



Auction Catalogue

This Auction

Monday 29th September 2014

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



Agents Property
AUCTION

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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

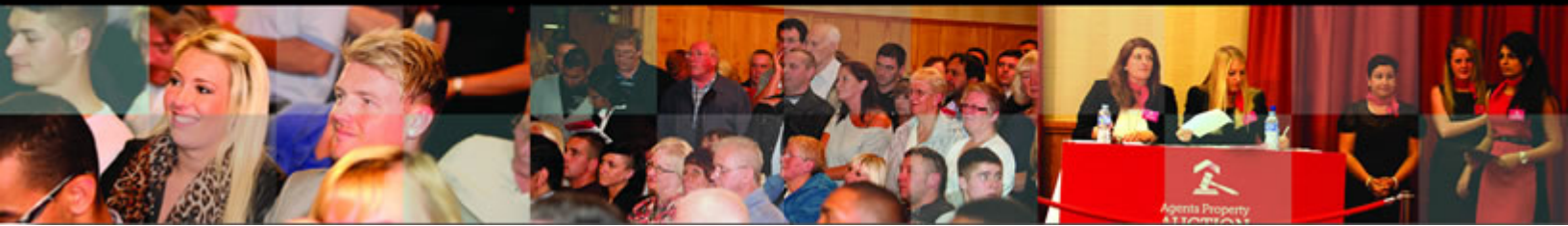
Newcastle Marriott Hotel
Gosforth Park,
Newcastle Upon Tyne
NE3 5HN

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	158/160 Westbourne Avenue, Gateshead	NE8 4NQ	Andrew Craig
Lot 2	33 Melrose Avenue, Whitley Bay	NE25 8BA	Rook Matthews Sayer
Lot 3	16 Eltham Crescent, Thornaby, Stockton	TS17 9RA	Michael Poole
Lot 4	11 York House, Townend Farm, Sunderland	SR5 4DR	Andrew Craig/Kimmitt & Roberts
Lot 5	High House, Rockwood Hill Road, Greenside	NE40 4AS	Rook Matthews Sayer
Lot 6	259 Eastgarth, Newbiggin Hall Estate, Newcastle	NE5 4HD	Andrew Craig/Rook Matthews Sayer
Lot 7	20 Dalamantia Terrace, Blyth	NE24 3JY	Rook Matthews Sayer
Lot 8	38 Stephen Street, Hartlepool	TS26 8QB	Kimmitt & Roberts
Lot 9	119 Bunyan Avenue, South Shields	NE34 9HZ	Andrew Craig
Lot 10	Building Plot, Napier Court, Jarrow	NE32 3NE	Andrew Craig
Lot 11	40 Cairo Street, Hendon, Sunderland	SR2 8QH	Andrew Craig
Lot 12	13 Glenmore Drive, Delves Lane, Consett	DH8 7DL	JW Wood Estate Agents
Lot 13	Golden Fish and Chip Shop, 96 Hawthorn Road, Ashington	NE63 9BQ	Rook Matthews Sayer
Lot 14	34-36 Closefield Grove & Plot of Land, Whitley Bay	NE25 8ST	Rook Matthews Sayer
Lot 15	78 River View, Sunderland	SR1 2AT	Andrew Craig
Lot 16	83/85 Broughton Street, South Shields	NE33 2RT	Rook Matthews Sayer/North East Commercial
Lot 17	35 Crossbeck Way, Middlesbrough	TS7 9RD	Michael Poole
Lot 18	Balaclava Inn, West Cornforth, Ferryhill	DL17 9HP	Rook Matthews Sayer
Lot 19	Building plot, Western Avenue, Prudhoe, Northumberland	NE42 6QD	Rook Matthews Sayer/Yellow Estate Agency
Lot 20	17 Humberhill, Stanley	DH9 6HN	JW Wood Estate Agents
Lot 21	6 Queens Gardens, Morpeth, Northumberland	NE61 2JU	Rook Matthews Sayer
Lot 22	9 Apartments, 21-23 High Street, Ashington	NE63 8NE	Rook Matthews Sayer
Lot 23	Trotters Arms, Gordon Lane, Ramshaw, Bishop Auckland	DL14 0NP	Rook Matthews Sayer
Lot 24	26 Fairholm Road, Benwell, Newcastle	NE4 8AT	Andrew Craig/Rook Matthews Sayer
Lot 25	28 Fairholm Road, Benwell, Newcastle	NE4 8AT	Andrew Craig/Rook Matthews Sayer
Lot 26	12 Londonerry Terrace, Easington Colliery, Peterlee	SR8 3LF	Andrew Craig/Kimmitt & Roberts
Lot 27	2a Seaton Avenue, Houghton Le Spring	DH5 8DR	Andrew Craig/Kimmitt & Roberts
Lot 28	4 Lancaster Road, Moorside, Consett, Durham	DH8 8DR	JW Wood Estate Agents/Andrew Craig
Lot 29	39 Gowland Square, Murton, Seaham	SR7 9HE	Andrew Craig/Kimmitt & Roberts
Lot 30	5 Hodgsons Road, Blyth, Northumberland	NE24 1NU	Andrew Craig/Rook Matthews Sayer
Lot 31	6 Slaidburn Road, Stanley, Durham	DH9 0DF	JW Wood Estate Agents/Andrew Craig
Lot 32	16 Chillingham Terrace, Jarrow	NE32 3UA	Andrew Craig/Kimmitt & Roberts
Lot 33	15 Rose Avenue, Stanley, Durham	DH9 7RB	JW Wood Estate Agents/Andrew Craig
Lot 34	31 Carley Road, Southwick, Sunderland	SR5 2RP	Andrew Craig/Kimmitt & Roberts
Lot 35	21 South Crescent, Horden, Peterlee	SR8 4AF	Andrew Craig/Kimmitt & Roberts
Lot 36	12 Burn Place, Willington, Crook, Durham	DL15 0DP	JW Wood Estate Agents/Andrew Craig
Lot 37	2 Edendale Terrace, Horden, Peterlee	SR8 4RD	Andrew Craig/Kimmitt & Roberts
Lot 38	33 Hawkins Road, Murton, Seaham	SR7 9DQ	Andrew Craig/Kimmitt & Roberts
Lot 39	3 William Street, Chopwell, Newcastle Upon Tyne	NE17 7JH	Andrew Craig/Rook Matthews Sayer
Lot 40	3 Carville Terrace, Willington, Crook, Durham	DL15 0HQ	JW Wood Estate Agents/Andrew Craig
Lot 41	28 Crawford Close, Bishop Auckland	DL14 6PS	JW Wood Estate Agents/Andrew Craig
Lot 42	91 Melrose Crescent, Seaham	SR7 0JZ	Andrew Craig/Kimmitt & Roberts
Lot 43	38 Gertrude Street, Houghton Le Spring	DH4 4EA	Andrew Craig/Kimmitt & Roberts
Lot 44	8 Windsor Drive, South Hetton, Durham	DH6 2UU	Andrew Craig/Kimmitt & Roberts
Lot 45	14 Verdun Terrace, West Cornforth, Durham	DL17 9LN	JW Wood Estate Agents/Andrew Craig
Lot 46	57 School Terrace, Stanley, Co Durham	DH9 7QN	JW Wood Estate Agents/Andrew Craig
Lot 47	102 Boldon Lane, South Shields	NE34 0BY	Andrew Craig/Kimmitt & Roberts



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	31 Armstong Road, Wallsend Newcastle	NE28 6AN	Andrew Craig/Rook Matthews Sayer
Lot 49	21 Spen Street, Stanley Durham	DH9 7NJ	JW Wood Estate Agents/Andrew Craig
Lot 50	3 East Crescent, Bedlington	NE22 7HH	Andrew Craig/Rook Matthews Sayer
Lot 51	84 Richmond Road, South Shields	NE34 0QJ	Andrew Craig/Kimmitt & Roberts
Lot 52	3a William Street, Chopwell, Newcastle	NE17 7JH	Andrew Craig/Rook Matthews Sayer
Lot 53	35 Ethel Terrace, South Shields	NE34 0HN	Andrew Craig/Kimmitt & Roberts
Lot 54	6 Wansbeck Street, Ashington, Northumberland	NE63 0XJ	Andrew Craig/Rook Matthews Sayer
Lot 55	180 Canning Street, Newcastle	NE4 8UJ	Andrew Craig/Rook Matthews Sayer
Lot 56	19 Lea Side, Delves Lane, Consett	DH8 7AD	JW Wood Estate Agents
Lot 57	159 Waterloo Walk, Washington	NE37 3EN	Andrew Craig
Lot 58	Plot of Land, Church Lane, Hunwick, Crook	DL15 0JX	JW Wood Estate Agents
Lot 59	16 Dewsgreen, Cramlington, Northumberland	NE23 6DG	Rook Matthews Sayer/Renown
Lot 60	142a Hawthorn Road, Ashington	NE63 0SW	Rook Matthews Sayer
Lot 61	105 Waterloo Walk, Washington	NE37 3EN	Andrew Craig
Lot 62	31 Westbourne Avenue, Gateshead	NE8 4NF	Andrew Craig
Lot 63	3 Thorpe Street, Easington Colliery, Peterlee	SR8 3LU	Kimmitt & Roberts
Lot 64	20 George Street, Haswell, Durham	DH6 2DJ	Andrew Craig/Kimmitt & Roberts
Lot 65	Investment & Garage, Shaad Indian Resturant Peterlee	SR8 4JE	Rook Matthews Sayer
OPTION 2			
Lot 66	3 Osborne Terrace, Leeholme, Bishop Auckland	DL14 8JA	JW Wood Estate Agents
Lot 67	280 Maple Street, Ashington, Northumberland	NE63 0QL	Rook Matthews Sayer
Lot 68	41 Cavendish Gardens, Ashington, Northumberland	NE63 0EW	Rook Matthews Sayer
Lot 69	126 Imeary Street, South Shields	NE33 4EL	Andrew Craig
Lot 70	3 Humford Green, Blyth	NE24 4LY	Rook Matthews Sayer
Lot 71	129 Watling Avenue, Seaham	SR7 8JE	Kimmitt & Roberts
Lot 72	9 Curran Gardens, Felling	NE10 0AN	Andrew Craig
Lot 73	2 Antliff Terrace, Annfield Plain, Stanley	DH9 8QR	JW Wood Estate Agents
Lot 74	19 Hurstwood Road, Sunderland	SR4 7LE	Andrew Craig
Lot 75	12 Stainton Way, Peterlee	SR8 2BJ	Kimmitt & Roberts
Lot 76	Flat 3, Northumberland House, Ryton Village,	NE40 3PT	Rook Matthews Sayer
Lot 77	4 Shotley Lodge, Shotley Bridge, Consett	DH8 0TZ	JW Wood Estate Agents/Andrew Craig
Lot 78	17 Broom Lane, Wickham	NE16 4QP	Andrew Craig
Lot 79	93 Milecastle Court, West Denton	NE5 2PB	Rook Matthews Sayer
Lot 80	31 St Helens Drive, Seaham	SR7 7PU	Kimmitt & Roberts
Lot 81	The Hawthorns, Springwell, Lowfell	NE9 7SN	Andrew Craig
Lot 82	34 Foundary Court, St Peters Basin, Newcastle Upon Tyne	NE6 1UG	Rook Matthews Sayer
Lot 83	14 Claremont Court, West Boldon	NE36 0NF	Andrew Craig
Lot 84	Oak Cottage, Witton Gilbert, Durham	DH7 6SY	JW Wood Estate Agents
Lot 85	8 Foxton Court, Cleadon, Sunderland	SR6 7XQ	Andrew Craig
Lot 86	9 Hill Street, Silksworth, Sunderland	SR3 DW	Andrew Craig
Lot 87	38 Keats Walk, South Shields	NE34 9NB	Andrew Craig
Lot 88	Cheviot View, Newton Barns, Northumberland	NE66 3DY	Rook Matthews Sayer
Lot 89	10 Ivy Way, Pelton, Chester Le Street	DH2 1DR	JW Wood Estate Agents
Lot 90	27 The Grove, Dinningside, Belford, Northumberland	NE70 7NP	Rook Matthews Sayer
Lot 91	15 Heathwood Avenue, Wickham, Newcastle	NE16 5UZ	Andrew Craig/Rook Matthews Sayer
Lot 92	Ashgill House, Garrigill, Alston, Cumbria	CA9 3HD	Rook Matthews Sayer
Lot 93	1 Hugh Avenue, Shiremoor, Newcastle Upon Tyne	NE27 0QT	Rook Matthews Sayer



