



Agents Property
AUCTION

TOGETHER WE GET RESULTS

Auction Catalogue



THIS AUCTION

Wednesday 28th September

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



Andrew Craig



kimmitt & roberts

Michael Poole



Richard Francis
Auctioneer MNAVA

01661 831 360
www.agentspropertyauction.com



Buyers Guide

IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

Particulars of Sale:

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

Price Guides:

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

Option 1 Terms & Conditions:

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

Option 2 Terms & Conditions:

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

Administration Fee:

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

Deposits:

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

Remote Bidding:

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

Sales Agreed:

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

Amendments to Catalogue:

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

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

Venue Location

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

Tel: 0191 236 4111

Directions:

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





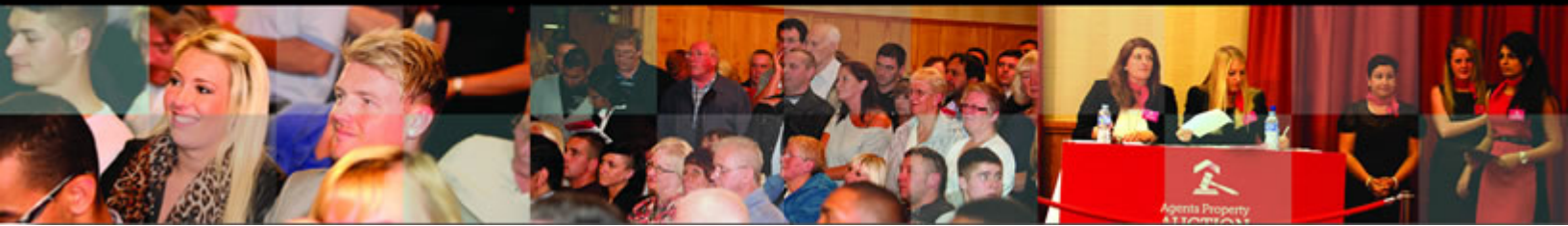
Order Of Sale

Lot No	Address	Post Code	Partner Agent
OPTION 1			
Lot 1	17 Chapel Street, Lazenby, Middlesbrough	TS6 8EF	Michael Poole
Lot 2	549/551 John Williamson Street, South Shields	NE33 5LW	Andrew Craig
Lot 3	27 Twelfth Street, Horden, Peterlee	SR8 4QH	Kimmitt & Roberts
Lot 4	35 and 37 Shortbridge Terrace, Jesmond	NE2 2JE	Andrew Craig
Lot 5	28 Cranbrook Drive, Prudhoe	NE42 6QF	Rook Matthews Sayer/Yellow Estate Agency
Lot 6	8 Ninth Street, Blackhall Colliery	TS27 4EX	Kimmitt & Roberts
Lot 7	11 Westfield Way, Redcar	TS10 5LR	Michael Poole
Lot 8	8 Ridley Place, Newcastle	NE1 8JW	Mike Rogerson
Lot 9	21 Gladstone Street, Roker, Sunderland	SR6 0HY	Andrew Craig
Lot 10	33 Dale Street, Cambois, Blyth	NE24 1SB	Rook Matthews Sayer
Lot 11	Flat 2, 124 St Georges Terrace, Jesmond, Newcastle	NE2 2SY	Rook Matthews Sayer
Lot 12	14 Second Street, Blackhall Colliery	TS27 4EN	Kimmitt & Roberts
Lot 13	5 Cranfield Place, West Denton	NE15 8UF	Rook Matthews Sayer
Lot 14	The Former Lindale House Site, West Road, Crook	DL15 9PW	Andrew Craig
Lot 15	29 Lingmoor, Carlisle	CA1 3LW	Cumbrian Properties
Lot 16	17 Front Street, Tantobie, Stanley	DH9 9RE	JW Wood Estate Agents
Lot 17	28 Third Street, Blackhall Colliery	TS27 4EW	Kimmitt & Roberts
Lot 18	40 Quarry Road, Hebburn	NE31 2UW	Andrew Craig
Lot 19	38 Tweed Street, Chopwell	NE17 7DL	Andrew Craig/Rook Matthews Sayer
Lot 20	59 and 61 Shortridge Terrace, Jesmond	NE2 2JE	Andrew Craig
Lot 21	8 Lumley Road, Redcar	TS10 2BG	Michael Poole
Lot 22	25 Chestnut Avenue, Cowgate, Newcastle	NE5 3AY	Andrew Craig/Rook Matthews Sayer
Lot 23	15 Byron Street, Sunderland	SR5 1HJ	Andrew Craig
Lot 24	14 Westminster Road, Darlington	DL1 4SB	JW Wood Estate Agents
Lot 25	41 Front Street, Sacriston, Durham	DH7 6JS	Rook Matthews Sayer
Lot 26	25 East Raby Street, Darlington	DL3 7TJ	JW Wood Estate Agents
Lot 27	48 Morris Street, Birtley	DH3 1DX	Andrew Craig
Lot 28	39 Hollywood Avenue, Gosforth	NE3 5BR	Andrew Craig
Lot 29	51 Eleventh Street, Horden, Peterlee	SR8 4QQ	Kimmitt & Roberts
Lot 30	7 Swinley Gardens, Newcastle	NE15 7HX	Rook Matthews Sayer
Lot 31	2 Denton Court, Silver Lonnen, Fenham	NE5 2JN	Rook Matthews Sayer
Lot 32	7 Penshaw View, Birtley	DH3 2JL	Andrew Craig
Lot 33	14 Pemberton Avenue, Consett	DH8 8AN	JW Wood Estate Agents/Andrew Craig
Lot 34	40 Harrow Road, Lynthorpe, Middlesbrough	TS5 5NU	Michael Poole
Lot 35	46 Mildred Street, Darlington	DL3 6NG	JW Wood Estate Agents
Lot 36	1 General Bucher Court, Bishop Auckland	DL14 6EY	JW Wood Estate Agents
Lot 37	78 The Avenue, Wallsend	NE28 6BT	Rook Matthews Sayer
Lot 38	27 Market Street, Hetton Le Hole	DH5 9DZ	Kimmitt & Roberts
Lot 39	1 South View, Hazelrigg, Gosforth	NE13 7BS	Andrew Craig
Lot 40	21 King Henry Court, Sunderland	SR5 4PA	Andrew Craig
Lot 41	16 Black Road, Langley Park, Durham	DH7 8LW	JW Wood Estate Agents
Lot 42	61 Hampden Street, South Bank, Middlesbrough	TS6 6LH	Michael Poole
OPTION 2			
Lot 43	21 Raleigh Square, Redhouse, Sunderland	SR5 5RA	Andrew Craig
Lot 44	20 Orpington Road, Park End, Middlesbrough	TS3 0DT	Michael Poole
Lot 45	4 Colepike Road, Lanchester	DH7 0HJ	JW Wood Estate Agents



