estate in Blyth. Briefly comprising, entrance hall, lounge, dining room, refitted kitchen open plan to conservatory extension, family room (previous garage) three bedrooms - master with fitted wardrobes and bathroom. Block paved driveway to front providing off street parking and enclosed good sized garden to the rear. A superb starter/family purchase - extremely well appointed and decorated. Close to local schools & Ready to move into.



EPC : Band C

Call: Rook Matthews Sayer 01670 352900

Price Guide: £99,950+

Lot No. 116 19 Moorcroft, Newbiggin, Ashington NE64 6AW

ROOK MATTHEWS SAYER



Description:

THREE BEDROOMED END TERRACED SPACIOUS ACCOMMODATION ENCLOSED YARD This refurbished three bedroomed end terraced has come to the market for sale as a chain free purchase. Close to the newly renovated sea front this is an ideal first time buy, with double glazing and gas central heating the property comprises of lounge, newly fitted kitchen diner, stairs to first floor, refitted family bathroom and three bedrooms. Externally there is an enclosed yard to rear. Must View!



EPC Band C

Call: Rook Matthews Sayer 01670 850850

Price Guide: £54,950+

Lot No. 117 39 Hilda Terrace, South Pelaw, Chester Le Street DH2 2JE

WOOD
ESTATE AGENTS



Description:

Offered at an exceptional price for quick sale this spacious mid terrace house is situated in a sought after location close to local shops and schools and within walking distance of Chester le Street town centre. The property has a forecourt garden and yard to rear and includes gas central heating via radiators and uPVC double glazing. The property has the benefit of a replacement roof. Briefly the accommodation comprises lobby, lounge with gas fire and archway to dining room with gas fire, fitted kitchen, two double bedrooms and bathroom/wc. The property is offered with immediate vacant possession and early viewing is highly recommended.
EPC Band E

Call: J W Wood 0191 3887245

Price Guide: £55,000+

Lot No. 118 20 Hackwood Park, Hexham NE46 1AX

ROOK MATTHEWS SAYER



Description:

Situated within a small exclusive development south of Hexham town, this three bedroom detached bungalow must be viewed to appreciate the location, size and potential on offer. Well proportioned and occupying a generous plot, the property is in need of some modernisation and refurbishment. Buyers are likely, for example, to wish to refit the kitchen and bathroom, and to fit modern double-glazed windows. The accommodation is light, spacious and benefits from gas central heating and double glazing. The garden is a particularly nice feature of this bungalow with a pleasant south-facing patio area and lawns to three sides with well-stocked borders.



EPC Band D

Call: Rook Matthews Sayer 01434 601 616

Price Guide: £225,000+

Lot No. 119 19 Chapel Avenue, Burnopfield NE16 6NW

Andrew Craig



Description:

A stone built mid terraced property located in Burnopfield which offers an array of local amenities including shops, schools and transport links to surrounding towns, villages, cities and the popular Metrocentre. Offered with gas central heating and double glazing. The internal floor plan comprises entrance hallway, lounge and spacious breakfasting kitchen to the ground floor whilst to the first floor there are two bedrooms and a family bathroom with three piece suite. Externally the property is located on a pedestrianized street with a garden to the front and an enclosed yard to the rear. VIEWING HIGHLY RECOMMENDED !!



EPC Band D

Call: Andrew Craig 0191 4889090

Price Guide: £79,950+

Lot No. 120 15 Epsom Drive, Ashington NE63 8NA



Description:

Spacious three bedroomed detached home on the sought after Epsom Drive, Orchid Meadows on the outskirts of Ashington. This property is available as a chain free property and is ready to view now! Close to the A189 the property has excellent transport links. With double glazing and gas central heating the accommodation briefly comprises of: entrance hall, lounge, dining room, fitted kitchen with utility area, downstairs w.c, stairs to first floor, three good sized bedrooms with en-suite to master and family bathroom. Externally there is a garden to the rear, open garden to the front with drive and garage. Early viewings highly recommended.



EPC band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £135,000+

Lot No. 121 35 Millfield Avenue, Kenton, Newcastle NE3 4TA

Andrew Craig



Description:

This two bedroom ground floor flat is situated on Millfield Avenue, Montague Estate, Kenton. Being within a popular location allowing easy access to Gosforth. The property benefits from spacious private gardens to the front and rear, gas central heating and upvc double glazing windows. Accommodation comprises of entrance vestibule leading to hallway, lounge, modern kitchen with access to rear garden, two bedrooms, and modern bathroom. An ideal first time buy or investment opportunity! Call now to view!