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	17 Yoden Avenue, Horden, Peterlee	SR8 4PS	Michael Poole
Lot 95	70 Horsley Hill Road, Westoe, South Shields	NE33 3EP	Andrew Craig
Lot 96	158 Brass Thill Way, South Shields	NE33 3GD	Andrew Craig
Lot 97	11a North Road, Stanley	DH9 8LD	JW Wood Estate Agents
Lot 98	16 Pinewood Street, Fencehouses, Houghton	DH4 6AY	Kimmitt & Roberts
Lot 99	134 Ash Hill, Coulby Newham	TS8 0SY	Michael Poole
Lot 100	8 Sandridge, Newbiggin by the Sea	NE64 6DX	Rook Matthews Sayer
Lot 101	1 Maritime Crescent, Horden, Peterlee	SR8 3SU	Kimmitt & Roberts
Lot 102	8 The Bridges, South Shields	NE33 3LT	Andrew Craig
Lot 103	105 Middle Drive, Darras Hall, Ponteland	NE20 9DW	Rook Matthews Sayer
Lot 104	16 Kensington Road, Middlesbrough	TS5 6AN	Michael Poole
Lot 105	120 Kirkwood Drive, Kenton, Newcastle Upon Tyne	NE3 3AU	Rook Matthews Sayer
Lot 106	11 Antrim Avenue, Stockton	TS19 7JF	Michael Poole
Lot 107	4 Whitehall Lane, Ryton, Tyne and Wear	NE40 3PG	Rook Matthews Sayer
Lot 108	23 Roworth Road, Middlesbrough	TS3 9PS	Michael Poole
Lot 109	60 Launceston Close, Kingston Park, Newcastle	NE3 2XX	Rook Matthews Sayer
Lot 110	43 Wellington Street, Blyth, Northumberland	NE24 2EF	Rook Matthews Sayer
Lot 111	116 High Street, Byers Green, Spennymoor	DL16 7NP	JW Wood Estate Agents
Lot 112	27 Meadowfield Park, Ponteland	NE20 9XF	Rook Matthews Sayer
Lot 113	18 Craig Terrace, Easington Village, Peterlee	SR8 3AJ	Kimmitt & Roberts
Lot 114	25 Byron Terrace, Seaham, Co Durham	SR7 0HX	Kimmitt & Roberts
Lot 115	51 Dorset Avenue, South Shields	NE34 7JA	Andrew Craig
Lot 116	15 Thurlow Way, Houghton Le Spring	DH5 8NW	Kimmitt & Roberts
Lot 117	Terra Nova, Leazes Villa, Burnopfield, Newcastle	NE16 6HN	JW Wood Estate Agents
Lot 118	6 Muriel Street Old South Moor, Stanley	DH9 7EU	JW Wood Estate Agents
Lot 119	24 Abbey View, Hexham	NE46 1EQ	Rook Matthews Sayer
Lot 120	21 Deuchar House, Sandyford, Newcastle	NE1 1XG	Rook Matthews Sayer
Lot 121	9 Parkway Grove, Middlesbrough	TS3 8PL	Michael Poole
Lot 122	33 Hill Street, Jarrow	NE32 5HU	Andrew Craig
Lot 123	4 Raisegill Close, Berwick Hills, Middlesbrough	TS3 7BN	Michael Poole
Lot 124	3 Orchard Mews, Cottingwood Lane Morpeth	NE61 1EA	Rook Matthews Sayer
Lot 125	8 The Village, Marton, Coulby Newham	TS7 8BE	Michael Poole
Lot 126	13 Co operative Crescent, Gateshead	NE10 9SQ	Andrew Craig
Lot 127	8 Mead Crescent, Forest Hall	NE12 9RP	Rook Matthews Sayer
Lot 128	58 Fennell Grove South Shields	NE34 8TL	Andrew Craig
Lot 129	9 Chantry Mews, Morpeth	NE61 1PT	Rook Matthews Sayer
Lot 130	23 Redbarns, Newcastle Upon Tyne	NE1 2TP	Rook Matthews Sayer

Option 1

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

Lot No. 1

158/160 Westbourne Avenue, Gateshead NE8 4NQ

Andrew Craig



Description:

An investment opportunity to purchase this pair of flats located in this popular residential area of Gateshead. The properties do require some modernisation and refurbishment, they benefit from some double glazing and are offered for sale with vacant possession. The pair of flats consist of a two bed ground floor flat (likely rental income one refurbished approx £450pcm) and a five bedroom maisonette (Once refurbished rental approx £550pcm) giving a combined rental of £12,000 per annum. EPC Bands:- 158 - F 160 - E

Call: Andrew Craig 0191 4875330

Price Guide: £94,950+

Lot No. 2

33 Melrose Avenue, Whitley Bay NE25 8BA

ROOK
MATTHEWS
SAYER



Description:

A great opportunity to purchase this mid terrace house offered for sale with vacant possession, located in this popular residential area and fronted onto a pedestrian walkway. The property retains many original features but does require full modernisation and refurbishment which will appeal to the builder/investor or a family wishing to put their own mark on the house. The property comprises entrance lobby, entrance hall, living room, dining room, kitchen and utility to the ground floor. There are three bedrooms and a family bathroom to the first floor. Externally there is a garden to the front and a yard to the rear.



EPC Band:- E

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £139,950+

Lot No. 3

16 Eltham Crescent, Thornaby, Stockton TS17 9RA

Michael Poole



Description:

Appealing to both the private residential buyer and the buy to let investor is this one bedroom ground floor flat situated within this residential development. The property benefits include double glazed windows, gas central heating and is offered for sale with vacant possession. Property briefly comprises entrance hall, bedroom, living room, kitchen and a bathroom/w.c to the front of the property is an enclosed yard.

EPC Band:- C



Call: Michael Poole 01642 355000

Price Guide: £26,950+

Lot No. 4

11 York House, Townend Farm, Sunderland SR5 4DR

Andrew Craig


Description:

A two bedroom top floor flat located in this residential development. The property is offered for sale with vacant possession and benefits include double glazed windows, central heating and communal parking. The property briefly comprises communal entrance hall with stairs to flat, entrance hall to the flat, 2 bedrooms, bathroom, kitchen and a living room.



EPC Band:- D

Call: Andrew Craig 0191 5160239

Price Guide: £34,950+

Lot No. 5

High House, Rockwood Hill Road, Greenside NE40 4AS



Description:

A development opportunity to purchase this site which is situated in this popular residential area or Greenside. The site itself comprises of a detached house and is in need of full modernisation and refurbishment site area 0.071 hectares, 0.175 acres . To the rear of the property there is a detached workshop/garage and a timber workshop with plenty of lawned gardens. The site lends itself to full re development subject to planing.

EPC Band:- TBC


Call: RMS 0191 4131313 - 0191 2120000

Price Guide: £175,000+

Lot No. 6

259 Eastgarth, Newbiggin Hall Estate, Newcastle NE5 4HD

Andrew Craig


Description:

A two bedroom, two reception room mid link house located with this residential area. The property benefits include double glazing windows, gas central heating, the property is currently rented producing a rental income of the region of £380pcm (awaiting a copy of the tenancy agreement) Property briefly comprises of entrance hall, bath, separate wc, reception 1/ bedroom 3, living room and a kitchen to the ground floor. There are two bedrooms to the first floor. Externally there is an enclosed garden to the rear of the property.



EPC Band:- D

Call: Andrew Craig 0191 2859024 RMS 0191 2671031

Price Guide: £45,000+

Lot No. 7

20 Dalamantia Terrace, Blyth NE24 3JY



Description:

****INVESTMENT OPPORTUNITY - TWO BEDROOM END TERRACE - CLOSE TO TOWN CENTRE - EPC: F**** on Dalmatia Terrace in Blyth. Briefly comprising: Entrance hall, lounge with bay window, dining room, kitchen and ground floor bathroom. To the first floor two bedrooms. Courtyard garden to front and enclosed yard to rear with up and over door. View now !

EPC :F

Call: Rook Matthews Sayer 01670 352900

Price Guide: £29,950+

Lot No. 8

38 Stephen Street, Hartlepool TS26 8QB


Description:

Appealing to both the private residential buyer and the buy to let investor is this two bedroom mid terrace which had been upgraded, modernised and offered for sale with vacant possession. The property benefits include double glazed windows, fitted kitchen and bathroom, neutrally decorated and briefly comprises entrance lobby, living room, kitchen, rear lobby and a bathroom to the ground floor with two bedrooms to the first floor. Externally there is a yard to the rear. Likely rental income of approximately £340pcm (£4,080) giving a possible 16% return.



EPC Band:- E

Call: Kimmitt & Roberts 0191 518 3334

Price Guide: £21,000+

Lot No. 9

119 Bunyan Avenue, South Shields NE34 9HZ

Andrew Craig

Description:

An opportunity to purchase this two bed semi-detached house situated on a cul-de-sac within this residential area. The property is offered for sale with vacant possession and does require modernisation and refurbishment. Property briefly comprises entrance hall, living room, dining kitchen and a conservatory/rear porch to the ground floor whilst there are two bedrooms and a bathroom to the first floor. Externally there are gardens to both the front and rear of the property with a drive to offer off-street parking.

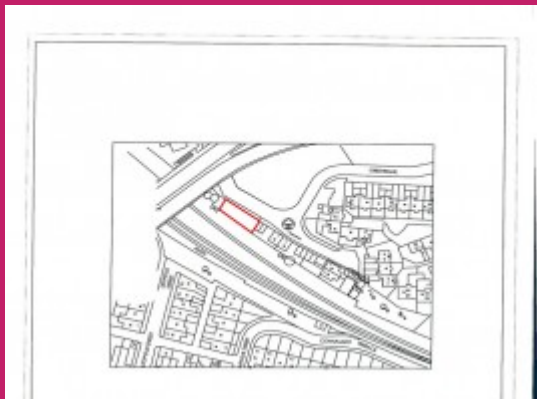
EPC Band:- F

Call: Andrew Craig 0191 4271722

Price Guide: £39,950+

Lot No. 10

Building Plot, Napier Court, Jarrow NE32 3NE

Andrew Craig

Description:

NAPIER STREET, JARROW - PLOT OF LAND WITH PLANNING - Suitable for residential use located within close proximity to Town Centre shops and amenities including excellent transport links by bus, Metro together with good road links via the A19 and Tyne Tunnel. The property would ideally be suitable for the construction of a pair of semi detached properties in keeping with a previous development of neighbouring properties for which Planning Consent has been obtained - copies of relevant documentation we hold on file.

Call: Andrew Craig 0191 4280025

Price Guide: £10,000+

Lot No. 11

40 Cairo Street, Hendon, Sunderland SR2 8QH

Andrew Craig

Description:

We are pleased to offer for sale this two bedroom terraced cottage. Well placed for access to the shops & amenities of Vilette road. Good access to local bus routes & is not far from Sunderland City Centre. The internal layout comprises of: Lounge, kitchen, rear lobby, two bedrooms and family bathroom. Other benefits include gas central heating. Externally there is a rear yard.



EPC Band:- D

Call: Andrew Craig 0191 5653377

Price Guide: £34,950+

Lot No. 12

13 Glenmore Drive, Delves Lane, Consett DH8 7DL


Description:

We are delighted to offer for sale an extended semi-detached bungalow situated on the popular Greenways estate in Delves Lane. The property requires some updating, however has the benefit of double glazing and gas central heating. The property briefly comprises entrance hallway, lounge, separate dining room, kitchen, two bedrooms, a bathroom and a single garage. Externally the property has a block paved driveway to the front of the property and a rear garden with a pond.



EPC Band:- F

Call: J W Wood 01207 502109

Price Guide: £59,950+

Lot No. 13

Golden Fish and Chip Shop, 96 Hawthorn Road, Ashington NE63 9BQ


Description:

The property is a two storey red brick terraced building with pitched slate roof. It is fully equipped for the trade and currently trades under the name of Golden Fish and Chips. We are advised the turnover is £1500 per week. To the first floor there is a two bedroom flat with separate access via the rear of the property. The property has off street parking and yard to rear.



EPC Band:- Flat- E Business - F

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £85,000+

Lot No. 14

34-36 Closefield Grove & Plot of Land, Whitley Bay NE25 8ST


Description:

PAIR OF FLATS - TWO BEDROOM FIRST FLOOR FLAT & TWO BEDROOM GROUND FLOOR - POPULAR LOCATION - CLOSE TO SHOPS & AMENITIES - GOOD TRANSPORT LINKS - GARAGE & GARDEN - LAND WITH PLANNING PERMISSION FOR A RESIDENTIAL PROPERTY**** We are pleased to offer the rare opportunity of a pair of flats both two bedrooms and with the benefits of a garden and a both with a garage, located in the heart of Monkseaton offering the convenience of local shops and Monkseaton Metro Station. Upper Flat briefly comprising; Entrance hall, Staircase to the first floor, landing, lounge, kitchen, bathroom and two bedrooms. Ground floor flat briefly comprising; entrance hallway, lounge, kitchen, two bedrooms and bathroom. Externally to the rear there is a large garden and to the front there is a garden and a shared driveway leading to two garages one for each flat.