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 46	16 Alexandra Road, Morpeth	NE61 1UJ	Rook Matthews Sayer
Lot 47	The Moorings, Shotton Road, Horden	SR8 4QH	Kimmitt & Roberts
Lot 48	61 Shipley Avenue, Fenham	NE4 9QY	Rook Matthews Sayer
Lot 49	16 Church Avenue, West Sleekburn, Ashington	NE62 5XF	Rook Matthews Sayer
Lot 50	13 Stobhill Villas, Morpeth	NE61 2SH	Mike Rogerson
Lot 51	4 Cedar Drive, Thornton, Middlesbrough	TS8 9BY	Michael Poole
Lot 52	1 Dene View, Burnopfield	NE16 6QA	JW Wood Estate Agents/Andrew Craig
Lot 53	4 Fullers Walk, Alnwick	NE66 1BW	Rook Matthews Sayer
Lot 54	96 Melbeck Drive, Ouston, Co Durham	DH2 1UE	Andrew Craig
Lot 55	48 St Johns Estate, South Broomhill, Amble	NE65 9RY	Rook Matthews Sayer
Lot 56	3 Brookside Bungalows, South Church, Bishop Auckland	DL14 6XY	JW Wood Estate Agents
Lot 57	3 North Ridge, Bedlington	NE22 6DB	Rook Matthews Sayer
Lot 58	11 Moorhouse Gardens, Hetton le Hole	DH5 0AD	Kimmitt & Roberts
Lot 59	8 Queens Close, Acomb, Hexham	NE46 4NJ	Rook Matthews Sayer
Lot 60	28 Coquet Street, Jarrow	NE32 5LZ	Andrew Craig
Lot 61	74 Highfield Road, Middlesbrough	TS4 2QP	Michael Poole
Lot 62	14 Redcar Road, Heaton, Newcastle	NE6 5UE	Rook Matthews Sayer
Lot 63	17 Bevan Grove, Shotton	DH6 2LQ	Kimmitt & Roberts
Lot 64	13 East View, Bedlington	NE22 7HD	Rook Matthews Sayer
Lot 65	9 Strawberry Court, Queen Alexandra Road, Sunderland	SR2 7RQ	Andrew Craig
Lot 66	24 Throckley Avenue, Acklam, Middlesbrough	TS5 8LE	Michael Poole
Lot 67	2 Highfield, Blyth	NE24 4ND	Rook Matthews Sayer
Lot 68	Bank Cottage, Station Road, Alston	CA9 3HZ	Rook Matthews Sayer
Lot 69	82 Southwood Gardens, Kenton, Newcastle	NE3 3BX	Rook Matthews Sayer
Lot 70	54 Victoria Terrace, Bedlington	NE22 5QD	Mike Rogerson
Lot 71	7 Nesbitt Road, Peterlee	SR8 5QU	Kimmitt & Roberts
Lot 72	5 Bethune Road, Middlesbrough	TS5 4PD	Michael Poole
Lot 73	31 Front Street, Westgate, Bishop Auckland	DL13 1RZ	JW Wood Estate Agents
Lot 74	2 Rudds Place, Middlesbrough	TS5 6JL	Andrew Craig/Michael Poole
Lot 75	62 Tindale Avenue, Cramlington	NE23 2DA	Mike Rogerson
Lot 76	13 Brambles Road, Fern Road, Stockton	TS19 0NQ	Michael Poole
Lot 77	19 Elm Street, South Moor, Stanley	DH9 7EA	JW Wood Estate Agents
Lot 78	15 Queensland Avenue, Redcar	TS10 2DT	Michael Poole
Lot 79	31 Allendale Road, Blyth	NE24 3EG	Rook Matthews Sayer
Lot 80	12 Westgate House, Alnwick	NE66 1XP	Rook Matthews Sayer
Lot 81	106 Marion Drive, Bill Quay, Gateshead	NE10 0TJ	Andrew Craig
Lot 82	33 Ilford Road, High West Jesmond, Newcastle	NE2 3NX	Andrew Craig
Lot 83	4 Stone Row, Grange Villa, Chester Le Street	DH2 3NA	JW Wood Estate Agents
Lot 84	Besom Farmhouse, Longframlington	NE65 8EN	Rook Matthews Sayer
Lot 85	22 High Meadows, Gosforth	NE3 4PW	Andrew Craig
Lot 86	19 Moor View Close, Pegswood	NE61 6YF	Mike Rogerson
Lot 87	24 Chapel Street, Lazenby	TS6 8EF	Michael Poole
Lot 88	21 Bramwell Court, Derwentwater Road, Gateshead	NE8 2SB	Andrew Craig
Lot 89	20 Parkside Gardens, Widdrington, Morpeth	NE61 5RP	Rook Matthews Sayer
Lot 90	6 Williston Close, Slatyford, Newcastle	NE5 2GF	Rook Matthews Sayer
Lot 91	120 High Street West Redcar	TS10 1SD	Michael Poole
Lot 92	Rosedene, Southside, Butterknowle, Bishop Auckland	DL13 5JX	JW Wood Estate Agents
Lot 93	Wheel House, Hawthorn Village, Seaham	SR7 8SG	Kimmitt & Roberts



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	Coops Farm, Hawthorn Village, Seaham	SR7 8JE	Kimmitt & Roberts
Lot 95	13 Mainsforth Terrace West, Sunderland	SR2 8JX	Andrew Craig
Lot 96	21 Somerset Road, Hebburn	NE31 2DS	Andrew Craig
Lot 97	1 Leam Gardens, Wardley	NE10 8SU	Andrew Craig
Lot 98	11 Beetham Crescent, Slatyford, Newcastle	NE5 2XS	Rook Matthews Sayer
Lot 99	67a Baring Street, South Shields	NE33 2DS	Andrew Craig/Mike Rogerson
Lot 100	17 Edwards Terrace, West Kyo, Stanley	DH9 7JW	JW Wood Estate Agents
Lot 101	30 Lodge Street, Darlington	DL1 1TD	JW Wood Estate Agents
Lot 102	67 Agincourt, Hebburn	NE31 1AW	Andrew Craig
Lot 103	67 Centenary Avenue, South Shields	NE34 6PQ	Andrew Craig
Lot 104	56 Finchale Terrace, Jarrow	NE32 3TX	Andrew Craig
Lot 105	8 The Royalty, Sunderland	SR2 7PP	Andrew Craig
Lot 106	5 Tunstall Avenue, South Shields	NE34 7EH	Andrew Craig
Lot 107	Blackhill Brewery Building, 63-64 Park Road, Blackhill	DH8 5SR	JW Wood Estate Agents
Lot 108	18 Marton Avenue, Middlesbrough	TS4 3SQ	Michael Poole



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Option 1

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Lot No. 1

17 Chapel Street, Lazenby, Middlesbrough TS6 8EF

Michael Poole



Description:

Sensibly priced for a quick sale. The property offers two floors of living accommodation and briefly comprises, vestibule, lounge, kitchen, bedroom and bathroom. Externally we have an enclosed yard to the rear along with an out building that has previously been used as a workshop.



EPC Band D

Call: Michael Poole 01642 254222

Price Guide: £18,000+

Lot No. 2

549/551 John Williamson Street, South Shields NE33 5LW

Andrew Craig



Description:

Pair of flats situated within the Laygate area of South Shields which offers a variety of local amenities together with the Town Centre, Coastal and Beach areas a short distance away. There are good transport links via Chichester Metro Station and regular bus services. The flats both require a certain amount of updating and modernisation to bring up to a modern day standard. Sure to appeal to a variety of buyers including investors. Call now to arrange a time to inspect EPC Band tbc



Call: Andrew Craig 0191 4271722

Price Guide: £59,950+

Lot No. 3

27 Twelfth Street, Horden, Peterlee SR8 4QH

kimmitt & roberts



Description:

A larger style three bedroomed mid terrace, extended to the rear and in need of refitting. Situated in an established residential area, this is a home of potential. It comprises of lounge, kitchen, dining room, bathroom/W.C, three bedrooms and yard. EPC Band E

Call: Kimmit & Roberts 0191 5183334

Price Guide: £18,000+

Lot No. 4

35 and 37 Shortbridge Terrace, Jesmond NE2 2JE

Andrew Craig

Description:

Situated in Jesmond a sought after area offering purchasers a vast array of local amenities, public transport routes and road links. The ground floor is tenanted we have been advised this is on an Assured Shorthold Tenancy agreement at £425pcm. Briefly comprises:- lounge, kitchen, two bedrooms, bathroom and separate rear yard. The upper flat is vacant and in need of modernisation, the accommodation briefly comprises:- lounge, kitchen, three bedrooms, bathroom and separate rear yard. Demand is high for these types of properties and therefore viewing comes highly recommended.



EPC Band D

Call: Andrew Craig 0191 2859024

Price Guide: £249,950+

Lot No. 5

28 Cranbrook Drive, Prudhoe NE42 6QF


Description:

****For sale by auction**** An opportunity to purchase this well presented two bedroom ground floor apartment situated in this much sought after street in Prudhoe. The property features gas central heating, upvc double glazing, southerly facing gardens and a garage in a block. The property comprises:- entrance hallway, cupboard, living room, fitted kitchen, hallway, bathroom/wc, and two double bedrooms. Externally there are gardens to the rear and a garage in a block. Available now with no upward chain, viewing is essential!!!



EPC Band C

Call: Yellow 01661 831234 RMS 0191 4131313

Price Guide: £54,950+

Lot No. 6

8 Ninth Street, Blackhall Colliery TS27 4EX


Description:

Offered for sale is this two bedroomed mid terraced property which boasts gas central heating and double glazing and briefly comprises of Lounge, Dining Room, Kitchen, Bathroom/w.c., and two bedrooms to the first floor. To the exterior is an enclosed yard
EPC Band E

Call: Kimmitt and Roberts 0191 5183334

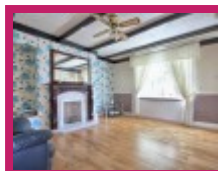
Price Guide: £18,000+

Lot No. 7

11 Westfield Way, Redcar TS10 5LR


Description:

This is a great Opportunity to Acquire Yourself a Three Bedroom Semi Detached Home in Need of Some Modernisation. Be it to create a Home of your Own or a Tidy Little Investment, this Property has a lot to Offer. This Home benefits from Good Size Living Accommodation, Off Road Parking and Garden to the Rear.
EPC Band C


Call: Michael Poole 01642 285041

Price Guide: £52,000+


Lot No. 8

8 Ridley Place, Newcastle NE1 8JW


Description:

AUCTION - GROUND, FIRST AND SECOND FLOOR AVAILABLE NOW - CITY CENTRE LOCATION - DON'T DELAY VIEW TODAY Mike Rogerson are pleased to welcome to the sales market this rare opportunity to acquire this commercial building in the sought after Ridley Place off Northumberland Street in the heart of Newcastle City Centre. Located within close proximity of the Haymarket Interchange as well as both Newcastle and Northumbria University supplying a steady stream of passing trade



EPC Band D

Call: Mike Rogerson 0191 2621206

Price Guide: £425,000+

Lot No. 9

21 Gladstone Street, Roker, Sunderland SR6 0HY

Andrew Craig

Description:

A three bedroom mid terraced house offered for sale with immediate vacant possession. In need of some updating but offering good potential therefore sure to appeal to a wide range of buyers. Located conveniently for all local amenities at Roker Retail Park, schools and access to the City Centre as well as Sunderland College and University.