EPC Band D

Call: Andrew Craig 0191 2859024

Price Guide: £64,950+

Lot No. 122 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 £430,000+

Lot No. 123 23 Hill View Road, Newbottle, Houghton Le Spring DH4 4SH

kimmitt & roberts



Description:

Kimmitt and Roberts are pleased to present to the market this extended three bedroom semi detached home which has been maintained and improved by the current owner which is sure to impress. The accommodation comprises: Entrance door to hall, lounge with double doors leading to the kitchen/dining room which further sliding doors leading to the conservatory at the rear, staircase to first floor landing giving access to three bedrooms and a bathroom with white suite. Externally lies a tiered front garden and to the rear is a spacious south-westerly facing garden with patio area and panoramic views. The property is also closely situated to the local primary school. It also boasts from a driveway which leads to the detached garage. Additional benefits include gas central heating and UPVC double glazing. Early viewings highly recommended!



EPC Band D

Call: Kimmitt & Roberts 0191 5813334

Price Guide: £115,000+

Lot No. 124 5 North Avenue, Choppington NE62 5PD

**ROOK
MATTHEWS
SAYER**



Description:

SEMI DETACHED - THREE BEDROOMS - GARDEN TO REAR - outhouse - IDEAL FIRST TIME BUY Situated in North Avenue Guidepost, this semi detached property comprises; spacious lounge, dining room, kitchen, first floor landing, three bedrooms two with built in cupboards and a family bathroom. Externally the property has rear garden with an attached outhouse with power and lighting. EPC:D



Call: Rook Matthews Sayer 01670 531 114

Price Guide: £59,950+

Lot No. 125 127 Melrose Crescent, Seaham SR7 0JZ

kimmitt & roberts



Description:

This is a pleasant end link providing excellent family accommodation at a tempting price. Well proportioned, it has UPVC double glazing, a fitted kitchen, gas central heating etc. It occupies a favoured position upon this mature and respected estate. Early inspection is recommended. No Upward Chain. Summary of accommodation Entrance Vestibule, Lounge, Kitchen/Dining Room, Two Bedrooms. Material Information Japanese Knotweed has been found on nearby land, this is the responsibility of the Local Authority who is aware of this and dealing with the matter.



EPC Band D

Call: Kimmitt & Roberts 0191 5813213

Price Guide: £49,950+

Lot No. 126 10a Victoria Square, Jesmond, Newcastle NE2 4DE

**ROOK
MATTHEWS
SAYER**



Description:

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

Call: Rook Matthews Sayer 0191 2816700

Price Guide: £95,000+

Lot No. 127 5 Hextol Crescent, Hexham NE46 2AB

**ROOK
MATTHEWS
SAYER**



Description:

Situated in the popular west end of Hexham, this four bedroom semi-detached home must be viewed to appreciate the location, size and potential on offer. The property is in need of updating and refurbishment which is reflected in the price. The accommodation briefly comprises reception hall; sitting room; dining kitchen; garage converted into second sitting room/snug; four bedrooms; bathroom; driveway parking; well stocked front and rear gardens with lawn, mature borders and shrubs. The property benefits from UPVC double glazing and gas central heating.



EPC band to follow

Call: Rook Matthews Sayer 01434 601 616

Price Guide: £140,000+

Lot No. 128 17 Aberfalls Road, Hewlington, Middlesbrough TS8 9HY



Description:

This three bedroom semi detached property offers easy access to the A174 and A19 and briefly comprises entrance porch, hall, living room opening to dining room, 14ft plus conservatory, fitted kitchen with separate utility room, three first floor bedrooms and family bathroom. Externally there is double width driveway leading to a single garage with separate WC and a private enclosed rear garden.



EPC Band E

Call: Michael Poole 01642 254222

Price Guide: £84,950+

Lot No. 129 13 Windsor Avenue, Gosforth NE3 1PS



Description:

Early viewing is recommended on this traditional three storey Victorian terrace house located within this pleasant residential walkway in South Gosforth. The property which is in need of renovation provides an ideal opportunity to create a fabulous family home. To the ground floor are two formal reception rooms and a kitchen. The first floor has two bedrooms and a bathroom whilst to the second floor is an additional bedroom and box room. Modern features include upvc double glazing. There is a pleasant town garden to the front whilst to the rear is a yard and storage shed.

EPC band E

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £200,000+

Lot No. 130 28 Ingleby Way, Blyth, Northumberland NE24 3PD



Description:

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

EPC : Band to follow

Call: Rook Matthews Sayer 01670 352900

Price Guide: £109,950+

Lot No. 131 1 Dunstanburgh Close, Bedlington NE22 6NA



Description:

Situated in Dunstanburgh Close on the popular Hazelmere Estate in Bedlington, this well presented detached family home comprises; entrance hallway, lounge, dining room, downstairs cloaks/wc, breakfasting kitchen with intergral access to office./ utility section within the garage area, first floor landing, master bedroom with fitted wardrobes, dressing area and en-suite shower room, three further bedrooms (two with fitted wardrobes) and family bathroom/wc. Externally to the front of the property there is a lawned garden, mature bushes and extensive double driveway leading to a double attached garage. There is also an enclosed rear garden laid mainly to lawn with a patio area, gravelled areas, mature bushes and shrubs and fencing to boundaries.