36 Closefield -Rented at £475pcm from 15th April 2012 on an AST- 34 Closefield- Rented at £475pcm from 25th April 2014 on an AST EPC's - D

Call: Rook Matthews Sayer 0191 2463666

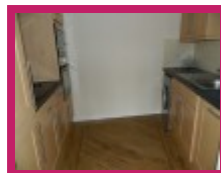
Price Guide: £249,950+

Lot No. 15

78 River View, Sunderland SR1 2AT


Description:

This three bedroom first floor apartment situated close to Sunderland City Centre and also has easy access to the University. The property is decorated in a modern neutral theme and comprises communal entrance door with secure entry system leading to communal hallway with stairs and lifts to the first floor and all other floors, hardwood apartment entrance door leading to entrance hallway, three bedrooms (one with views over the River and master with en-suite facilities), white three piece bathroom, lounge with views over the river and modern fully fitted kitchen. Other benefits include Karndean flooring, electric heating and double glazing. VIEWING HIGHLY RECOMMENDED !!!!!



EPC Band:- C

Call: Andrew Craig 0191 5653377

Price Guide: £55,000+

Lot No. 16

83/85 Broughton Street, South Shields NE33 2RT

**NORTH EAST
COMMERCIAL**
CHARTERED SURVEYORS & VALUERS

**ROOK
MATTHEWS
SAYER**



Description:

Off Licence/Convenience Store/ Self Contained Flat above Comprises a corner positioned three storey property, ground floor sales shop 400 sq.ft (37.17 sq.m) Rear Shop 97 sq.ft (9 sq.m), Lounge, Basement Stockroom 361 sq.ft (59.1 sq.m), W.C. First Floor: Three bedrooms, Kitchen galley style with fitted units, Bathroom Garage 233 sq.ft. (21.65 sq.m) W.C. Advised takings exceed £4,000 per week. Pleasant residential location. In the same ownership for over 20 years. Genuine retirement sale.



EPC Band:- D

Call: North East Commercial 0191 4875866

Price Guide: £124,950+

Lot No. 17

35 Crossbeck Way, Middlesbrough TS7 9RD

Michael Poole



Description:

Appealing to both the private residential buyer and the buy to let investor is this 1 bedroom ground floor flat located within a two storey block of four double glazed windows, electric heating and a lawned garden. Property briefly comprises communal entrance hall with access to flat front door, entrance lobby, living room, inner hall/ dining area, kitchen, bathroom and bedroom.



EPC Band:- E

Call: Michael Poole 01642 254222

Price Guide: £29,950+

Lot No. 18

Balaclava Inn, West Cornforth, Ferryhill DL17 9HP

**ROOK
MATTHEWS
SAYER**



Description:

Freehold Former Public House, Net Internal Area 247.3 m2 (2,662 sq. ft.), Site Area 493.3 m2 (5,310 sq. ft.) Suitable for a Variety of Uses subject to planning. The property is located in the village of West Cornforth which is to the south of the Cathedral city of Durham and enjoys typical village facilities that include primary school, health centre and church. There is excellent road access into Durham as well as surrounding areas and a quick route onto the A1 which provides routes both north and south.



EPC Band:- D

Call: Rook Matthews Sayer 0191 212 0000

Price Guide: £30,000+

Lot No. 19

Building plot, Western Avenue, Prudhoe, Northumberland N

**ROOK
MATTHEWS
SAYER**

yellow estate agency



Description:

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

Call: Yellow 01661 831234 RMS 0191 4131313

Price Guide: £39,950+

Lot No. 20

17 Humberhill, Stanley DH9 6HN


Description:

The property requires some improvement, but has the benefit of uPVC double glazing, gas central heating and a good size rear garden. The accommodation is ideal for families or first time buyers and briefly comprises, on the ground floor: Entrance Lobby, lounge open plan to dining room and a large kitchen. To the first floor there are 3 bedrooms and a shower room w.c. Externally there are gardens to front and rear. The property is conveniently situated on Humber Hill, a short walk from the town centre, schools and facilities. The nearby A693 provides easy access to Consett and Chester le Street, also the B6532 to Durham.



EPC Band:- D

Call: JW Wood 01207 235 221

Price Guide: £49,950+

Lot No. 21

6 Queens Gardens, Morpeth, Northumberland NE61 2JU


Description:

A great opportunity to purchase this three bedroom, two reception room, double fronted mid terrace house situated in this popular residential area of Morpeth. The property does require some refurbishment and modernisation but does benefit from double glazed windows, gas central heating and the addition of a conservatory to the rear of the property. Property briefly comprises entrance hall, living room, dining room, kitchen and a conservatory to the ground floor. There are three bedrooms and a family bathroom / W.C to the first floor. Externally there are gardens to both the front and rear of the property.



EPC Band:- E

Call: Rook Matthews Sayer 01670 511711

Price Guide: £99,950+

Lot No. 22

9 Apartments, 21-23 High Street, Ashington NE63 8NE


Description:

Investment Opportunity situated on High Market, Ashington - Nine self contained flats, seven of which are currently let and generating an income of £29,760 (copies of tenancy agreements available) EPC Bands:- B


Call: Rook Matthews Sayer 01670 850850

Price Guide: £375,000+

Lot No. 23

Trotters Arms, Gordon Lane, Ramshaw, Bishop Auckland DL14 0NP


Description:

An two storey property plus converted loft. The ground floor is a Public House which has two bar areas and pool room, cellar and male & female w/c facilities. The floor area is circa 142.96 sq. m. The first floor is taken up by the restaurant which trades under the name of Chutneys. There is a large open plan dining area/bar with covers for circa 30 people to the rear there is a fully equipped kitchen, two store rooms, living room and again both male and female w/c facilities. The floor area for this is 149.13 sq. m. The loft has been converted into 2 bedrooms / bathroom, the floor area is circa 56.83 sq. m. The property benefits from garage and large gravelled car park.



EPC Band:- to follow

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £110,000+

Lot No. 24

26 Fairholm Road, Benwell, Newcastle NE4 8AT

Andrew Craig

**ROOK
MATTHEWS
SAYER**



Description:

A two bedroom semi detached ground floor flat situated on Fairholm Road, Benwell. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, two bedrooms, kitchen and bathroom.



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

Call: RMS 0191 2744661 AC 0191 2859024

Price Guide: £45,000+

Lot No. 25

28 Fairholm Road, Benwell, Newcastle NE4 8AT

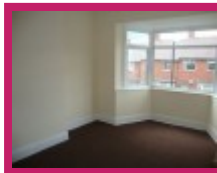
Andrew Craig

**ROOK
MATTHEWS
SAYER**



Description:

A semi detached first floor flat situated on Fairholm Road, Benwell. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall with stairs to first floor, living room, two bedrooms plus bedroom three / study room, kitchen and bathroom with separate wc.



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

Call: RMS 0191 2744661 AC 0191 2859024

Price Guide: £45,000- £55,000

Lot No. 26

12 Londonderry Terrace, Easington Colliery, Peterlee SR8 3LF

Andrew Craig

**kimmitt
roberts**



Description:

A two bedroom mid terrace house on Londonderry Terrace, Easington Colliery. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, dining room with archway to living room and kitchen. To the first floor there are two bedrooms and bathroom/wc.



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

Call: K&R 0191 5183334 AC 0191 4921234

Price Guide: £35,000 -£40,000

Lot No. 27

2a Seaton Avenue, Houghton Le Spring DH5 8DR

Andrew Craig

**kimmitt
roberts**



Description:

A two bedroom first floor flat situated on Seaton Avenue, Houghton le Spring. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of stairs to first floor, living room, kitchen, two bedrooms and bathroom/wc.
EPC : TBC



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

Call: K & R 0191 5848080 AC 0191 4921234

Price Guide: £40,000+

Lot No. 28

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

Andrew Craig

WOOD
ESTATE AGENTS



Description:

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



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

Call: JWW 01207 502109 AC 0191 4921234

Price Guide: £45,000 - £55,000

Lot No. 29

39 Gowland Square, Murton, Seaham SR7 9HE

Andrew Craig

kimmitt & roberts



Description:

A two bedroom link semi detached house situated on Gowland Square, Murton. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, dining room, kitchen, side passage, first floor are two bedrooms and a bathroom/wc.



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

Call: K&R 0191 518334 AC 0191 5653377

Price Guide: £45,000+

Lot No. 30

5 Hodgsons Road, Blyth, Northumberland NE24 1NU

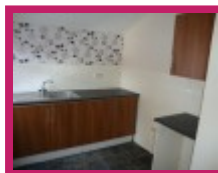
Andrew Craig

ROOK MATTHEWS SAYER



Description:

A two bedroom end terrace house on Hodgsons Road, Blyth. The property benefits from gas central heating and some double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of lobby, hall, living room, dining room open to kitchen. To the first floor are two bedrooms and bathroom/wc. Externally there is a yard to the rear.



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

Call: RMS 01670 352900 AC 0191 2859024

Price Guide: £35,000 -£40,000

Lot No. 31

6 Slaidburn Road, Stanley, Durham DH9 0DF

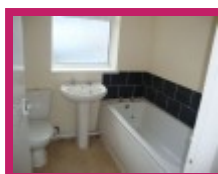
Andrew Craig

WOOD
ESTATE AGENTS



Description:

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



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

Call: JWW 01207 235221 AC 0191 4921234

Price Guide: £45,000+

Lot No. 32

16 Chillingham Terrace, Jarrow NE32 3UA

Andrew Craig

kimmitt & roberts



Description:

A two bedroom semi detached house situated on Chillingham Terrace, Jarrow. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, dining area, study, cloaks/wc, kitchen, first floor are two bedrooms and a bathroom/wc, garden to rear.



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

Call: AC 0191 4280025 K&R 0191 5848080

Price Guide: £60,000+

Lot No. 33

15 Rose Avenue, Stanley, Durham DH9 7RB

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A two bedroom mid terrace house which is situated on Rose Avenue in South Moor, Stanley. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation fronts onto a pedestrian walkway and briefly comprises of entrance lobby, living room open to dining area, kitchen. To the first floor are two bedrooms and a bathroom/wc.



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

Call: JWW 01207 235221 AC 0191 4921234

Price Guide: £35,000 - £45,000

Lot No. 34

31 Carley Road, Southwick, Sunderland SR5 2RP

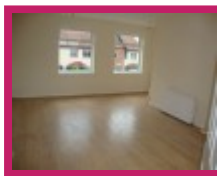
Andrew Craig

kimmitt & roberts



Description:

A one bedroom first floor flat situated on Carley Road, Southwick. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of stairs to first floor, living room, kitchen, bedroom and bathroom/wc.



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

Call: AC 0191 5160239 K & R 0191 5813213

Price Guide: £30,000- £35,000

Lot No. 35

21 South Crescent, Horden, Peterlee SR8 4AF

Andrew Craig

kimmitt & roberts



Description:

A two bedroom semi detached house situated on 21 South Crescent, Horden. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, rear lobby, bathroom. To the first floor there are two bedroom. Externally there are gardens to the front and rear.



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

Call: K&R 0191 5183334 AC 0191 4921234

Price Guide: £37,000+

Lot No. 36

12 Burn Place, Willington, Crook, Durham DL15 0DP

Andrew Craig

WOOD
ESTATE AGENTS



Description:

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



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

Call: JWW 01388 604273 AC 0191 4921234

Price Guide: £35,000 -£40,000

Lot No. 37

2 Edendale Terrace, Horden, Peterlee SR8 4RD

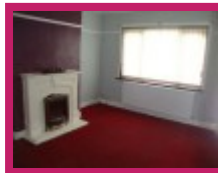
Andrew Craig

kimmitt & roberts



Description:

A two bedroom mid terrace house situated on Edendale Terrace, Horden. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises entrance hall, living room, breakfasting kitchen, first floor are two bedrooms and bathroom/wc. Externally there is a yard to the rear and a paved garden to the rear.



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

Call: K&R 0191 5183334 AC 0191 5653377

Price Guide: £30,000 - £40,000

Lot No. 38

33 Hawkins Road, Murton, Seaham SR7 9DQ

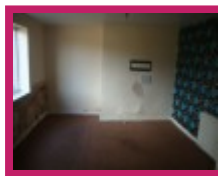
Andrew Craig

kimmitt & roberts



Description:

A three bedroom mid terrace house situated on Hawkins Road, Murton. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, dining room, kitchen, rear porch, first floor are three bedrooms and a shower room/wc. Lawned garden to front and yard to rear.



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

Call: K& R 0191 5813213 AC 0191 5653377

Price Guide: £30,000- £35,000

Lot No. 39

3 William Street, Chopwell, Newcastle Upon Tyne NE17 7JH

Andrew Craig

ROOK MATTHEWS SAYER



Description:

A two bedroom mid terrace house situated on William Street, Chopwell. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, first floor are two bedrooms and a bathroom/wc. Externally there is a yard to the rear.

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

Call: AC 0191 4889090 RMS 0191 4131313

Price Guide: £40,000+

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Fax: 0191 212 7765

www.mincoffs.co.uk

Lot No. 40

3 Carville Terrace, Willington, Crook, Durham DL15 0HQ

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A two mid terrace house situated on Carville Terrace, Willington. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises living room, dining room, inner lobby, kitchen, bathroom/wc, there are two bedrooms to the first floor. Externally there is a yard to the rear.