EPC Band D


Call: Andrew Craig 0191 5160239

Price Guide: £59,950+

Lot No. 10

33 Dale Street, Cambois, Blyth NE24 1SB

ROOK MATTHEWS SAYER

Description:

A three bedroom mid terrace property. benefiting from gas fired central heating, upvc double glazing Property briefly comprises of Entrance Hall, Lounge, Dining Kitchen & Bathroom. To the first floor there are three Bedrooms. Externally there is a yard to rear

EPC D

Call: Rook Matthews Sayer 01670 352900

Price Guide: £30,000+

Lot No. 11

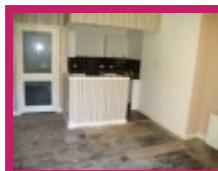
Flat 2, 124 St Georges Terrace, Jesmond, Newcastle NE2 2SY

ROOK MATTHEWS SAYER

Description:

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

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



EPC Band E

Call: Rook Matthews Sayer 0191 2816700

Price Guide: £89,950+

Lot No. 12

14 Second Street, Blackhall Colliery TS27 4EN



Description:

This is a one bedroomed mid terraced home which comes with double glazing, gas central heating system and briefly comprises Lounge, Kitchen, Rear Lobby, Bathroom/w.c., and bedroom to the first floor. To the exterior is an enclosed yard.
EPC Band E

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £18,000+

Lot No. 13

5 Cranfield Place, West Denton NE15 8UF



Description:

GROUND FLOOR FLAT TWO BEDROOMS PLEASANT LOCATION DOUBLE GLAZING (WHERE STATED) REQUIRES UPDATING This is a ground floor flat located in a pleasant area within West Denton Park. The property offers potential purchasers accommodation comprising; an entrance hall, lounge with views to the front, a kitchen, two bedrooms and a bathroom/wc. Externally there is a front garden. Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.



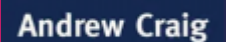
EPC Band D

Call: Rook Matthews Sayer 0191 267 1031

Price Guide: £39,950+

Lot No. 14

The Former Lindale House Site, West Road, Crook DL15 9PW



Description:
LAND FOR SALE

The property is suitable for residential development (subject to approval) The site has had previous planning consent for the development of 14 x 4 bedroom/3 x storey houses which has now expired. Located in Crook, is a market town in County Durham, in the North East of England. It is situated about 10 miles south-west of Durham, a couple of miles north of the River Wear in the scenic upper reaches of Weardale.

Call: Andrew Craig 0191 4921234

Price Guide: £110,000+

Lot No. 15

29 Lingmoor, Carlisle CA1 3LW



Description:

We are pleased to offer to the market a three bedroomed end link house requiring cosmetic refurbishment throughout, but realistically priced for a quick sale. Accommodation comprises of Entrance into Porch, Hallway, Living/Dining Room and Kitchen. To the first floor there are Three Bedrooms and Bathroom. The property benefits from gas central heating and uPVC double glazing throughout. Externally there is a driveway for one car and private rear garden with outbuilding. The property is to be sold with no ongoing chain.
EPC Band D

Call: Cumbrian 01228 599940

Price Guide: £75,000+



Welcome aboard!

Our know-how makes buying or selling property plain sailing.

Whether you're buying or selling a house or flat, or looking for advice on buy-to-let, property auctions or new builds, you'll get an exceptional personal service from our friendly team of property experts.

To find out more, visit: www.mincoffs.co.uk
T: 0191 281 6151 E: info@mincoffs.co.uk

mincoffs
SOLICITORS


Lot No. 16

17 Front Street, Tantobie, Stanley DH9 9RE


Description:

A double fronted semi-detached house in need of complete renovation. Ideally suited to investors, the property has uPVC double glazing and offers spacious accommodation which comprises: Entrance lobby, lounge, separate dining room and a large kitchen. To the first floor there are two large bedrooms, a bathroom and w.c. The property has a yard to the rear, a garage and driveway to the side.



EPC F

Call: J W Woods 01207 235221

Price Guide: £50,000+

Lot No. 17

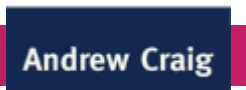
28 Third Street, Blackhall Colliery TS27 4EW


Description:

This is a two bedroomed mid terraced home which has gas central heating system, double glazing and briefly comprises lounge, dining room, kitchen, bathroom/w.c., whilst to the first floor there are two bedrooms. To the exterior is an enclosed yard.

EPC Band D

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £18,000+

Lot No. 18

40 Quarry Road, Hebburn NE31 2UW


Description:

A two bedroom ground floor flat which has been updated by the current owner, the property benefits include gas central heating and double glazing. Briefly comprises of entrance hall, living room, bathroom, kitchen, two bedrooms. Externally there is a good sized garden. EPC Band C


Call: Andrew Craig 0191 4281428

Price Guide: £44,950+

Lot No. 19

38 Tweed Street, Chopwell NE17 7DL

Andrew Craig

Description:

A ready to let two bed mid terrace house offered for sale with vacant possession, The vendor has advised the carpets have been refitted and the property was previously let at £445pcm. Briefly comprises of living room, kitchen, rear lobby, bathroom. To the first floor there are two bedrooms. EPC Band E


Call: AC 0191 4889090 RMS 0191 4131313

Price Guide: £27,000+

Lot No. 20

59 and 61 Shortridge Terrace, Jesmond NE2 2JE

Andrew Craig



Description:

Situated in Jesmond a sought after area offering purchasers a vast array of local amenities, public transport routes and road links. The ground floor flat is tenanted, we are told there is an Assured Shorthold Tenancy Agreement in place with current rent at £490pcm. The accommodation briefly comprises:- lounge, kitchen, two bedrooms, bathroom and separate rear yard. The Upper flat is vacant and in need of modernisation, the accommodation briefly comprises:- lounge, kitchen, three bedrooms, bathroom and separate rear yard. Demand is high for these types of properties and therefore viewing comes highly recommended.
EPC Band D

Call: Andrew Craig 0191 2859024

Price Guide: £249,950+

Lot No. 21

8 Lumley Road, Redcar TS10 2BG

Michael Poole



Description:

Available with immediate vacant possession, this spacious period terraced offers generous accommodation comprising entrance hall, 23ft plus lounge diner, 26ft plus kitchen breakfast room with rear utility and ground floor WC. The first floor provides three generous bedrooms two with a range of robes and a family bathroom. A fixed staircase leads to the second floor loft room/bedroom four. Warmed by gas central heating and some double glazing. Externally there is a small rear south facing yard and a front garden.

EPC Band E



Call: Michael Poole 01642 285041

Price Guide: £80,000+

Lot No. 22

25 Chestnut Avenue, Cowgate, Newcastle NE5 3AY

Andrew Craig

ROOK MATTHEWS SAYER



Description:

A two bedroom ground floor flat offered for sale with vacant possession. The accommodation briefly comprises of entrance hall, living room, kitchen, bathroom, two bedrooms. EPC Band D



Call: AC 0191 2859024 RMS 0191 2761283

Price Guide: £30,000+

Lot No. 23

15 Byron Street, Sunderland SR5 1HJ

Andrew Craig



Description:

A two bedroom mid terraced house offered with no chain involved. Located near a wide range of local amenities including shops, schools and transport links. An ideal investment opportunity. Viewing recommended.
EPC Band tbc



Call: Andrew Craig 0191 5160239

Price Guide: £25,000- £30,000

Lot No. 24

14 Westminister Road, Darlington DL1 4SB


Description:

Investment opportunity to upgrade this three bedroom semi detached house offered for sale with vacant possession. The property briefly comprises of entrance hall, living room, kitchen, rear lobby and bathroom with three bedrooms to the first floor. Externally there is a lawned area to the front and a garden to the rear. EPC Band tbc


Call: J W Woods 01325 485151

Price Guide: £55,000+

Lot No. 25

41 Front Street, Sacriston, Durham DH7 6JS


Description:

Description: Ground Floor Office Space Pre Planning Application for A5 Licence) The property is located on Front Street, Sacriston the main road running through the centre of this small town. Sacriston is located to the south west of Chester le Street and is easily found from the A167. The accommodation comprises communal entrance with ground floor office space with a net internal area circa 35.52 sq. m. (382.33 sq. ft.) there are ample telephone and power points as well as gas central heating. The offices are well maintained, and would suit a variety of uses. Pre Planning Application for A5 Licence.