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £199,950+



Remote Bidding Application Form

Please select method of bidding:

TELEPHONE

PROXY

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

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

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

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

Date of Auction: Lot Number:

Address of Lot:

..... Post Code:

The Lot is offered for sale under:

Option One

Option Two

Maximum Bid (in words) £:

Buyers Information – Full Name/Company Name:

Address:

..... Post Code:

Tel No: Home: Business: Mobile:

E-mail address:

Solicitors Name & Address:

Post Code: Tel No:

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

Signature Print Name: Date:

The Agents Property Auction Ltd, 14a Front Street, Prudhoe, Northumberland, NE42 5HN.

Tel: 01661 831 360 Fax: 01661 832 306 Email: info@agentspropertyauction.com

Web: www.agentspropertyauction.com



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Terms & Conditions

About us and Important Auction Information

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

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

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

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

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

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

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

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

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

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

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

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

Our General Auction Terms of Business

1. Interpretation

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

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

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

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

2. Conditions applicable to the auction types

2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

2.2 Option Two Conditions

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

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

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



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

3. General provisions applicable to Sellers and Buyers

3.1 General Auction Conditions

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

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

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

3.2 Charges and payment

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

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

3.3 Proof of Identity and Proceeds of Crime Act

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

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

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

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

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

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

3.4 Miscellaneous

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

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

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

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

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

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

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

3.5 Notices

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

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

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

3.6 Governing law and jurisdiction

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

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

Common Auction Conditions

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Important Notice

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

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

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

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

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

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

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

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

Glossary

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



Wherever it makes sense:

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

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

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

Agreed completion date

Subject to condition G9.3:

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

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

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

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

Auction The auction advertised in the catalogue.

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

Auctioneers The auctioneers at the auction.

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

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

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

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

Condition One of the auction conduct conditions or sales conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The auctioneers.

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

Auction Conduct Conditions

A1 Introduction

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

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

A2 Our role

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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



A5 The contract

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

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

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

A5.4 If you do not we may either:

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

(b) sign the sale memorandum on your behalf.

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

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

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

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

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

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

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

A6 Extra Auction Conduct Conditions

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

General conditions of sale

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

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

G1 The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

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

G2 Deposit

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

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

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

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

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

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

G2.2 The deposit

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

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

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

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

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

G3 Between contract and completion

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

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

(b) pay the premiums when due;

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

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

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

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

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

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

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

Title and identity

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

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

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

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

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

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

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

(ii) the documents accompanying that application;

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



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

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

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

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

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

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

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

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

G5 Transfer

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

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

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

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

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

G6 Completion

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

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

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

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

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

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

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

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

G7 Notice to complete

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

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

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

(a) terminate the contract;

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

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

(d) resell the lot; and

(e) claim damages from the buyer.

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

(a) terminate the contract; and

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

G8 If the contract is brought to an end

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

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

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

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

G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

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

G9.5 The buyer must:

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

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

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

G10 Interest and apportionments

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

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

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

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

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

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

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

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

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

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

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

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

G11 Arrears

Part 1 Current rent

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

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

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

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

(a) so state; or

(b) give no details of any arrears.

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

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



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

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

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

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

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

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

G12 Management

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

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

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

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

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

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

G13 Rent deposits

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

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

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

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

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

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

G14 VAT

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

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

G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

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

(a) of the buyer's VAT registration;

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

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

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

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

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

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

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

G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

G17 Maintenance agreements

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

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

G18 Landlord and Tenant Act 1987

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

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

G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

(a) in its condition at completion;

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

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

G19.5 Where relevant:

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

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

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

G20 TUPE

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

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

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

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

(c) in respect of the Transferring Employees.

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



on completion.

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

G21 Environmental

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

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

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

G22 Service Charge

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

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

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

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

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

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

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

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

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

G23 Rent reviews

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

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

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

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

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

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

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

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

G24 Tenancy renewals

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

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

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

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

G24.4 Following completion the buyer must:

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

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

G25 Warranties

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

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

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

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

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

G26 No assignment

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

G27 Registration at the Land Registry

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

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

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

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

G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

G29 Contracts (Rights of Third Parties) Act 1999

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

G30 Extra General Conditions



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Wednesday 31st August 2016

Monday 3rd October 2016

Thursday 3rd November 2016

Monday 12th December 2016

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