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

Call: JWW 01388 604273 AC 0191 4921234

Price Guide: £45,000+

Lot No. 41

28 Crawford Close, Bishop Auckland DL14 6PS

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A three bedroom semi detached house situated on Crawford Close, Bishop Auckland. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, cloaks/wc, living room, kitchen, rear lobby, first floor are three bedrooms and a bathroom. Externally there are gardens to the front and rear and a driveway.



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

Call: JWW 01388 604273 AC 0191 4921234

Price Guide: £40,000 -£45,000

Lot No. 42

91 Melrose Crescent, Seaham SR7 0JZ

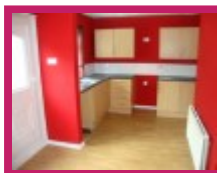
Andrew Craig

kimmitt&roberts



Description:

A two bedroom end terrace house situated on Melrose Crescent, Seaham. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, to the first floor are two bedrooms and a bathroom/wc. Externally there are gardens front and rear.



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

Call: K&R 0191 5813213 AC 0191 5653377

Price Guide: £60,000+

Lot No. 43

38 Gertrude Street, Houghton Le Spring DH4 4EA

Andrew Craig

kimmitt&roberts



Description:

A two bedroom mid terrace house situated on Gertrude Street, Houghton le Spring. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance lobby, living room, kitchen, rear lobby, inner hall, bathroom/wc, to the first floor are two bedrooms. Externally there is a yard to the rear.



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

Call: K&R 0191 5848080 AC 0191 5653377

Price Guide: £40,000+

Lot No. 44

8 Windsor Drive, South Hetton, Durham DH6 2UU

Andrew Craig

kimmitt & roberts



Description:

A three bedroom mid terrace house situated on 8 Windsor Drive, South Hetton. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance porch, living room, inner hall, kitchen and rear porch. To the first floor are three bedrooms and bathroom/wc. Lawned garden to rear.



EPC : D

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

Call: K&R 0191 5848080 AC 0191 5653377

Price Guide: £45,000+

Lot No. 45

14 Verdun Terrace, West Cornforth, Durham DL17 9LN

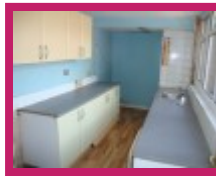
Andrew Craig

WOOD
ESTATE AGENTS



Description:

A two bedroom mid terrace house situated on Verdun Terrace, West Cornforth. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, dining room, kitchen, first floor there are two bedrooms and a bathroom/wc. Externally there is a yard to the rear.



EPC : E

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

Call: JWW 0191 3869921 AC 0191 4921234

Price Guide: £25,000- £30,000

Lot No. 46

57 School Terrace, Stanley, Co Durham DH9 7QN

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A two bedroom mid terrace house situated on School Terrace, Stanley. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, dining room, kitchen and bathroom to the first floor are two bedrooms. Externally there is a yard to rear.



EPC : G

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

Call: JWW 01207 235221 AC 0191 4921234

Price Guide: £30,000 - £35,000

Lot No. 47

102 Boldon Lane, South Shields NE34 0BY

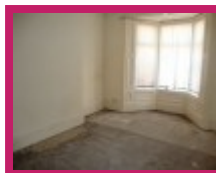
Andrew Craig

kimmitt & roberts



Description:

A two bedroom ground floor flat situated on Boldon Lane, South Shields. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, two bedrooms and bathroom/wc. Externally there is a yard to the rear.



EPC : D

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

Call: AC 0191 4271722 K&R 0191 5848080

Price Guide: £35,000 -£40,000

Lot No. 48

31 Armstrong Road, Wallsend Newcastle NE28 6AN

Andrew Craig

**ROOK
MATTHEWS
SAYER**



Description:

A one bedroom ground floor flat situated on Armstrong Road, Wallsend. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, bathroom/wc and bedroom.



EPC : D

Call: RMS 0191 2761283 AC 0191 2859024

Price Guide: £45,000+

Lot No. 49

21 Spen Street, Stanley Durham DH9 7NJ

Andrew Craig

**WOOD
ESTATE AGENTS**



Description:

A two bedroom mid terrace house situated on Spen Street, Stanley. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, first floor are two bedrooms and bathroom/wc. Externally there is a yard to the rear.



EPC : E

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

Call: JWW 01207 235221 AC 0191 4921234

Price Guide: £45,000+

Lot No. 50

3 East Crescent, Bedlington NE22 7HH

Andrew Craig

**ROOK
MATTHEWS
SAYER**



Description:

A three bedroom semi detached house situated on East Crescent, Bedlington. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, inner hall, kitchen and bathroom to the first floor are three bedrooms. Lawned garden to rear, garden to front with driveway.



EPC : D

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

Call: RMS 01670 531114 AC 0191 2859024

Price Guide: £45,000+

Lot No. 51

84 Richmond Road, South Shields NE34 0QQ

Andrew Craig

**kimmitt
roberts**



Description:

A three bedroom upper flat situated on Richmond Street, South Shields offered for sale with vacant possession. The property benefits from double glazing, it does have radiators but no central heating boiler. The accommodation briefly comprises of entrance hall, living room, kitchen, bathroom/wc and three bedrooms.



EPC : G

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

Call: AC 0191 4271722 K&R 0191 5848080

Price Guide: £50,000+

Lot No. 52

3a William Street, Chopwell, Newcastle NE17 7JH

Andrew Craig

**ROOK
MATTHEWS
SAYER**



Description:

A two bedroom mid terrace house situated on William Street, Chopwell. We are advised that the property benefits from gas central heating and is offered for sale with vacant possession. We are advised that the accommodation briefly comprises of entrance hall, living room, kitchen, first floor are two bedrooms and a bathroom/wc. Externally there is a yard to the rear. At the time of print no internal access had been gained to the property. Viewings will be available pre auction.
EPC : D

Call: AC 0191 4889090 RMS 0191 4131313

Price Guide: £40,000+

Lot No. 53

35 Ethel Terrace, South Shields NE34 0HN

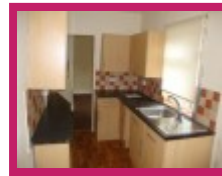
Andrew Craig

**kimmitt
roberts**



Description:

A two bedroom ground floor flat situated on Ethel Terrace, South Shields. The property benefits from gas central heating and double glazing and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, two bedrooms, living room, kitchen, bathroom, separate wc.



EPC : D

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

Call: AC 0191 4271722 K&R 0191 5848080

Price Guide: £35,000 -£40,000

Lot No. 54

6 Wansbeck Street, Ashington, Northumberland NE63 0XJ

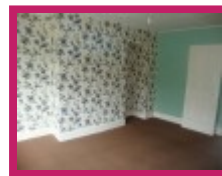
Andrew Craig

**ROOK
MATTHEWS
SAYER**



Description:

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



EPC : C

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

Call: RMS 01670 850850 AC 0191 2859042

Price Guide: £45,000+

Lot No. 55

180 Canning Street, Newcastle NE4 8UJ

Andrew Craig

**ROOK
MATTHEWS
SAYER**



Description:

A two bedroom ground floor flat situated on Canning Street, Newcastle. The property benefits from gas central heating and is offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, two bedrooms and bathroom/wc.



EPC : E

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

Call: RMS 0191 2744661 AC 0191 2859024

Price Guide: £40,000- £50,000

Lot No. 56

19 Lea Side, Delves Lane, Consett DH8 7AD


Description:

A three-bedroom terraced bungalow with UPVC double glazing and gas central heating with Worcester combi. boiler (fitted in 2014), which requires further modernisation. The accommodation briefly comprises: hall, living room, kitchen, three bedrooms and a bathroom. There is a good-sized lawn garden to the front and a yard to the rear. Lea Side is at the front of the six terraces of former National Coal Board bungalows in Delves Lane, which fronts on to the main road and with vehicular access from the rear. It is close to local schools, shops and amenities, with further facilities available in Consett town centre approximately a mile-and-a-quarter away.



EPC Band C

Call: J W Wood 01207 502109

Price Guide: £50,000+

Lot No. 57

159 Waterloo Walk, Washington NE37 3EN

Andrew Craig

Description:

An investment opportunity to purchase this one bedroom apartment which is currently tenanted at £313 pcm (£3,756 per annum) We are verbally advised by the vendor that the tenant has lived in the property since July 2012 and wishes to remain in situ (we are waiting for a copy of the tenancy agreement)

The property benefits include double glazed windows and gas central heating.
EPC Band:- D

Call: Andrew Craig 0191 4921234

Price Guide: £9,950+

Lot No. 58

Plot of Land, Church Lane, Hunwick, Crook DL15 0JX


Description:

A parcel of land located on St Church Lane, Hunwick Crook. The area is serviced by shopping amenities in Hunwick and Bishop Auckland and road links to the A1 Motorway.

Planning permission was granted by Durham County Council in February 2014 under reference number 3/2014/01039 for a two storey detached house. The proposed accommodation comprises : Living Room, study, dining room, sunroom, kitchen, utility room, cloakroom/wc. To the first floor master bedroom with en suite, second bedroom with en suite, third bedroom and family bathroom/wc.


Call: J W Wood 01388 604273

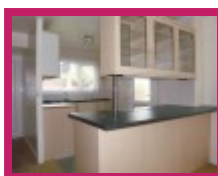
Price Guide: £30,000+

Lot No. 59

16 Dewsgreen, Cramlington, Northumberland NE23 6DG


Description:

A three bedroomed semi detached house occupying an end site, facing south at the rear with gardens to three sides in a cul de sac close to the town centre. The property offers, spacious accommodation with an open plan living area and kitchen on the ground floor complemented by the addition of a large double glazed conservatory, on the first floor there are three bedrooms and a bathroom. There is a garage on a site adjoining rear garden.



EPC Band:- E

Call: Renown 01670 730073 RMS 01670 531114

Price Guide: WAS £99,950 NOW £69,950+

Lot No. 60

142a Hawthorn Road, Ashington NE63 0SW



Description:

A two bedroom, first floor flat situated on Hawthorn Road, Ashington. The property is in an excellent location for access to amenities, including access to Ashington Town Centre and would make an ideal buy to let. Accommodation briefly comprises:- Stairs to first floor, lounge, kitchen, two bedrooms and bathroom/wc. Externally there is a shared rear yard. The property has gas central and double glazing and would benefit from minor updating.

EPC Band E

Call: Rook Matthews Sayer 01670 850850

Price Guide: £20,000- £25,000

Lot No. 61

105 Waterloo Walk, Washington NE37 3EN

Andrew Craig



Description:

Appealing to a buy to let investor looking for a possible rent return of approx 30% is this one bedroom apartment currently offered for sale with vacant possession. We are currently marketing a similar property which is generating a rental income of £3,756 per annum.

The property benefits include double glazed windows and gas central heating. The accommodation briefly comprises of communal hall which leads to two flats, entrance hall to to flat, bedroom, bathroom and open plan living room/ kitchen.

EPC Band:- C

Call: Andrew Craig 0191 4921234

Price Guide: £9,950+

Lot No. 62

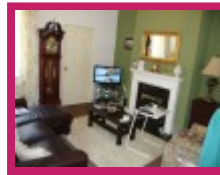
31 Westbourne Avenue, Gateshead NE8 4NF

Andrew Craig



Description:

A two bedroom ground floor flat located in this popular residential area, we are advised the rental income is approx £380pcm. (awaiting copy of tenancy agreement) The property benefits include double glazing windows, gas central heating and briefly comprises of entrance hall, two bedrooms, living room, kitchen, rear lobby, bathroom/wc. Externally there is a yard to the rear of the property.



EPC Band:- TBC

Call: Andrew Craig 0191 4875330

Price Guide: £45,000+

Lot No. 63

3 Thorpe Street, Easington Colliery, Peterlee SR8 3LU

kimmitt & roberts



Description:

We offer for sale a three bedroom mid terrace house, benefitting from double glazing and gas central heating.

Property briefly comprises of lounge, kitchen, rear lobby, bathroom. To the first floor there are three bedrooms. Externally there is a yard to rear and garden to front

EPC : C

Call: Kimmit & Roberts 0191 518 3334

Price Guide: £29,950+

Lot No. 64

20 George Street, Haswell, Durham DH6 2DJ

Andrew Craig

kimmitt & roberts



Description:

NO RESERVE PRICE!!!!