EPC band: D

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £25,000+

Lot No. 26

25 East Raby Street, Darlington DL3 7TJ


Description:

Ideally suiting the property investor or the first time buyer this is a mid-terraced house positioned close to Darlington Town Centre and with the potential of providing a healthy rental yield. In need of some modernisation the property offers accommodation which briefly comprises on the ground floor; entrance hallway, lounge with feature fireplace and multi-purpose burner, kitchen/dining room fitted with floor and wall units and a rear lobby. To the first floor there are two bedrooms, the master being a particularly good size, and a bathroom/wc fitted with a white suite. Externally there is a good size yard to the rear which could be used for off street parking. EPC Band tbc

Call: J W Woods 01325 485151

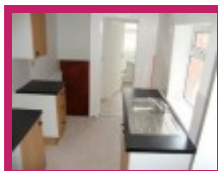
Price Guide: £39,950+

Lot No. 27

48 Morris Street, Birtley DH3 1DX


Description:

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



EPC Band E

Call: Andrew Craig 0191 4921234

Price Guide: £40,000+

Lot No. 28

39 Hollywood Avenue, Gosforth NE3 5BR

Andrew Craig

Description:

A traditional two bedroom semi-detached house located within Garden Village in Gosforth ideally suited for a young family and benefitting from a lovely garden to the rear. The property is conveniently located close to local shops, amenities, bus and metro links to the city centre and is available for sale with no onward chain.
EPC Band D


Call: Andrew Craig 0191 2859024

Price Guide: £150,000+

Lot No. 29

51 Eleventh Street, Horden, Peterlee SR8 4QQ

kimmitt & roberts

Description:

We are pleased to offer for sale this two bedroomed mid terraced property boasting gas central heating system and double glazing. This property would make an ideal purchase for the local investor.
EPC D


Call: Kimmitt and Roberts 0191 5183334

Price Guide: £20,000- £25,000

Lot No. 30

7 Swinley Gardens, Newcastle NE15 7HX

ROOK MATTHEWS SAYER

Description:

Ideal Buy To Let, popular area, double glazed, gas central heated, No onward chain** we are advised the property is rented at £450pcm (awaiting copies of the tenancy agreement)
Located in the popular Buy To Let area of Denton Burn. We offer for sale via Auction this two bedroom, two reception room or three bedroom, one reception room ground floor flat. All amenities are nearby with public transport links and major A1 and A69 trunk roads. Accommodation comprises; entrance hallway, two reception rooms, kitchen, two bedrooms and a bathroom.
EPC BAND D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £35,000 - £40,000

Lot No. 31

2 Denton Court, Silver Lonnen, Fenham NE5 2JN

ROOK MATTHEWS SAYER

Description:

Ideal First Time Buy or Buy To Let Investment, one bedroom apartment, well presented, no onward chain Centrally located for all amenities, public transport links, Newcastle City Centre and Airport we have this pleasant one bedroom ground floor apartment. Benefits include a modern kitchen and bathroom, double glazed, gas central heated and no onward chain. The accommodation comprises; security entry system, hallway, open plan lounge/kitchen area, double bedroom and a bathroom.
EPC Band D

Call: Rook Matthews Sayer 0191 27744661

Price Guide: £39,950+

Lot No. 32

7 Penshaw View, Birtley DH3 2JL

Andrew Craig



Description:

****Potential rental income of £18,960 per annum****

A great investment opportunity to purchase this property which has been divided into four flats, Offering parking to the front and a lawned garden to the rear. The properties have been upgraded by the present owners over the years and viewing is recommended.

We are advised that the properties have all been recently let (three are currently vacant) at a rental income of £350pcm per property plus £45pcm for water and heating giving a potential gross combined rental income of approx £18,960 per annum.



EPC Bands C

Call: Andrew Craig 0191 4921234

Price Guide: £119,950+

Lot No. 33

14 Pemberton Avenue, Consett DH8 8AN

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A three bedroom mid terrace house offered for sale with vacant possession and in need of some upgrading and modernisation. The property benefits include double glazing and central heating. Briefly comprises of living room, kitchen, rear lobby, bathroom, to the first floor there are three bedrooms. Externally there are gardens to the front and rear.

EPC Band D



Call: JWW 01207 502109 AC 0191 4921234

Price Guide: £30,000 - £35,000

Lot No. 34

40 Harrow Road, Lynthorpe, Middlesbrough TS5 5NU

Michael Poole



Description:

Superb Detached Bungalow Occupying a Corner Plot with Mature Gardens and Detached Garage

EPC BAND D

Call: Michael Poole 01642 254222

Price Guide: £149,950+

Lot No. 35

46 Mildred Street, Darlington DL3 6NG

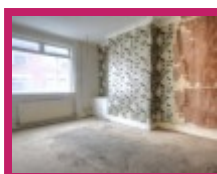
WOOD
ESTATE AGENTS



Description:

Ideally suiting the property investor this is an excellent opportunity to purchase a three bedroom terraced home. Requiring refurbishment throughout but with the benefit of uPVC double glazing and gas central heating. In brief accommodation comprises entrance lobby, hallway, spacious lounge, kitchen, three bedrooms and first floor bathroom. The rear yard has vehicular access for parking.

EPC Band D



Call: J W Woods 01325 485151

Price Guide: £45,000+

Lot No. 36

1 General Bucher Court, Bishop Auckland DL14 6EY


Description:

A one bed ground floor flat offered for sale with vacant possession. The property benefits from double glazing and electric heating .
We have been advised the property has had been improved recently and a internal inspection is recommended.
EPC Band D


Call: J W Woods 01388 604273

Price Guide: £36,950+

Lot No. 37

78 The Avenue, Wallsend NE28 6BT


Description:

Occupying a corner plot, this 4 bedroom, 3 storey end of terrace family home situated on The Avenue, Wallsend. The property is located within easy reach of several amenities including schools, shops and transport links. Briefly comprising: Entrance vestibule, entrance hall, lounge, dining room and breakfasting kitchen. To the first floor there are 3 bedrooms and a bathroom/wc, with a 4th bedroom located on the 2nd floor. Additional benefits include gch via combination boiler and UPVC double glazing. Externally there is a small garden to the front and a paved yard to the rear.
EPC Band TBC

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £80,000+

Lot No. 38

27 Market Street, Hetton Le Hole DH5 9DZ


Description:

An excellent opportunity to acquire a substantial mid terraced commercial building, presently used as impressive offices. Extensively refurbished in recent years, it has double glazing and modern fittings, as well as a two-storey rear extension - it occupies a highly convenient position, in the heart of a densely populated community. It briefly comprises: - main office/reception, kitchen, WC, further 4 offices over 2 floors with additional left storage rooms. Internal inspection encouraged.
EPC Band E


Call: Kimmitt and Roberts 0191 5183334

Price Guide: £44,950+

Lot No. 39

1 South View, Hazelrigg, Gosforth NE13 7BS


Description:

We welcome to the market this 2 bedroom upper flat situated in the popular Hazelrigg area. With good transport links to the A1, Newcastle city centre and the metro centre this property has the potential to be a great investment or first time buy.
Briefly the property comprises of 2 bedrooms, lounge, kitchen and bathroom. The property also benefits from gas central heating and double glazed windows. With great transport links to the A1, Newcastle city centre and the metro centre this property has the potential to be a great investment or first time buy.
EPC band tbc

Call: Andrew Craig 0191 2859024

Price Guide: £35,000 - £40,000

Lot No. 40

21 King Henry Court, Sunderland SR5 4PA

Andrew Craig



Description:

This one bedroom flat offers cosy accommodation which is sure to appeal to first time buyers, couples and professionals alike. Having upvc double glazing and gas central heating as well as a secure entry system, allocated parking and communal gardens, the property is ideally placed for local shops, schools and transport links. Affordably priced and available now! Call now to view.
EPC Band C



Call: Andrew Craig 0191 5160239

Price Guide: £29,950+

Lot No. 41

16 Black Road, Langley Park, Durham DH7 8LW

WOOD
ESTATE AGENTS



Description:

Having been occupied for a considerable number of years, we offer for sale this three bedroomed semi detached property with partial double glazing. Requiring full refurbishment, the property has accommodation comprising: entrance lobby, hallway, lounge, dining room and kitchen. To the first floor there are three bedrooms, bathroom and separate wc. Externally there are low maintenance gardens to the front and rear and a driveway.
EPC F

Call: J W Woods 0191 3869921

Price Guide: £79,950+

Lot No. 42

61 Hampden Street, South Bank, Middlesbrough TS6 6LH

Michael Poole



Description:

A two bed mid terrace house offered for sale with vacant possession. The property briefly comprises of living room, kitchen, to the first floor there are two bedrooms and a bathroom. Externally there is a yard to rear.
EPC Band E

Call: Michael Poole 01642 955180

Price Guide: £10,000+

Option 2

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

Lot No. 43

21 Raleigh Square, Redhouse, Sunderland SR5 5RA

Andrew Craig



Description:

Occupying a cul-de-sac position and offered with the benefit of vacant possession, we offer to the market this semi detached house which comprises lounge, re-fitted kitchen, two bedrooms and bathroom. Having garden to the front and rear, this is an ideal starter home. Viewing recommended EPC Band tbc



Call: Andrew Craig 0191 5160239

Price Guide: £44,950+

Lot No. 44

20 Orpington Road, Park End, Middlesbrough TS3 0DT

Michael Poole



Description:

Attention investors and first time buyers. Michael Poole are proud to offer for sale this three bedroom end terraced house. Located within the residential area of Park End, Middlesbrough. Conveniently positioned for access to local schools, bus routes and shops this property must be viewed to be fully appreciated. The property offers two floors of living accommodation and briefly comprises, entrance hall, lounge, kitchen, landing, three bedrooms and a family bathroom. Externally we have enclosed gardens to the front and rear along with off street parking for one vehicle. EPC Band E

Call: Michael Poole 01642 254222

Price Guide: £49,950+

Lot No. 45

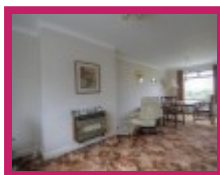
4 Colepike Road, Lanchester DH7 0HJ

WOOD
ESTATE AGENTS



Description:

An extended semi-detached house with four bedrooms, situated at the end of a cul-de-sac within this 1960s-built estate in Lanchester. With uPVC double glazing and gas central heating, via combi. boiler, the house also has a security alarm, but requires some further modernisation, with accommodation comprising: entrance hall, lounge/dining room, kitchen with door to garage and through to the rear porch/utility room, first floor landing, three double bedrooms and a fourth bedroom / study, and a bathroom. The integral garage has an electric up and- over door, and there is a block-paved front driveway alongside a garden with artificial grass. There is a lawned rear garden and a further raised garden area along the side, also with artificial grass. The house has an outlook over fields to the rear. EPC band: D



Call: J W Woods 01207 502109

Price Guide: £135,000+

Lot No. 46

16 Alexandra Road, Morpeth NE61 1UJ

**ROOK
MATTHEWS
SAYER**

Description:

This well-presented three bedroom, end terrace house is located on Alexander Road in Middle Greens. Within easy distance of Morpeth town centre, the property would suit a variety of buyers. Having been lovingly updated by the current owners the property benefits from; stripped skirting boards and doors, double glazing in stripped wooden frames, gas central heating and two rear patio gardens. The main bonus of this property is that it benefits from a garage. Briefly comprising; to the ground floor, entrance hall with original coving and cornicing, lounge, dining room and modern fitted kitchen. To the first floor are the three bedrooms and the updated family bathroom.



EPC Band D

Call: Rook Matthews Sayer 01670 511711

Price Guide: £154,950+

Lot No. 47

The Moorings, Shotton Road, Horden SR8 4QH

kimmitt & roberts

Description:

Situated on this ever popular street it gives us immense pleasure to offer for sale upon the open market this spacious three bedroomed semi detached family home which has gas central heating system and briefly comprises of hall, lounge, dining room, kitchen utility, three bedrooms and bathroom/W.C. The exterior comes with gardens both front and rear and single garage. Requiring cosmetic updating this is a property that will prove popular.
EPC tbc

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £79,950+

Lot No. 48

61 Shipley Avenue, Fenham NE4 9QY

**ROOK
MATTHEWS
SAYER**

Description:

Fantastic spacious five bedroom family home in the heart of Fenham. Benefits include an extended lounge, 21ft plus dining room an extended breakfasting kitchen and no onward chain. The property does require updating but does have double glazing and gas central heating. The accommodation comprises; entrance porch, hallway, lounge, dining room, breakfasting kitchen, separate w.c, stairs lead up to five bedrooms and family bathroom. Externally there are gardens to the front and rear with a driveway providing off street parking and an attached garage.



EPC Band D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £145,000+

Lot No. 49

16 Church Avenue, West Sleekburn, Ashington NE62 5XF

**ROOK
MATTHEWS
SAYER**

Description:

To be sold by auction this two bedroom semi detached house situated on Church Avenue West Sleekburn. The property briefly comprises: entrance porch, hall, lounge, breakfasting kitchen, rear lobby, ground floor/wc. To the first floor, two good sized bedrooms and family bathroom/wc. Externally the property has a front garden and a long drive way down the side of the house leading to parking at the rear. With a good size garden. The property is in need of some refurbishment but will make an ideal investment or first time buyers home. Viewing is highly recommended.



EPC Band tbc

Call: Rook Matthews Sayer 01670 850850

Price Guide: £44,950+

Lot No. 50

13 Stobhill Villas, Morpeth NE61 2SH


Description:

We are delighted to bring to the market this traditional bay fronted semi detached family home. The property is in need of some modernisation and retains many original features of its period, the accommodation is spread over two floors and briefly comprises of an entrance hall with cloakroom/WC leading to the lounge, dining room and fitted kitchen, on the first floor are three bedrooms and the bathroom, benefits include double glazing and gas fired heating via a combination boiler, outside there are well tended mature gardens to the front and rear and a single garage.



EPC Band E

Call: Mike Rogerson 01670 517500

Price Guide: £170,000+

Lot No. 51

4 Cedar Drive, Thornton, Middlesbrough TS8 9BY



Description:

We are pleased to offer to the market this stunning three bedroom semi-detached bungalow located within the sought after village of Thornton and is presented to the highest of standards throughout with accommodation that briefly comprises; entrance hall, living room with feature slate tile fire surround and wood burning stove, modern fitted kitchen, UPVC conservatory, recently refurbished family bathroom, two spacious bedrooms and a further bedroom is located to the first floor. Externally, a printed concrete driveway offers parking for a number of cars giving access to a detached garage and a delightful spacious private garden to the rear.



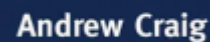
EPC Band C

Call: Michael Poole 01642 288299

Price Guide: £195,000+

Lot No. 52

1 Dene View, Burnopfield NE16 6QA




Description:

This three bedroom end terraced house, Viewing is essential to appreciate the potential this property has to offer. It is warmed via gas central heating and has the added benefit of double glazing. The internal floor plan comprises of entrance hallway, lounge with feature fire place, dining kitchen with Inglenook style fireplace and a useful utility room. To the first floor there are three bedrooms and a family bathroom with white suite. The property also benefits from a useful loft room which is boarded for storage with window. Externally there is a garden to front with an enclosed rear yard with garage.



EPC Band E

Call: AC 0191 4889090 JWW 01207 235221

Price Guide: £125,000+

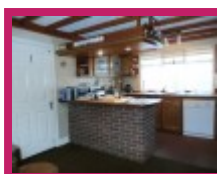
Lot No. 53

4 Fullers Walk, Alnwick NE66 1BW



Description:

Detached bungalow in a quiet cul-se-sac location on a popular estate on the southern outskirts of Alnwick. The accommodation includes entrance hall, large sitting room, and fitted kitchen with dining area. There are two bedrooms and a family bathroom. The property benefits from driveway parking and garage. Alnwick has a choice of supermarkets and specialist retail outlets, wine bars, cafes and restaurants. There are modern leisure facilities and theatre/cinema plus doctors surgery and hospital. The main A1 road gives easy access north and south and the east coast railway station at Alnmouth provides direct links to Edinburgh, Newcastle and London.



EPC D

Call: Rook Matthews Sayer 01665 510044

Price Guide: £165,000+

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Lot No. 54

96 Melbeck Drive, Ouston, Co Durham DH2 1UE

Andrew Craig



Description:

A pleasant family home located in a cul de sac within the demanding semi rural area of Ouston. With a family lounge located to the rear of property extending into a conservatory overlooking garden. With a separate dining room and boasting a re-fitted contemporary style kitchen and three well proportioned bedrooms. Lawned garden to front with block paved driveway for multiple parking, integral garage. This home is convenient for local amenities with public transport for nearby Birtley and Chester le Street. Viewing recommended.



EPC Band D

Call: Andrew Craig 0191 4921234

Price Guide: £124,950+

Lot No. 55

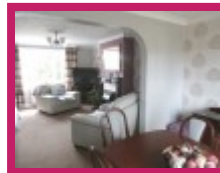
48 St Johns Estate, South Broomhill, Amble NE65 9RY

ROOK MATTHEWS SAYER



Description:

An attractive house which would appeal to a variety of buyers including the family home purchaser due to the good size accommodation and fantastic rear garden. Situated in a peaceful area with little passing traffic, the house is well present but also has potential for improvements including extending the property (depending on planning permission being granted). The accommodation briefly comprises entrance hallway, lounge open through to dining room, kitchen and utility room. Upstairs are 3 good size bedrooms and family bathroom. With attached integral garage and generous block paved driveway, your early appointment to view is strongly recommended.



EPC Band C

Call: Rook Matthews Sayer 01665 713358

Price Guide: £114,950+

Lot No. 56

3 Brookside Bungalows, South Church, Bishop Auckland DL14 6XY

WOOD ESTATE AGENTS



Description:

Enjoying an idyllic secluded riverside location accessed by a private gated driveway, this is an excellent family sized detached bungalow. Immaculately presented accommodation includes a reception hall, lounge dining room with French doors leading onto the lovely extensive gardens, well-appointed breakfast kitchen, refitted bathroom and three double bedrooms.



EPC Band D

Call: J W Wood 01388 604273

Price Guide: £159,950+

Lot No. 57

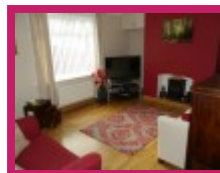
3 North Ridge, Bedlington NE22 6DB

ROOK MATTHEWS SAYER



Description:

THREE BEDROOMS SEMI DETACHED MODERN FITTED KITCHEN & BATHROOM OFF STREET PARKING ENCLOSED GARDEN TO REAR = IDEAL FIRST TIME BUY / INVESTMENT ***Situated on North Ridge in Bedlington, this well presented property briefly comprises; entrance hall with stairs to first floor, lounge, kitchen, ground floor family bathroom / wc, first floor landing leading to Three bedrooms. Externally to the front of the property is a block paved driveway providing off street parking, to the rear a garden that is part lawned, patio area, gravelled area, mature bushes / shrubs and fencing to boundaries.