A link detached property set on the corner of chapel lane in this village location at Haswell offering the opportunity to develop into a family home. As entry was gained to this property some months ago we would advise that having suffered from extensive water damage we cannot guarantee the internal condition of the property at this point in time and entry could be deemed as being hazardous health and safety. A full schedule of refurbishment and remedial works will need to be undertaken to bring to a present day standard.
EPC Band:- Exempt

Call: AC 0191 4921234 K & R 0191 5848080

Price Guide: £1000+

Lot No. 65

Investment & Garage, Shaad Indian Resturant Peterlee SR8 4JE

**ROOK
MATTHEWS
SAYER**



Description:

Indian Restaurant & Garage Rental Income £8,000 per annum 16 % Yield on Guide price 2,545.3 sq. ft. (236.47 sq. m.) floor area

The premises comprise of a single storey mid terrace building occupied for a number of years as an Indian takeaway. The unit has a floor area of 236.47 sq. m. which is made up of customer waiting area, kitchen, preparation room, garage area and store rooms. Access is both from the front of the unit and to the side via metal roller shutters. Lease- We are verbally informed there is a 21 year lease in place that commenced 9th February 1995.
EPC Band to follow

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £50,000+



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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. 66

3 Osborne Terrace, Leeholme, Bishop Auckland DL14 8JA

WOOD
ESTATE AGENTS



Description:

JW Wood are delighted to offer for sale this mid terraced property, priced to reflect that some updating may be required but with the benefit of a modern fitted kitchen, shower room with white suite, gas central heating and uPVC double glazing. Living space includes an entrance lobby, hallway, lounge with bay, separate dining room, kitchen, rear lobby, shower room/wc and two double bedrooms. Forecourt front garden and rear yard. Enjoying an open outlook to both front and rear, the property is offered with immediate vacant possession.



EPC Band:- D

Call: J W Wood 01388 604273

Price Guide: Was £59,950 Now £24,950+

Lot No. 67

280 Maple Street, Ashington, Northumberland NE63 0QL

**ROOK
MATTHEWS
SAYER**



Description:

Maple Street, Ashington*Two Bedroom Terrace*No Chain*Modern Kitchen*Excellent First Time Buy* A two bedroom, mid terrace home situated on Maple Street, Ashington. The property is an excellent first time or buy to let purchase and is available with the advantage of no chain. Accommodation has double glazing, gas central heating and briefly comprises:- lounge with patio doors to garden, modern kitchen, bathroom/wc, first floor landing and two bedrooms. Externally there is an enclosed front garden.



EPC Band:- C

Call: Rook Matthews Sayer 01670 850850

Price Guide: £39,950+

Lot No. 68

41 Cavendish Gardens, Ashington, Northumberland NE63 0EW

**ROOK
MATTHEWS
SAYER**



Description:

Appealing to both the private residential buyer and the buy to let investor is this two bed plus study mid terrace property situated in this popular residential area and fronted onto a pedestrian walkway. The property benefits include double glazed windows, gas central heating and is offered for sale with vacant possession. The property briefly comprises living room, kitchen to the ground floor and three bedrooms and a bath to the first floor. Externally there is a garden to the front and a yard to the rear.

EPC Band C

Call: Rook Matthews Sayer 01670 850850

Price Guide: £39,950+

Lot No. 69

126 Imeary Street, South Shields NE33 4EL

Andrew Craig



Description:

NO UPPER CHAIN!! Two bedroom upper floor flat on Imeary Street, South Shields. Ideally situated within close proximity of South Shields Town Centre providing access to local amenities, shops and bus and metro links for commuting. Floor plan comprises: Entrance, landing, two bedrooms, lounge/diner, kitchen and bathroom. Externally there is a shared yard to the rear. The property has been recently re-carpeted throughout and early viewing is highly recommended.



EPC Band:- D

Call: Andrew Craig 0191 4271722

Price Guide: £54,950+

Lot No. 70

3 Humford Green, Blyth NE24 4LY

ROOK MATTHEWS SAYER



Description:

DETACHED FAMILY HOME POPULAR DEVELOPMENT FOUR DOUBLE BEDROOMS GARAGE GENEROUS GARDENS EPC: D on Humford Green in Blyth. Ideally located for easy access to road transport links, schools and amenities. Briefly comprising: Entrance hall, lounge, dining room, kitchen, utility and ground floor cloaks/w.c. Four double bedrooms to the first floor master en suite an family bathroom. Externally there is a garden to front with driveway to garage and large garden to the rear. An attractively priced home on this most popular development. Early inspection highly recommended.



EPC Band:- D

Call: Rook Matthews Sayer 01670 352 900

Price Guide: £149,950+

Lot No. 71

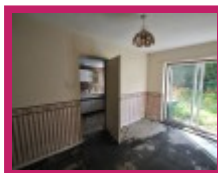
129 Watling Avenue, Seaham SR7 8JE

kimmitt & roberts



Description:

Attention Investors and First Time Buyers alike! We have pleasure in offering for sale this well situated two bedroom semi detached property with gas central heating and double glazing. Situated in this highly popular and convenient area the property boasts accommodation which comprises; entrance vestibule with staircase to first floor, lounge, dining room, Kitchen with wall and base units, Two Bedrooms and Bathroom. Externally there are gardens to the front and rear. The Property is in need of refurbishment and priced accordingly. No Chain.



EPC : D

Call: Kimmitt & Roberts 0191 581 3213

Price Guide: £44,950+

Lot No. 72

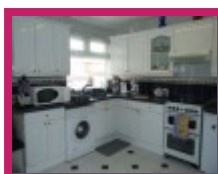
9 Curran Gardens, Felling NE10 0AN

Andrew Craig



Description:

A semi detached, three bedroom house situated within the central location of Felling. Being well presented, the accommodation comprises;- Entrance Porch, Hallway, Lounge, Dining Area and Kitchen to the ground floor. Three first floor Bedrooms and Bathroom. Externally, the property offers gardens to the front and rear, single integral garage and a single detached garage. Further benefits include gas central heating, UPVC double glazing and a security alarm system. Viewing is recommended.



EPC Band:- C

Call: Andrew Craig 0191 4875330

Price Guide: £59,950+

Lot No. 73

2 Antliff Terrace, Annfield Plain, Stanley DH9 8QR


Description:

JW Wood are pleased to offer for sale a stone built dormer bungalow suitable to various buyers, from first time buyers to retirement purchasers. The property has been extended into the loft space to provide flexible accommodation and benefits gas central heating and uPVC double glazing. The property briefly comprises, on the ground floor: Dining area which is open plan to the lounge, a bedroom, kitchen and bathroom. To the first floor there are two further bedrooms. Externally there is a paved garden to the front and a small enclosed yard to the rear.



EPC Band E

Call: J W Wood 01207 235221

Price Guide: £54,950+

Lot No. 74

19 Hurstwood Road, Sunderland SR4 7LE

Andrew Craig

Description:

NO CHAIN INVOLVED...This three bedroom mid terraced house is situated within this sought after area and would be ideal for young/growing families, first time buyers and investors alike as the property is located close to local schools, shops and public transport links and road links to the City Centre and surrounding areas and should be viewed to avoid disappointment. Accommodation comprises entrance hallway, lounge and good sized fitted breakfasting kitchen to the ground floor whilst to the first floor there are three bedrooms (one with double glazed window) and bathroom. Other benefits include gas central heating and externally there is a front town garden and rear garden.



EPC Band:- C

Call: Andrew Craig 0191 5653377

Price Guide: £85,000+

Lot No. 75

12 Stainton Way, Peterlee SR8 2BJ



Description:

An ideal opportunity to purchase this nicely presented three bedroomed semi detached home which would ideally suit the growing family and its priced to sell. Boasting gas central heating system, double glazing, conservatory, gardens, driveway and garage, it is conveniently situated within walking distance to the town centre is this pleasant cul de sac.



EPC Band - C

Call: Kimmit & Roberts 0191 518 3334

Price Guide: £89,950+

Lot No. 76

Flat 3, Northumberland House, Ryton Village, NE40 3PT



Description:

TO FULLY APPRICIATE THIS PROPERTY AN INTERNAL VIEWING IS HIGHLY RECOMMENDED. A unique and beautifully presented three bedroom maisonette located in the heart of Ryton Village. The refurbishment carried out by the present vendors has been to an excellent standard, the property benefits include double glazed windows, gas central heating, a contemporary kitchen, bathroom/wc, en-suite facilities, a roof terrace and a single garage. The accommodation briefly comprises entrance hallway with stairs to the first floor, living room, utility room with access to the roof terrace, breakfasting kitchen, bedroom one and a family bathroom. To the second floor there is a separate W.C, bedroom two with en-suite facilities and a third bedroom. There is a single garage to the property



EPC Band:- D

Call: Rook Matthews Sayer 0191 413 1313

Price Guide: £139,950+

Lot No. 77

4 Shotley Lodge, Shotley Bridge, Consett DH8 0TZ

WOOD
ESTATE AGENTS

Andrew Craig



Description:

A spacious four bedroom detached bungalow. Approached via a private tree lined driveway the property provides deceptively spacious living accommodation which only an internal inspection will reveal and entrance hallway leads lounge/dining area, conservatory. The dining area leads onto a fitted kitchen with exceptionally useful area beyond. There are four bedrooms together with a recently refurbished bathroom with contemporary fittings. Externally there are pleasant gardens mainly laid to lawn to the front elevation which immediately abuts the driveway which in turn offers multiple private off road parking for four/five vehicles. This in turn leads to the attached garage which also provides secure parking for two/three vehicles. To the rear of the property there is a private enclosed garden area providing a mixture of lawn garden and patio area with maturing shrubs, feature pond and raised flower beds with high level hedging to all sides.
EPC Band F

Call: J W Wood 01207 502109 AC 0191 4889090

Price Guide: ORIGINALLY £385,000 NOW £229,950 +

Lot No. 78

17 Broom Lane, Whickham NE16 4QP

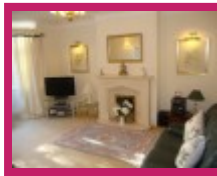
Andrew Craig



Description:

A fantastic opportunity to purchase this extended three bedroom detached family home situated within the heart of Whickham within close proximity of Chase Park, local pubs, restaurants and schools. The property has been realistically priced to achieve a sale and to fully appreciate what is on offer an internal viewing is recommended. The accommodation briefly comprises entrance lobby, entrance hall, living room, snug/living room two, breakfast/dining room and a kitchen to the ground floor. There are three bedrooms, bathroom and separate W.C to the first floor. Externally there are lawned gardens with mature bushes and shrubbery to both the front and rear of the property with a drive to the front leading to the single garage.

EPC Band:- E



Call: Andrew Craig 0191 4889090

Price Guide: £249,950+

Lot No. 79

93 Milecastle Court, West Denton NE5 2PB

ROOK MATTHEWS SAYER



Description:

- SEMI DETACHED HOUSE ONE BEDROOM LOUNGE KITCHEN PARKING AREA* This is an opportunity to purchase a one bedroomed semi detached home situated on Milecastle Court in West Denton. This property offers gas radiator heating and double glazing, and has a lounge, kitchen, the first floor has a bedroom and a bathroom/w.c. Externally there is a front gravelled garden and to the rear there is a gravelled parking area and an allocated parking space. Rook Matthews Sayer would recommend an internal viewing to appreciate the accommodation and location on offer.

EPC Band:- C



Call: Rook Matthews Sayer 0191 267 1031

Price Guide: £54,950+

Lot No. 80

31 St Helens Drive, Seaham SR7 7PU

kimmitt & roberts



Description:

We are pleased to offer for sale this attractive two bedroom semi detached home well situated on the popular Hazledene development. Benefits include modern fitted breakfasting kitchen, pleasant lounge, downstairs cloaks/wc, white bathroom suite, gas central heating, UPVC double glazing, off street parking, garage and pleasant gardens. Don't miss out! Immediate vacant possession.

EPC Band:- TBC

Call: Kimmitt & Roberts 0191 581 3213

Price Guide: £85,000+

Lot No. 81

The Hawthorns, Springwell, Lowfell NE9 7SN

Andrew Craig



Description:

A unique opportunity to purchase this substantial detached house offering very versatile accommodation. The property is currently presented as a 6 bedroom family home with the accommodation split over 3 floors. The basement could easily be used as a 'granny flat' or 'teenage annex' as it has its own entrance door, kitchen, bath/W.C. The property benefits from gas central heating, double glazed windows, two kitchens, three bathrooms/W.C. gardens and a garage. Externally there is ample off street parking, a detached garage and gardens.



EPC Band:- C

Call: Andrew Craig 0191 4875330

Price Guide: £229,950+

Lot No. 82

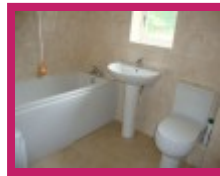
34 Foundary Court, St Peters Basin, Newcastle Upon Tyne NE6 1UG

ROOK MATTHEWS SAYER



Description:

A modern two bedroom ground floor flat located in this popular development of St Peters Basin which offers easy access into the city centre of Newcastle upon Tyne. The property benefits include entry by security phone, electric heating, communal off street parking and is offered for sale with vacant possession. Property briefly comprises, communal entrance hall, entrance hall to the flat, bathroom/w.c, 2 bedrooms, kitchen and living room.