EPC:D

Call: Rook Matthews Sayer 01670 531114

Price Guide: £59,950+

Lot No. 58

11 Moorhouse Gardens, Hetton le Hole DH5 0AD

kimmitt & roberts



Description:

We are privileged to present this excellent opportunity to purchase an extended semi-detached bungalow in this ever popular cul-de-sac which is located in the heart of Hetton le Hole. The property boasts spacious living accommodation which includes two bedrooms, generous lounge, separate dining room, extended fitted kitchen with appliances and fully tiled family bathroom. Externally, the property boasts gardens to both the front and rear as well as two detached garages to the rear. Internal inspection is a must!



EPC Band D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £90,000+

Lot No. 59

8 Queens Close, Acomb, Hexham NE46 4NJ

ROOK MATTHEWS SAYER



Description:

A three bedroom mid terrace offered for sale with vacant possession, the property benefits from central heating and double glazing. Property briefly comprises of entrance hall, living room, dining kitchen. To the first floor there are three bedrooms and a bathroom. Externally there is a pebbled garden to rear. EPC Band D



Call: Rook Matthews Sayer 01434 601616

Price Guide: £99,950+

Lot No. 60

28 Coquet Street, Jarrow NE32 5LZ

Andrew Craig



Description:

A rare to the market double fronted two bed semi detached bungalow with garage and offered with NO UPPER CHAIN. The property offers a versatile layout and could be used as a two bedroom with two reception rooms or a three bedroom with one reception room. Briefly comprises: Entrance hall, front lounge with bay window. Two double bedrooms, Dining room, Kitchen and Bathroom as well as a single detached garage. Other benefits include double glazing and gas central heating. Gardens front and rear and shared driveway to the side. The rear garden is beautifully presented with lawn, patio area, shed and raised flower beds.



EPC Band E

Call: Andrew Craig 0191 4280025

Price Guide: £119,950+

Lot No. 61

74 Highfield Road, Middlesbrough TS4 2QP

Michael Poole



Description:

Two Bedroom Semi-Detached Bungalow, Ideal for a retired person or couple this property boast a number of features including, gas central heating, double glazing, fitted kitchen and spacious rear garden. The accommodation comprises, entrance hall, lounge, bathroom, dining area, kitchen and two bedrooms. Externally, enclosed front garden, driveway to the side of the property leading to a detached garage and a good size enclosed garden to the rear.



EPC Band D

Call: Michael Poole 01642 254222

Price Guide: £74,950+

Lot No. 62

14 Redcar Road, Heaton, Newcastle NE6 5UE

**ROOK
MATTHEWS
SAYER**



Description:

AVAILABLE WITH NO UPPER CHAIN THIS WELL PRESENTED 3 BEDROOM UPPER FLAT SITUATED IN THIS HIGHLY RESIDENTIAL POCKET OF NORTH HEATON. The accommodation comprises: entrance porch, entrance hall, lounge, kitchen, 3 bedrooms and a bathroom/wc. Additional benefits include gas central heating and double glazing. Externally there are gardens to the front and rear.
EPC C



Call: Rook Matthews Sayer 0191 276 1283

Price Guide: £99,950+

Lot No. 63

17 Bevan Grove, Shotton DH6 2LQ

kimmitt & roberts



Description:

Rarely do properties become available upon the open market in this location therefore we would anticipate a lot of interest on this three bedroomed semi detached family home. Boasting gas central heating system, double glazing, spacious kitchen/Breakfast Room, gardens to both front and rear along with driveway and out buildings.

EPC Band D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £54,950+

Lot No. 64

13 East View, Bedlington NE22 7HD

**ROOK
MATTHEWS
SAYER**



Description:

Situated on East View in Bedlington, this well presented property briefly comprises; entrance hallway with stairs to first floor, lounge, kitchen / diner, first floor landing leading to Three bedrooms and a family bathroom. Externally to the front of the property is a low maintenance garden mainly gravelled with fencing to boundaries, to the rear a private yard with access to a garden over the lane that is mainly laid to lawn, fencing to boundaries, single detached garage and allocated parking. The property is also complimented by its close proximity to local amenities and transport links / services



EPC Band D

Call: Rook Matthews Sayer 01670 531114

Price Guide: £59,950+

Lot No. 65

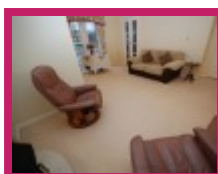
9 Strawberry Court, Queen Alexandra Road, Sunderland SR2 7RQ

Andrew Craig



Description:

A well presented first floor retirement apartment offered to the market with no chain involved. Situated within this popular location of Ashbrooke close to amenities including transport links and local shops, this home offers independent living with an internal layout to comprise of entrance hallway, open plan lounge/diner, kitchen, master bedroom and bathroom. Having communal lounge areas and laundry room, the property benefits from a family room which can be booked in advance, secure intercom entry system and double glazing. Externally there communal grounds and parking available. Viewing recommended



EPC C

Call: Andrew Craig 0191 5653377

Price Guide: £74,950+

Lot No. 66 24 Throckley Avenue, Acklam, Middlesbrough TS5 8LE



Description:

With this nicely presented and well looked after three bedroom semi-detached house, you not only get a south/westerly facing rear garden which catches the sun just right but also a detached garage, ample parking on the driveway, UPVC double glazing and central heating with a combi boiler. The ground floor has the entrance hall, lounge with living flame gas fire, dining room and kitchen with smart light oak style units. The first floor has three bedrooms and bathroom with a modern white suite.



EPC Band E

Call: Michael Poole 01642 254222

Price Guide: £129,950+

Lot No. 67 2 Highfield, Blyth NE24 4ND



Description:

NO UPPER CHAIN - FOUR BEDROOM DETACHED FAMILY HOME - SUPERB CONSERVATORY EXTENSION - GARAGE - GARDENS - EPC: C** on Highfield, Chase Farm in Blyth. Located close to local primary and secondary schools, shops and A189 commuter links and briefly comprising: Entrance hall, ground floor cloaks/w.c., lounge with French doors to conservatory extension, separate dining room, study, breakfasting kitchen and utility. Four bedrooms to the first floor three with fitted wardrobes and en suite to master, family bathroom. Gardens to both front and rear and garage.



EPC C

Call: Rook Matthews Sayer 01670 352900

Price Guide: £149,950+

Lot No. 68 Bank Cottage, Station Road, Alston CA9 3HZ



Description:

This charming two bedroom stone built cottage, which dates back to the 1600s, must be viewed to appreciate the location, size and potential on offer. The cottage is situated close to the centre of the market town of Alston, which has an array of day-to-day shopping, first, middle and high schools, public houses and restaurants. This property would suit a number of buyers: those looking for their first home; downsizing; or to be used as a holiday cottage. Full of charm and character, the cottage retains many original features and benefits from central heating and lovely open views to the rear elevation. The cottage briefly comprises entrance hall; dining kitchen; cellar; dining room; sitting room; bathroom; two double bedrooms to the first floor; garden to the front; balcony to the rear.



EPC C

Call: Rook Matthews Sayer 01434 601616

Price Guide: £84,950+

Lot No. 69 82 Southwood Gardens, Kenton, Newcastle NE3 3BX



Description:

A lovely traditional semi-detached house located within this popular residential area ideally suited for a growing family and benefitting from a Southerly facing garden to the rear. The property is conveniently located close to local shops, amenities and transport links as well as being well positioned for access into central Gosforth and the A1 motorway. The property comprises; lounge, dining room, breakfasting kitchen, utility room, three first floor bedrooms, family bathroom with shower, gas fired central heating via combination boiler and upvc double glazing. Externally to the rear is a pleasant Southerly facing garden whilst to the front is a garden with driveway leading to an attached garage.



EPC D

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £199,950+


Lot No. 70

54 Victoria Terrace, Bedlington NE22 5QD


Description:

We welcome to the market this three bed mid terraced property which is situated on Victoria Terrace, Bedlington Station. Benefiting from gas central heating (via radiators) and double glazing. Accommodation within briefly comprises: entrance hallway, lounge, kitchen, rear hallway and downstairs cloaks. To the first floor: landing, three bedrooms and family bathroom. Externally the property has an enclosed walled town garden to the front elevation with an enclosed yard to the rear which has double gates to provide off street parking. In addition there is a garden which is predominately laid to lawn with a summer house and single detached garage.



EPC band: D

Call: Mike Rogerson 01670 822223

Price Guide: £54,950+

Lot No. 71

7 Nesbitt Road, Peterlee SR8 5QU


Description:

An ideal purchase for the first time buyer or local investor to purchase this improved two bedroomed semi detached home which offers gas central heating system and double glazing. Conveniently situated within walking distance to Peterlee Town Centre. Boasting lounge, refitted kitchen/breakfast room, two bedrooms, refitted bathroom/w.c. and enclosed garden to rear elevation



EPC D

Call: Kimmitt and Roberts 0191 5183334

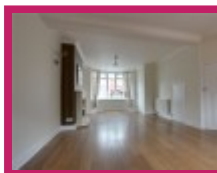
Price Guide: £44,950+

Lot No. 72

5 Bethune Road, Middlesbrough TS5 4PD


Description:

Recently Refurbished Three Bedroom House. Modern Fitted Kitchen, Immediate Vacant Possession Tastefully decorated throughout and with the added benefit of immediate vacant possession this property will appeal to a range of buyers. The accommodation briefly comprises, entrance hall, lounge/diner, kitchen, landing, three bedrooms and a family bathroom. Externally we have a small forecourt garden to the front whilst to the rear we have an enclosed garden which is of a good size with patio and lawned areas.



EPC Bands D

Call: Michael Poole 01642 254222

Price Guide: £64,950+

Lot No. 73

31 Front Street, Westgate, Bishop Auckland DL13 1RZ


Description:

A stone built three bedroom end terrace house benefiting from oil heating and double glazing. The property briefly comprises of entrance hall, living room, kitchen, utility room. To the first floor landing there are three bedrooms and a bathroom. Externally patio area to rear. EPC Band E


Call: J W Woods 01388 604273

Price Guide: £84,950+

Lot No. 74

2 Rudds Place, Middlesbrough TS5 6JL

Michael Poole

Andrew Craig



Description:

A two bedroom house situated on Rudds Place which is currently rented at £85per week from March 2009 on a 12 month AST. The property briefly comprises of entrance hall, living room, kitchen, shower room to the ground floor and two bedrooms to the first floor. Externally there is yard to the rear.

EPC tbc

Call: Michael Poole 01642 254222 Andrew Craig 0191 4875330

Price Guide: £54,950+

Lot No. 75

62 Tindale Avenue, Cramlington NE23 2DA



Description:

Located on Mayfield Dale this three bedroom mid link property consists of: entrance hallway, downstairs cloaks, lounge, kitchen and conservatory, to the first floor is three bedrooms and a family bathroom.

Externally the property benefits from an enclosed low maintenance garden to rear. This property benefits from having no upper chain!

EPC Band C

Call: Mike Rogerson 01670 732400

Price Guide: £69,950+

Lot No. 76

13 Brambles Road, Fern Road, Stockton TS19 0NQ

Michael Poole



Description:

Three Bedroom Semi Detached House- Would Perfectly Suit a Young Family- Garage & Long Driveway The property offers accommodation which in brief comprises entrance hallway, lounge/dining room and Kitchen. To the first floor are three bedrooms, the master providing a good range of built in robes and a family bathroom. Externally to the front aspect is a lawned garden and a driveway leading to the single garage providing ample off road parking. The rear aspect features a lawned garden.



EPC Band D

Call: Michael Poole 01642 355000

Price Guide: £94,950+

Lot No. 77

19 Elm Street, South Moor, Stanley DH9 7EA

WOOD ESTATE AGENTS



Description:

Available with immediate vacant possession, a well presented and much improved mid-terraced property situated within South Moor near Stanley. The property is ideally suited to first time buyers of investments purchasers, has the benefit of uPVC double glazing, gas central heating system (installed in 2013) and offers well presented accommodation which briefly comprises on the ground floor; entrance lobby, lounge with modern feature fireplace, lobby leading to a store room and a modern kitchen with integrated cooking appliances. To the first floor there are two bedrooms and a bathroom/w.c. which is fitted with a white suite, externally the property had a private high walled yard to the rear.

EPC Rating E

Call: J W Woods 01207 235221

Price Guide: £30,000- £35,000

Lot No. 78

15 Queensland Avenue, Redcar TS10 2DT

Michael Poole



Description:

Deceptively spacious property, internal inspection recommended for its true size and quality to be appreciated. Accommodation comprises generous entrance hall with reception rooms to either side, to the right an attractive sitting room with a large bay to the front - easily used as bedroom if required. To the left a generous open plan 25ft plus L-shaped lounge diner with a large bay to the front and fitted kitchen off rear with two ground floor double bedrooms and an impressive family bathroom. High quality and professional loft conversion which provides two further generous rooms to the first floor which is approached via a fixed staircase from the ground floor hall planning was granted and passed for dormers but the current owners choose not to proceed. UPVC double glazing and gas central heating, attractive front garden, enclosed courtyard style rear, side drive and detached garage. EPC D

Call: Michael Poole 01642 285041

Price Guide: £149,950+

Lot No. 79

31 Allendale Road, Blyth NE24 3EG

ROOK MATTHEWS SAYER



Description:

Appealing to a wide variety of buyers is this semi detached house located in this popular residential area and offered for sale with vacant possession. The property benefits include double glazed windows and gas central heating and a conservatory. The property does require updating and modernisation and has the potential (subject to any necessary planning/building regulations) to make into a 4th bedroom or en-suite facilities on the first floor. The property briefly comprises entrance porch, entrance hall, living room, dining room, further reception room, conservatory and a kitchen to the ground floor. First floor there are three bedrooms (main bedroom with dressing area) and a family bathroom-wc. Externally there are gardens to both the front and rear of property with a drive to the front leading to the

EPC E



Call: Rook Matthews Sayer 01670 352900

Price Guide: £99,950+

Lot No. 80

12 Westgate House, Alnwick NE66 1XP

ROOK MATTHEWS SAYER



Description:

Spacious maisonette accommodation over first and second floors extending to private landing with storage space, entrance lobby, generous sitting room with oak flooring, modern fitted kitchen with granite worktops, utility room, three bedrooms and bathroom with separate w.c.. Gas central heating from a combi boiler and hardwood double glazing is included. There is residents parking to the front and rear with external store. Alnwick has a range of day to day shopping facilities and schooling for all ages. There is good access via the A1 road north and south, and direct links via the east coast railway station at Alnmouth.

EPC Band D



Call: Rook Matthews Sayer 01665 510044

Price Guide: £69,950+

Lot No. 81

106 Marion Drive, Bill Quay, Gateshead NE10 0TJ

Andrew Craig



Description:

Three bed semi detached house which is pleasantly situated upon a corner plot on this desirable thoroughfare in Bill Quay and is available through Auction. This fantastic opportunity lends itself for developers/diy enthusiasts or families who are looking to develop their own living space. The ground floor has been extended to provide substantial living arrangements with three bedrooms and bathroom to first floor, however does need updating. The garage is attached to the north elevation of the property with space for a further two/three cars on the drive. To the rear of the property stands a sizeable garden which would be excellent for families and with relevant planning permission offers scope for development.

EPC Band E



Call: Andrew Craig 0191 4875330

Price Guide: £119,950+

Lot No. 82

33 Ilford Road, High West Jesmond, Newcastle NE2 3NX

Andrew Craig



Description:

This substantial property should suit many buyers and we would recommend an early viewing. In need of some internal renovation and comprising:- Entrance lobby, Hallway, lounge, dining room which currently houses an Aqua Clean Care System (self flushing toilet, shower and dryer) with doors leading from here to a raised sun terrace, kitchen. Three first floor bedrooms and bathroom with a four piece suite. Prospective buyers looking to convert the dining room back to its original use would only need to remove the shower system etc., however, for those needing this type of facility, it is immaculate. There is a yard to the rear with up and over door for off street parking. The property is warmed by gas central heating and has the benefit of double glazing to windows.

EPC Band tbc



Call: Andrew Craig 0191 2859024

Price Guide: £235,000+

Lot No. 83

4 Stone Row, Grange Villa, Chester Le Street DH2 3NA

WOOD
ESTATE AGENTS



Description:

An attractive stone built terraced house within this popular terrace with garden and open views over countryside to front. The property includes gas central heating via radiators and uPVC double glazing. The accommodation briefly comprises Porch, Lobby, Lounge, 17ft Dining room, Kitchen, Cloakroom/wc, two Double Bedrooms, large family Bathroom/wc, Garden and Yard. The property is very well presented and viewing is therefore highly recommended.

EPC Band D



Call: J W Woods 0191 3887245

Price Guide: £74,950+

Lot No. 84

Besom Farmhouse, Longframlington NE65 8EN

ROOK
MATTHEWS
SAYER



Description:

**** STONE FARMHOUSE GENEROUS GARDENS PARKING AND KENNELS PRIVATE SHELTERED TO SITE DIRECT ACCESS TO MAIN ROAD****A detached stone built farm house with southerly aspect, generous sheltered gardens and private site. The house sits within a small group of properties, good access just to the north of Longframlington, approximately 12 miles from Morpeth and 27 to Newcastle. The property is available with no upper chain for early occupation and an internal inspection is highly recommended. The south facing conservatory overlooking the garden gives access to large open plan sitting room/dining room. The inner hall leads to kitchen, games room/family room and utility room. There is also a ground floor bedroom and shower room w.c. On the first floor are two further double bedrooms, study and bathroom/WC. PVC double glazing and oil fired central heating are included. There are lawned gardens to front, side and rear, good driveway parking, kennels and detached garage. EPC Band e

Call: Rook Matthews Sayer 01665 510044

Price Guide: £325,000+

Lot No. 85

22 High Meadows, Gosforth NE3 4PW

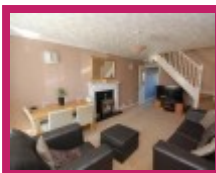
Andrew Craig



Description:

WELL PRESENTED MODERN PROPERTY. This two double bedroomed end link house is worthy of an early viewing and will appeal to a wide range of prospective buyers. Available with no upper chain and located within easy reach of amenities to include local shops, schools and transport links. The layout comprises :- entrance lobby, lounge with stairs leading to first floor, well fitted kitchen, bathroom/wc, two double bedrooms. Externally there are gardens to both the front and rear, the latter is decked. With double glazed windows and gas central heating, the property is well maintained throughout.