EPC Band:- D

Call: Rook Matthews Sayer 0191 276 1283

Price Guide: £89,950+

Lot No. 83

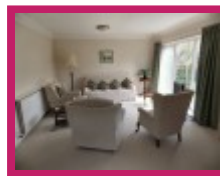
14 Claremont Court, West Boldon NE36 0NF

Andrew Craig



Description:

With a cul-de-sac position off Dipe Lane and within close proximity to and having open views over Boldon Golf Course, West Boldon we offer for sale a detached home of a type rarely brought to the market. With a corner plot, double garage and offering well proportioned accommodation throughout this property would make an ideal family home and we would therefore urge an early inspection as we anticipate great interest. Property comprises;- traditional entrance hall, dining room, lounge, kitchen/diner, utility room, four bedrooms with master being en suite and family bathroom. Easily maintained gardens complete the property.



EPC Band:- D

Call: Andrew Craig 0191 5190011

Price Guide: WAS £319,000 NOW £199,950+

Lot No. 84

Oak Cottage, Witton Gilbert, Durham DH7 6SY

WOOD ESTATE AGENTS



Description:

We have pleasure in offering for sale, this deceptively spacious semi detached Period property with gas fired central heating and double glazing. Situated in the older portion of Witton Gilbert, parts of the property are believed to date back to the 18th Century and at some point are said to have been a blacksmiths and cobblers. The property, which still retains some original features but has been sympathetically refurbished in recent times, has well planned accommodation which briefly comprises: entrance lobby, lounge, dining room, study/bedroom 4, kitchen/breakfast room, conservatory and cloakroom/utilityroom. To the first floor there are three bedrooms and refitted bathroom. Externally there is an enclosed parking area to the front of the property and a well established rear garden with patio area, the remainder laid to lawn with flowering borders and a fish pond. There are a range of local shops and amenities available within the village.

EPC Band - D

Call: JW Wood 0191 386 9921

Price Guide: £175,000+

Lot No. 85

8 Foxton Court, Cleadon, Sunderland SR6 7XQ

Andrew Craig



Description:

Beautifully presented town house situated within this exclusive development in the heart of Cleadon Village. The property is warmed by gas central heating and has the benefit of upvc double glazing, a security alarm system and a fully insulated loft. Tastefully decorated and appointed with quality fixtures and fittings the well presented accommodation comprises of:- Entrance hallway, laundry room, cloakroom, living room , kitchen/dining room, integrated Miela dishwasher and larder fridge. To the second floor there are three bedrooms and a bathroom/w.c. Externally there are gardens to front and rear with double garage, driveway and carport.



EPC Band:- D

Call: Andrew Craig 0191 5160239

Price Guide: £229,950+

Lot No. 86

9 Hill Street, Silksworth, Sunderland SR3 DW

Andrew Craig



Description:

This well presented and maintained mid terraced house would be ideal for the young/growing families and investors alike being close to local amenities and transport links to the city centre and surrounding areas and should be viewed to appreciate the accommodation on offer. The property is warmed via gas central heating and has the added benefit of double glazing. Accommodation comprises entrance hallway, fitted breakfasting kitchen, utility with fitted floor units, bathroom with four piece white suite and lounge with feature fire and double glazed French doors to the rear to the ground floor whilst to the first floor there are two double bedrooms (both with fitted wardrobes). Externally there are gardens to the front and rear.



EPC Band:- C

Call: Andrew Craig 0191 5653377

Price Guide: £65,000+

Lot No. 87

38 Keats Walk, South Shields NE34 9NB

Andrew Craig



Description:

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

EPC Band:- D

Call: Andrew Craig 0191 4271722

Price Guide: £64,950+

Lot No. 88

Cheviot View, Newton Barns, Northumberland NE66 3DY

ROOK MATTHEWS SAYER



Description:

Ideally located for permanent living or as a holiday home, this semi detached property has extensive views in all directions. It is just over 1 mile from the beach at Newton by the Sea and the National Trust coastline. The ground floor includes entrance hall, sitting room with bay window and cast iron multi fuel stove, fitted kitchen and rear sun porch plus two bedrooms and modern bathroom with Jacuzzi bath. On the first floor there are two further bedrooms, one of them en suite. Oil fired central heating and PVC double glazing is included. Driveway parking and gardens to front and rear plus garage/ store.



EPC Band E

Call: Rook Matthews Sayer 01665 510044

Price Guide: Was £229,950 Now £179,950+

Lot No. 89

10 Ivy Way, Pelton, Chester Le Street DH2 1DR



Description:

A modern well proportioned two Bedroom end link house situated at the head of a cul de sac within this recently built development. The property lies within walking distance of village amenities, schools and public transport. It has been greatly enhanced with a Conservatory extension to rear. The accommodation comprises Lobby, Lounge, Inner Lobby, Cloakroom/wc, Kitchen with beech effect units and stainless steel cooking appliances, Conservatory, two Double Bedrooms, Bathroom/wc with white suite and shower, Gardens and Parking. The modern specification includes gas central heating via radiators and uPVC double glazing



EPC Band:- C

Call: J W Woods 0191 3887245

Price Guide: £89,950+

Lot No. 90

27 The Grove, Dinningside, Belford, Northumberland NE70 7NP



Description:

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



EPC Band - D

Call: Rook Matthews Sayer 01665 510044

Price Guide: £59,950+

Lot No. 91

15 Heathwood Avenue, Whickham, Newcastle NE16 5UZ

Andrew Craig



Description:

Located at the end of a cul-de-sac is this three bedroom detached house which has been modernised and refurbished by the current vendor. To fully appreciate the property on offer an internal viewing is highly recommended. We are verbally advised that the current vendor installed double glazed windows, fitted a combination boiler, refitted the kitchen and bathroom and re decorated the property. Property briefly comprises entrance hall, lounge, cloak/W.C and a breakfasting kitchen. To the first floor there are three bedrooms and a family bathroom/WC. Externally there are lawned gardens to one side and to the rear of the property with a feature raised decked area and a blocked paved drive to the front leading to the single garage.



EPC Band:- E

Call: AC 0191 4889090 RMS 0191 4131313

Price Guide: £199,950+

Lot No. 92

Ashgill House, Garrigill, Alston, Cumbria CA9 3HD



Description:

With stunning panoramic views Ashgill House is a substantial detached property with five spacious bedrooms. Situated approximately six miles from Alston it is a scenic drive towards Garrigill, the house is located in an Area of Outstanding Natural Beauty. The property is accessed via a country lane with gated entrance. With oil fired central heating and double glazing the property is updated but still retains character and charm. Briefly comprising: Entrance Hall, large breakfasting kitchen with a modern oil-fired Aga range, lounge with open fireplace, snug with inglenook and open fire, ground floor cloaks, inner lobby and sun room. To the first floor there are four bedrooms and a family bathroom. To the lower ground floor there is a guest suite comprising of a double bedroom and bathroom with underfloor heating. Externally there is a large paved area to the front, an attached garage and stone outbuildings used as a real rural retreat with countryside views from all rooms.



EPC Band:- E

Call: Rook Matthew Sayer 01434 601616

Price Guide: £345,000+

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Lot No. 93

1 Hugh Avenue, Shiremoor, Newcastle Upon Tyne NE27 0QT

**ROOK
MATTHEWS
SAYER**



Description:

Three bedroomed end terraced house in this popular location in Shiremoor. Briefly comprising: Entrance lobby, lounge, dining/kitchen, to the first floor three bedrooms and re-fitted bathroom. Externally garden over the front lane, off street parking to the rear. Ideal investment/first time buy.



EPC Band:- E

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £79,950+

Lot No. 94

17 Yoden Avenue, Horden, Peterlee SR8 4PS

Michael Poole



Description:

Rarely do properties become available in this popular location therefore this is a good opportunity to purchase a deceptively spacious two bedroomed end terrace bungalow, which comes with gas central heating system, double glazing, garden and rear yard. Ideal for the first time buyer, retired couple or small family early viewing recommended.



EPC Band:- E

Call: Kimmit & Roberts 0191 518 3334

Price Guide: £59,950+

Lot No. 95

70 Horsley Hill Road, Westoe, South Shields NE33 3EP

Andrew Craig



Description:

A substantial mid terrace, 3 storey house appealing to a wide range of potential buyers. The property has the majority of double glazed windows, gas central heating and retains some original features such as coving to the ceiling in stated rooms. The accommodation offers spacious living accommodation and to fully appreciate what is on offer an internal viewing is highly recommended. Property briefly comprises entrance lobby, entrance hall, living/dining room (11.25m!!) a break room and a kitchen to the ground floor, There are three bedrooms, a bathroom, a wetroom/shower room and a separate w.c to the first floor whilst there are an additional 3 bedrooms on the second floor, externally there is a yard to the rear of the property.

EPC Band:- D

Call: Andrew Craig 0191 4271722

Price Guide: £114,950+

Lot No. 96

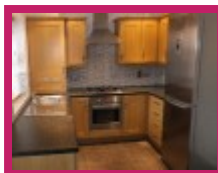
158 Brass Thill Way, South Shields NE33 3GD

Andrew Craig



Description:

BRASS THILL WAY - 2 BED MID TERRACE - Ideally located on the ever popular Westoe Crown Village in South Shields. Within close proximity of South Shields coastline and town centre. With shops, schools and amenities at hand, this is an ideal home. This well presented family home comprises of entrance hallway, cloaks/w.c., lounge and kitchen/diner. To the first floor lies two bedrooms and a bathroom. Externally lies a forecourt to the front, paved garden to the rear and allocated parking bay. Features of note include loft boarded for storage, gas central heating, double glazing and an alarm system with motion sensors. Viewing highly recommended.



EPC Band:- B

Call: Andrew Craig 0191 4271722

Price Guide: £119,950+



Lot No. 97

11a North Road, Stanley DH9 8LD



Description:

Commercial Premises PLUS 5 bedroom house. The property currently boasts as a vacant commercial unit to the front of the property with five bedroom house to the rear and above offering spacious family accommodation. The family home benefits mostly double glazed windows, gas central heating, fitted kitchen. Property briefly comprises entrance hall, living room, dining kitchen, to the first floor five bedrooms, family bathroom/W.C and a separate area for a shower room (no fittings are currently in place). The commercial unit measures approximately 6.86 x 5.10 as a front shop with storage behind.



EPC Band:- E

Call: J.W Wood 01207 235 221

Price Guide: £60,000 - £70,000



Lot No. 98

16 Pinewood Street, Fencehouses, Houghton DH4 6AY



Description:

A very smart mid terraced home, much improved and well-presented throughout. Boasting a stylish kitchen, refitted bathroom, combi gas central heating, and UPVC double glazing, it occupies a pleasant position within a highly respected and convenient residential area. Excellent throughout and well worth inspection.



EPC Band:-D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £52,500+



Lot No. 99

134 Ash Hill, Coulby Newham TS8 0SY



Description:

Ideal for first time buyer/investor, a three bedroom terraced house having the benefit of a 21ft plus kitchen, conservatory, private rear garden and block paved driveway providing parking 5/6 cars. The property is offered for sale with no forward chain.



EPC Band:- D

Call: Michael Poole 01642 955140

Price Guide: £95,000+



Lot No. 100

8 Sandridge, Newbiggin by the Sea NE64 6DX



Description:

A rare opportunity to purchase this 3 bedroom mid terrace house located within close proximity of local amenities. The property offers great potential and will appeal to a vast array of potential purchasers. The property offers good size living accommodation and benefits include double glazing and gas central heating and a stones throw away from the beach. Property briefly comprises of entrance hall, living room, kitchen and a bathroom/wc to the ground floor and three bedrooms to the first floor. Externally there is a shared yard to rear.



EPC Band To Follow

Call: Rook Matthews Sayer 01670 850850

Price Guide: £64,950+

Lot No. 101 1 Maritime Crescent, Horden, Peterlee SR8 3SU



Description:

We are pleased to offer this three bedroomed semi detached property to the market boasting gas central heating system, double glazing, refitted kitchen, lounge, three bedrooms, bathroom/W.C, off street parking, yard and gravelled garden. Viewing is recommended.



EPC Band:- D

Call: Kimmit & Roberts 0191 518 3334

Price Guide: £54,950+

Lot No. 102 8 The Bridges, South Shields NE33 3LT



Description:

This lovely one bedroom top floor apartment situated in the popular Westoe are of South Shields. Ideally located within close proximity to South Shields Town Centre, picturesque coastlines, local shops, schools and transport links to nearby city centres. The accommodation briefly comprises of: - Entrance hallway, lounge, kitchen, bedroom and bathroom. Additional benefits include a secure communal entry system, parking bay, gas central heating and double glazing. Ideal first time or investment buy. Viewing is highly recommended.



EPC Band:- C

Call: Andrew Craig 0191 4271722

Price Guide: Was £74,950 Now 45,000+

Lot No. 103 105 Middle Drive, Darras Hall, Ponteland NE20 9DW



Description:

A beautifully presented and appointed four/five bedroomed detached family house, occupying an excellent corner plot, overlooking school playing fields to the front and well placed for Darras Hall shops and amenities. Gas fired central heating and sealed unit double glazing, the well-presented accommodation comprises briefly: spacious reception hall, refurbished cloakroom/wc, 20ft lounge with wood burning stove, French doors to 19ft orangery, dining room, family/breakfasting room leading through to well fitted kitchen, utility room, galleried landing, master bedroom with ensuite bathroom/wc, guest bedroom two with ensuite bathroom/wc, two further bedrooms and refurbished family bathroom/wc. There is a double garage, alongside beautifully stocked and presented front, side and rear gardens. This property is ideal for a family purchaser looking for an exceptional property in an excellent and highly sought residential after area.

EPC Band:- C

Call: Rook Matthews Sayer 01661 860 228

Price Guide: £595,000+

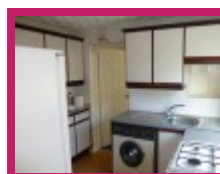
Lot No. 104 16 Kensington Road, Middlesbrough TS5 6AN



Description:

A larger style three bedroom terrace home with convenient access to Linthorpe Village, to the town centre and University of Teeside. Features include gas central heating, upvc double glazing, internal fire doors, sitting room, kitchen with gas oven, washing machine, fridge freezer and other small white goods, ground floor wet room and first floor bathroom together with a separate wc, rear yard and street parking. New blinds will be fitted throughout.

EPC Band:- E



Call: Michael Poole 01642 254222

Price Guide: £85,000+

Lot No. 105

120 Kirkwood Drive, Kenton, Newcastle Upon Tyne NE3 3AU

**ROOK
MATTHEWS
SAYER**



Description:

Two bedroom first floor flat situated in this popular residential area. Briefly comprising; secure communal entrance, entrance hall, lounge, kitchen, two bedrooms and a bathroom/w.c. Externally there is off street parking.



EPC Band:- C

Call: Rook Matthews sayer 0191 284 7999

Price Guide: £45,000+

Lot No. 106

11 Antrim Avenue, Stockton TS19 7JF

Michael Poole



Description:

Two Bedroom Semi Detached Bungalow * Close to Rimswell Shops * Fixed Stairs to Loft Area * Conservatory * Detached Garage * Enclosed Rear Garden

EPC Band D



Call: Michael Poole 01642 355000

Price Guide: £99,950+

Lot No. 107

4 Whitehall Lane, Ryton, Tyne and Wear NE40 3PG

**ROOK
MATTHEWS
SAYER**



Description:

We are delighted to offer to the market this charming two bedroom cottage on Whitewell Terrace in the sought after 'Old Ryton Village'. Accommodation briefly comprises of: Entrance porch, generous sized lounge and kitchen with door leading out to the rear garden. Stairs lead to the first floor landing, two generous sized bedrooms, shower room and separate w.c. This property also benefits from front and rear gardens, gas central heating and double glazing.



EPC Band:- E

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £89,950+

Lot No. 108

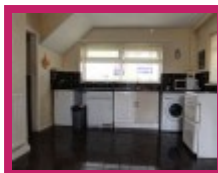
23 Roworth Road, Middlesbrough TS3 9PS

Michael Poole



Description:

For sale by Auction this four bed semi makes an ideal investment, with gas central heating, double glazing, two reception rooms, overlooking a green to the front and having front and rear gardens. EPC Band:- D



Call: Michael Poole 01642 254222

Price Guide: £49,950+

Lot No. 109

60 Launceston Close, Kingston Park, Newcastle NE3 2XX

**ROOK
MATTHEWS
SAYER**



Description:

****PRICED TO SELL! IMMACULATE 2 DOUBLE BEDROOM MID LINK HOUSE WITH GARDEN AND GARAGE. MODERN FIXTURES AND FITTINGS. EXCELLENT LOCATION FOR SHOPS, AMENITIES AND TRANSPORT LINKS****



EPC Band:- E

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £109,950+

Lot No. 110

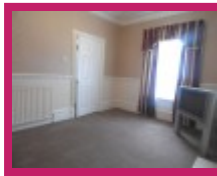
43 Wellington Street, Blyth, Northumberland NE24 2EF

**ROOK
MATTHEWS
SAYER**



Description:

****DOUBLE FRONTED END TERRACE - NO UPPER CHAIN - PERIOD FEATURES - TWO DOUBLE BEDROOMS - SUPERB FIRST TIME BUY - On Wellington Street in Blyth. Situated within walking distance of town centre amenities and road transport links and briefly comprises: Vestibule, hallway, lounge, dining room and refitted kitchen with built in appliances, utility. Two double bedrooms (both fitted) to the first floor and family bathroom. Yard to rear with up and over door providing off street parking. Well appointed and decorated - offered with no upper chain. Internal inspection highly recommended.**



EPC Band:- F

Call: Rook Matthews Sayer 01670 352900

Price Guide: £59,950+

Lot No. 111

116 High Street, Byers Green, Spennymoor DL16 7NP

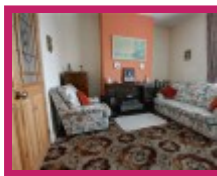
**WOOD
ESTATE AGENTS**



Description:

We are delighted to offer for sale this two reception roomed two bedroom home in a popular village. Requiring some updating, but with uPVC double glazing to the front elevation and solid fuel central heating this deceptively spacious mid terraced property has neatly presented accommodation. Living space includes an entrance hall, lounge with double doors to dining room and fitted kitchen to the ground floor. To the first floor there are two bedrooms and a generous sized bathroom. Externally there is a yard to the rear.

EPC Band:- F



Call: J W Wood 0191 3869921

Price Guide: £37,950+

Lot No. 112

27 Meadowfield Park, Ponteland NE20 9XF

**ROOK
MATTHEWS
SAYER**



Description:

A pleasantly situated two bedroomed first floor apartment within this purpose built block, specifically designed for those aged 55 years and over. The apartment itself has electric heating and sealed unit double glazing and comprises briefly; reception hall, 20ft lounge with attractive fireplace, archway to kitchen, two bedrooms and bathroom/wc. Offered with immediate vacant possession, other benefits include security entry phone system, pull cord emergency alarm system, communal facilities within the development include a communal lounge, gardens, lift and a guest suite. Early inspection is highly recommended.



EPC Band:- B

Call: Rook Matthews Sayer 01661 860228

Price Guide: £99,950+

Lot No. 113 18 Craig Terrace, Easington Village, Peterlee SR8 3AJ



Description:

We are pleased to offer this two bedroomed mid terrace property to the open market, boasting gas central heating system, double glazing, two reception rooms, refitted kitchen, gardens to front and rear, garage and off street parking. This property would be an ideal purchase for the first time buyer, internal inspection is highly recommended to avoid disappointment.
EPC Band - C

Call: Kimmitt & Roberts 0191 518 3334

Price Guide: £59,950+

Lot No. 114 25 Byron Terrace, Seaham, Co Durham SR7 0HX



Description:

This is a delightful two bedroom mid terraced property nestled in this ever popular street. Thoughtfully designed and well presented, it combines spacious and well proportioned accommodation with a host of features. The ground floor consists of three generous rooms, the main lounge, dining room and a kitchen. There is a landing from which there are two bedrooms and a family bathroom. Externally there is a rear yard with off street parking. It has gas central heating and double glazing. Summary of accommodation Entrance Hall, Lounge, Dining Room, Kitchen, Two Bedrooms, Bathroom, Yard, Forecourt Garden.

EPC Band:- E



Call: Kimmitt & Roberts 0191 5813213

Price Guide: £59,950+

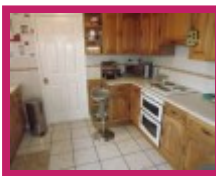
Lot No. 115 51 Dorset Avenue, South Shields NE34 7JA



Description:

DORSET AVENUE - This three bedroom semi detached is available in the sought after Marsden area of South Shields. Ideally located for access to local schools, shops and transport links to the town centre. The accommodation briefly comprises of entrance hallway, lounge, dining room, kitchen and utility room. To the first floor lies three bedrooms and a family bathroom. Externally lies gardens to the front and rear. Early viewing recommended.

EPC Band TBC



Call: Andrew Craig 0191 4271722

Price Guide: £74,950+

Lot No. 116 15 Thurlow Way, Houghton Le Spring DH5 8NW



Description:

Great opportunity to purchase this three bedroom, two reception mid link house, offered for sale with vacant possession. The property benefits include double glazed windows, gas central heating, fitted kitchen, gardens to front and rear and a single garage situated in a nearby block. The property briefly comprises entrance hall, living room, dining room, kitchen to the ground floor and three bedrooms and a bathroom/wc to the first floor. Externally there are lawned gardens both front and rear. Land Registry shows the last sale to complete was number 19 Thurlow in August 2013 for £105,000
EPC Band:- D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £79,950+

Lot No. 117 Terra Nova, Leazes Villa, Burnopfield, Newcastle NE16 6HN



Description:

Traditional pre-war built house located close to Burnopfield Primary School, with gas central heating and double glazing but requiring some modernisation, comprises: entrance lobby, hall, living room with bay window, dining room, kitchen, rear porch, large landing, three bedrooms and a large wet room. Rear yard and large garage with electric door and inspection pit. The house has the potential to make an excellent family home and is well situated for access to Newcastle, Gateshead and Durham.



EPC Band:- D

Call: J W Wood 01207 235221

Price Guide: £120,000+

Lot No. 118 6 Muriel Street Old South Moor, Stanley DH9 7EU



Description:

A well maintained 3 bedroom mid terraced house ideal for investors or first time buyers. The property is available with the benefits of vacant possession, gas central heating and uPVC double glazing. The accommodation briefly comprises: Lobby, lounge and a large kitchen/ dining room, rear lobby and shower-room/ wetroom. To the first floor there are 3 bedrooms (master bedroom with w.c.) there is also a garden with an off road parking area and a yard to the rear.

EPC Band D

Call: J W Wood 01207 235221

Price Guide: Was £69,950 Now £40,000+

Lot No. 119 24 Abbey View, Hexham NE46 1EQ



Description:

Viewing is essential to appreciate this property, situated within walking distance of Hexham Town Centre and close to all local amenities this three bedroom mid terrace family home offers spacious accommodation and benefits from UPVC double glazing, brand new gas central heating, smart metres, new conservatory, front and rear gardens, garage within a block close by.



EPC Band:- C

Call: Rook Matthews Sayer 01434 601 616

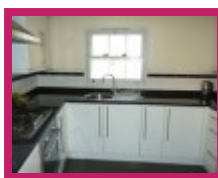
Price Guide: WAS £124,950 NOW £99,550+

Lot No. 120 21 Deuchar House, Sandyford, Newcastle NE1 1XG



Description:

A top floor apartment with two double bedrooms, located within the popular and conveniently located Deuchar House in Sandyford. The property is convenient for access to Newcastle city centre, as well as excellent transport links including Jesmond Metro station. Internally the accommodation is well presented and briefly comprises; entrance hall, good size lounge, modern style fitted kitchen, two double bedrooms and a bathroom. Benefits include lift access to all floors, residents off street parking facilities and gas central heating to radiators. Viewing essential.



EPC : C

Call: Rook Matthews Sayer 0191 281 6700

Price Guide: Was £135,000 Now £99,950+

Lot No. 121

9 Parkway Grove, Middlesbrough TS3 8PL

Michael Poole



Description:

We have been verbally informed that this is a three bedroom house with gas central heating and UPVC double glazing, front and rear gardens, well situated for local amenities including shops and bus routes. Viewings will be available prior to auction. All prospective purchasers should satisfy their own requirements prior to bidding.

Call: Michael Poole 01642 254222

Price Guide: £64,950+

Lot No. 122

33 Hill Street, Jarrow NE32 5HU

Andrew Craig



Description:

A spacious three bedroom mid terraced house, whilst requiring updating and improving, would make an ideal family home. Benefiting from gas central heating, double glazing and off road parking to the rear. The accommodation briefly comprises of:- Entrance hall, lounge, dining room and kitchen. To the first floor there are three bedrooms and a family bathroom. Externally there is a private yard to the rear. We would urge an early viewing to avoid disappointment!

EPC Band D

Call: Andrew Craig 0191 4280025

Price Guide: Was 105,000 Now £64,950+

Lot No. 123

4 Raisegill Close, Berwick Hills, Middlesbrough TS3 7BN

Michael Poole



Description:

Situated in a cul-de-sac this three bedroom semi is ideal for a family or first time buyer. Available with no onward chain, features include conservator, driveway, generous garden with outside store and decking area and modern Bathroom WC.

EPC : D



Call: Michael Poole 01642 254222

Price Guide: £69,950+

Lot No. 124

3 Orchard Mews, Cottingwood Lane Morpeth NE61 1EA

ROOK MATTHEWS SAYER



Description:

We offer this detached six bedroom, three bathroom property for sale. The property is located off Cottingwood Lane, ideally situated for walking to Morpeth shops and catchment area for King Edward School. Briefly comprising of entrance hall, lounge, dining room, kitchen/breakfast room, conservatory, to the first floor are four bedrooms with the family bathroom and to the second floor are two bedrooms with a shower room. Benefiting from double glazing, gas central heating, garage with driveway and rear garden. The property is offered to the market with no forward chain and is highly recommended for internal inspection.

EPC Band D



Call: Rook Matthews Sayer 01670 511711

Price Guide: Was £395,000 Now £315,000+

Lot No. 125

8 The Village, Marton, Coulby Newham TS7 8BE

Michael Poole



Description:

Ideal for First Time Buyers One Bedroom Cottage Well Presented Throughout Sought After Location UPVC Double Glazed Windows Gas Central Heating Modern Fitted Kitchen with Integrated Appliances Views to the Side Elevation over Village Green Modern Bathroom Parking Patio Area No Forward Chain



EPC Band C

Call: Michael Poole 01642 579920

Price Guide: £94,950+

Lot No. 126

13 Co operative Crescent, Gateshead NE10 9SQ

Andrew Craig



Description:

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



EPC Band to follow

Call: Andrew Craig 0191 4875330

Price Guide: £64,950+

Lot No. 127

8 Mead Crescent, Forest Hall NE12 9RP

ROOK MATTHEWS SAYER



Description:

A two bedroom semi-detached house located close to Forest Hall Village, available with vacant possession. Providing spacious accommodation throughout the property comprises; entrance hall with stairs to the first floor and a useful under-stairs cupboard, and doors leading to all ground floor rooms. The lounge is situated to the front of the property with a walk in bay window, feature fire and an arch leading to the dining room. Accessed from both the hall and the dining room is a galley kitchen fitted with a good range of wall and base units, built in electric oven & gas hob, extractor hood, space for appliances and access to an additional room that is used as a sun room with patio doors out to the rear garden. To the first floor there are two double bedrooms and a bathroom/W.C. Externally to the front there is a gravelled area, driveway and side access leading to the detached garage and largewesterly backing rear garden that is mainly laid to lawn with a patio area. The property benefits from gas central heating and UPVC double glazing. EPC Band:-D

Call: Rook Matthews Sayer 0191 266 7788

Price Guide: £84,950+

Lot No. 128

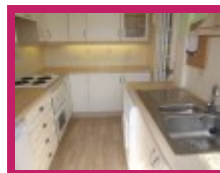
58 Fennell Grove South Shields NE34 8TL

Andrew Craig



Description:

A three bedroom extended semi detached family home situated on the popular residential Holder House Estate. Ideally situated close to local amenities including shops, schools and with good road links to Sunderland, South Shields Town Centre and A19 for access to Tyne Tunnel, Newcastle and Durham. Accommodation briefly comprises to the ground floor of: - Entrance via UPVC door to porch, lounge, dining room and kitchen. To the first floor there are three bedrooms and a family shower room/w.c. Externally lies gardens to the front and rear with drive way leading to single garage which is accessed by an electric roller shutter door by a remote control. Viewing is highly recommended.



EPC Band:- C

Call: Andrew Craig 0191 4271722

Price Guide: £99,950+

Lot No. 129

9 Chantry Mews, Morpeth NE61 1PT

**ROOK
MATTHEWS
SAYER**



Description:

****TOWN CENTRE APARTMENT SECURED ENTRY PARKING NO FORWARD CHAIN VIEWING ESSENTIAL**** This two bedroomed first floor apartment is conveniently situated for Morpeth town centre, shops, restaurants, transport links and schools. The apartment itself benefits from gas central heating, double glazing and secured entry parking. Briefly comprising; lounge open to dining area, two bedrooms, bathroom and fitted kitchen. Offered to the market with no forward chain, the property is highly recommended for viewing.



EPC Band - C

Call: Rook Matthews Sayer 01670 511711

Price Guide: Was £149,950 Now £109,950+

Lot No. 130

23 Redbarns, Newcastle Upon Tyne NE1 2TP

**ROOK
MATTHEWS
SAYER**



Description:

A delightful three bedroom detached house situated within this pleasant cul-de-sac close to Newcastle Quayside and within close proximity of the City centre. The property benefits from double glazing and gas central heating and briefly comprises of: entrance hallway, cloaks/study, lounge/dining room, kitchen, three bedrooms, bathroom/w.c. Externally there is a block paved yard to the rear. Fantastic value for money!!



EPC Band:- C

Call: Rook Matthews Sayer 0191 2761283

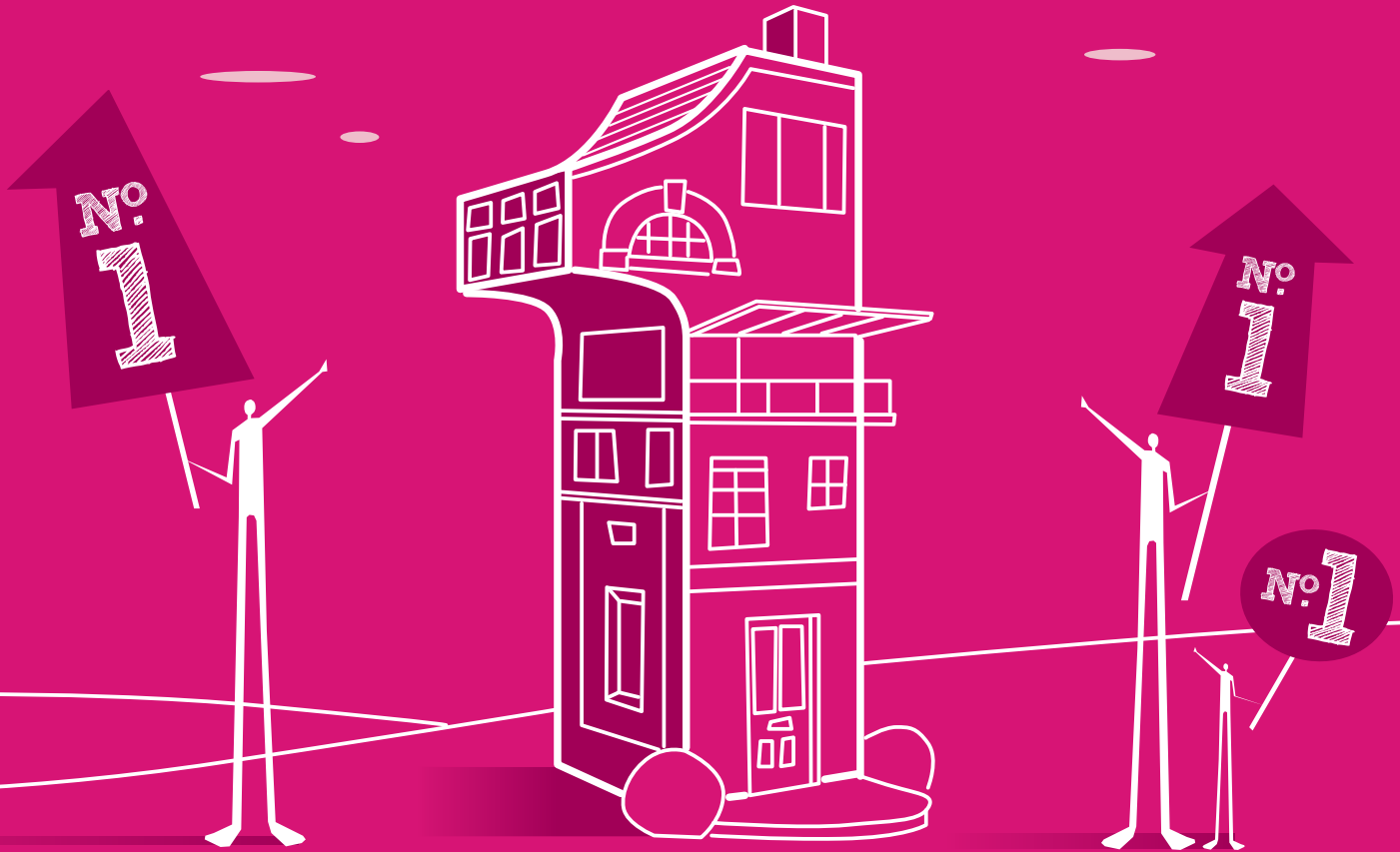
Price Guide: £99,950+

Richard Francis
AUCTIONEER MNAVA

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Andrew Craig



*As ranked by EIG 2012 results based on capital value raised, number of lots sold and average sale price achieved.

see website for
auction terms
and conditions



Remote Bidding Application Form

Please select method of bidding:

TELEPHONE

PROXY

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

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

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

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

Date of Auction: Lot Number:

Address of Lot:

..... Post Code:

The Lot is offered for sale under:

Option One

Option Two

Maximum Bid (in words) £:

Buyers Information – Full Name/Company Name:

Address:

..... Post Code:

Tel No: Home: Business: Mobile:

E-mail address:

Solicitors Name & Address:

Post Code: Tel No:

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

Signature Print Name: Date:

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



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



Terms & Conditions

About us and Important Auction Information

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

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

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

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

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

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

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

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

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

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

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

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

Our General Auction Terms of Business

1. Interpretation

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

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

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

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

2. Conditions applicable to the auction types

2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

2.2 Option Two Conditions

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

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

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



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

3. General provisions applicable to Sellers and Buyers

3.1 General Auction Conditions

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

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

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

3.2 Charges and payment

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

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

3.3 Proof of Identity and Proceeds of Crime Act

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

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

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

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

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

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

3.4 Miscellaneous

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

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

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

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

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

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

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

3.5 Notices

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

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

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

3.6 Governing law and jurisdiction

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

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

Common Auction Conditions

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Important Notice

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

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

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

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

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

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

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

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

Glossary

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



Wherever it makes sense:

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

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

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

Agreed completion date

Subject to condition G9.3:

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

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

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

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

Auction The auction advertised in the catalogue.

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

Auctioneers The auctioneers at the auction.

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

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

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

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

Condition One of the auction conduct conditions or sales conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The auctioneers.

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

Auction Conduct Conditions

A1 Introduction

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

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

A2 Our role

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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



A5 The contract

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

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

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

A5.4 If you do not we may either:

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

(b) sign the sale memorandum on your behalf.

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

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

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

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

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

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

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

A6 Extra Auction Conduct Conditions

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

General conditions of sale

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

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

G1 The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

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

G2 Deposit

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

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

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

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

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

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

G2.2 The deposit

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

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

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

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

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

G3 Between contract and completion

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

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

(b) pay the premiums when due;

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

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

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

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

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

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

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

Title and identity

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

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

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

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

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

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

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

(ii) the documents accompanying that application;

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



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

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

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

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

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

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

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

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

G5 Transfer

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

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

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

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

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

G6 Completion

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

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

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

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

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

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

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

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

G7 Notice to complete

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

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

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

(a) terminate the contract;

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

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

(d) resell the lot; and

(e) claim damages from the buyer.

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

(a) terminate the contract; and

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

G8 If the contract is brought to an end

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

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

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

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

G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

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

G9.5 The buyer must:

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

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

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

G10 Interest and apportionments

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

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

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

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

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

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

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

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

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

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

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

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

G11 Arrears

Part 1 Current rent

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

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

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

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Seller not to pay for arrears

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

(a) so state; or

(b) give no details of any arrears.

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

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



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

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

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

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

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

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

G12 Management

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

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

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

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

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

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

G13 Rent deposits

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

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

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

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

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

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

G14 VAT

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

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

G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

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

(a) of the buyer's VAT registration;

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

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

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

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

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

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

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

G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

G17 Maintenance agreements

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

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

G18 Landlord and Tenant Act 1987

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

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

G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

(a) in its condition at completion;

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

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

G19.5 Where relevant:

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

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

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

G20 TUPE

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

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

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

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

(c) in respect of the Transferring Employees.

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



on completion.

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

G21 Environmental

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

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

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

G22 Service Charge

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

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

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

- service charge expenditure attributable to each tenancy;
- payments on account of service charge received from each tenant;
- any amounts due from a tenant that have not been received;
- 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:

- 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;
- 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:

- the seller must pay it (including any interest earned on it) to the buyer on completion; and
- 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:

- with the co-operation of the seller take immediate steps to substitute itself as a party to any proceedings;
 - 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
 - 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:

- on completion assign it to the buyer and give notice of assignment to the person who gave the warranty; and
- 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:

- hold the warranty on trust for the buyer; and
- 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:

- procure that it becomes registered at Land Registry as proprietor of the lot;
- procure that all rights granted and reserved by the lease under which the lot is held are properly noted against the affected titles; and
- 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:

- apply for registration of the transfer;
- provide the seller with an official copy and title plan for the buyer's new title; and
- 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:

- delivered by hand; or
- made electronically and personally acknowledged (automatic acknowledgement does not count); or
- 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:

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

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

G29 Contracts (Rights of Third Parties) Act 1999

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

G30 Extra General Conditions



Agents Property AUCTION

TOGETHER WE GET RESULTS

Monday 29th September 2014
 Wednesday 29th October 2014
 Monday 8th December 2014
 Monday 26th January 2015
 Monday 23rd February 2015
 Monday 30th March 2015
 Thursday 30th April 2015
 Wednesday 27th May 2015
 Monday 29th June 2015
 Monday 27th July 2015
 Thursday 27th August 2015
 Monday 28th September 2015
 Monday 2nd November 2015
 Monday 14th December 2015



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