EPC Band D



Call: Andrew Craig 0191 2859024

Price Guide: £89,950+

Lot No. 86

19 Moor View Close, Pegswood NE61 6YF

MIKE ROGERSON



Description:

TWO BEDROOMS LOUNGE KITCHEN/ DINING ROOM BATHROOM DOUBLE GLAZING GAS HEATING FRONT & REAR GARDENS GARAGE NO CHAIN IDEAL FIRST TIME BUY ***Mike Rogerson Estate Agents are delighted to bring to the market this well presented two bedroom semidetached property situated in a mature residential area within the village of Pegswood, the accommodation is spread over two floors briefly comprising of on the ground floor an entrance hall to the lounge and kitchen/dining room and on the first floor are two double bedrooms and the bathroom, outside there are gardens to the front and rear and open farmland to the rear, there is also a garage in a block of two to the front of the property.
EPC Band C

Call: Mike Rogerson 01670 521122

Price Guide: £94,950+

Lot No. 87

24 Chapel Street, Lazenby TS6 8EF

Michael Poole



Description:

Two Bedroom Mid-Terraced House- Enclosed Rear Yard- Double Glazing- Lazenby Location- Gas Central Heating -Fitted Kitchen
Available with immediate vacant possession. Ideally situated for local shops, commuter routes and schools. Property briefly comprises, lounge, kitchen, landing, two bedrooms and bathroom. Externally there is a small enclosed yard to the rear.



EPC Band D

Call: Michael Poole 01642 285041

Price Guide: £39,950+

Lot No. 88

21 Bramwell Court, Derwentwater Road, Gateshead NE8 2SB

Andrew Craig



Description:

A well proportioned two bed third floor flat suitable for a range of buyers, spacious throughout with dining/kitchen, master bedroom with en-suite and main bathroom and ancillary parking on an allocated basis. Convenient for local amenities including schools and transport links. Viewing comes recommended to appreciate fully.
EPC Band B



Call: Andrew Craig 0191 4875330

Price Guide: £54,950+

Lot No. 89

20 Parkside Gardens, Widdrington, Morpeth NE61 5RP

ROOK MATTHEWS SAYER



Description:

A modern, well presented detached home situated on Parkside Gardens, Widdrington. The property occupies a pleasant, corner plot and is available with the advantage of further chain. The accommodation has double glazing, gas central heating and briefly comprises of :-Entrance hall, ground floor cloaks/WC, study, dining room, lounge, breakfasting kitchen, utility room, first floor landing, master bedroom with ensuite, three bedrooms and bathroom/W. Externally there are gardens to front and rear with garage and driveway



EPC Band B

Call: Rook Matthews Sayer 01665 511711

Price Guide: £134,950+



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Lot No. 90

6 Williston Close, Slatyford, Newcastle NE5 2GF

**ROOK
MATTHEWS
SAYER**



Description:

Occupying a pleasant position in this popular development in Slatyford, is this immaculate 3 bedroom detached home. Ideal for first time buyers or families alike. There are excellent transportation links to Newcastle airport, Metrocentre, A1 & A69 Road links, as well as being close to the retail park and public transport links. Benefits include double glazing, gas central heating, gardens to the front and rear with parking and a garage. The property comprises: entrance hallway, kitchen, separate w.c, lounge, stairs to first floor, 3 bedrooms, master bedroom with en suite shower room and a family bathroom. Externally there are gardens to the front and rear with off street parking and a garage. Viewing highly recommended.



EPC Band B

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £129,950+

Lot No. 91

120 High Street West Redcar TS10 1SD

Michael Poole



Description:

A Substantial and Attractive Double Fronted Home Offering the Perfect Balance of Character and Modern Living. Offered to the Market with No Onward Chain, This Very Special House is a Must View to Fully Appreciate What it has to Offer. Every Room Exudes Charm and Character with Spacious Living Accommodation. The moment you enter this Property you will realise this is a Home of Some Quality



EPC Band E

Call: Michael Poole 01642 285041

Price Guide: £164,950+

Lot No. 92

Rosedene, Southside, Butterknowle, Bishop Auckland DL13 5JX

**WOOD
ESTATE AGENTS**



Description:

Enjoying a semi-rural position in the delightful village of Southside, this lovely characterful country cottage is deceptively spacious and has the benefit of double glazing and oil central heating. With an entrance hall, lounge, dining room, farmhouse-style fitted kitchen, family bathroom, utility and two double bedrooms (en suite shower room to master). The property boasts a generous plot with excellent parking and double garage, and there are lovely views to both front and rear of the nearby countryside.



EPC E

Call: J W Woods 01388 604273

Price Guide: £109,950+

Lot No. 93

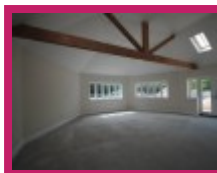
Wheel House, Hawthorn Village, Seaham SR7 8SG

kimmitt & roberts



Description:

Wheel House is a unique property situated in a village location of individual and bespoke properties within the heart of Hawthorn Village. The ground floor of the property provides open planned living space. The spacious lounge has a series of windows to the front and side elevations. The breakfasting kitchen is fitted with a range of modern kitchen units. There is a reception room with an adjacent en-suite, which could be used as a third bedroom and a utility room. To the first floor there are two generous sized bedrooms, both en-suite. Externally, there is a walled and secluded garden to the front and to the rear there is a courtyard and access to the garage.



EPC Band B

Call: Kimmitt and Roberts 0191 5813213

Price Guide: £285,000+

Lot No. 94

Coops Farm, Hawthorn Village, Seaham SR7 8JE


Description:

Extended, redesigned and comprehensively refurbished, this is a traditional stone built farmhouse, with a twist. The traditional external appearance belies the quality and contemporary nature of the internal accommodation. The stylish open plan kitchen and dining room demonstrates the very best of contemporary living (complete with a luxury range of kitchen fittings) and this is contrasted by more traditional separate lounge. There is a separate utility, pantry and cloaks/wc. The first floor accommodation is equally generous. There are three well-proportioned bedrooms and two bathrooms. The master bedroom suite is located to the rear of the property and features a spacious bedroom, en-suite and dressing/wardrobe area.

EPC Band D


Call: Kimmitt and Roberts 0191 5813213

Price Guide: £275,000+

Lot No. 95

13 Mainsforth Terrace West, Sunderland SR2 8JX

Andrew Craig

Description:

A well presented and spacious three bedroom mid terraced home located within easy access to many amenities including local shops, schools and access to Sunderland City Centre. Decorated throughout in modern and neutral tones, this well appointed property is ready to move into and an ideal purchase for a range of buyers.

EPC Band C


Call: Andrew Craig 0191 5653377

Price Guide: £59,950+

Lot No. 96

21 Somerset Road, Hebburn NE31 2DS

Andrew Craig

Description:

Three bed mid terraced property competitively priced to allow for some cosmetic attention. Double glazed and with gas central heating the property offers excellent family accommodation and is located in a popular residential area. Briefly the accommodation comprises: Entrance hall, through lounge, fitted kitchen and utility to ground floor. Whilst to the first floor there are three well proportioned bedrooms, tiled bathroom with modern three piece suite and separate w.c. Externally there is a block paved area to the front providing off road parking and an enclosed garden to rear.

EPC Band TBC

Call: Andrew Craig 0191 4281428

Price Guide: £75,000+

Lot No. 97

1 Leam Gardens, Wardley NE10 8SU

Andrew Craig

Description:

A spacious three bed semi detached house pleasantly positioned on Leam Gardens, ideal for a range of buyers, home owners and investors. With block paved driveway, lounge, modern kitchen, conservatory and ground floor w.c. Three well proportioned bedrooms and modern stylish shower room to first floor. Externally there are gardens to the front and rear. Early viewing essential to appreciate the size and location.

EPC Band D


Call: Andrew Craig 0191 4875330

Price Guide: £99,950+

Lot No. 98

11 Beetham Crescent, Slatyford, Newcastle NE5 2XS

**ROOK
MATTHEWS
SAYER**



Description:

Three bed mid link, well presented, popular location, viewing advised This home would suit First Time Buyers and Families alike. Having a modern interior and well presented throughout. The property is placed for local amenities. Along with it being easily accessible to Newcastle City Centre, Airport and Metrocentre. Benefits include modern re-fitted kitchen with integrated appliances and dining area, double glazing, gas central heating and private garden. The accommodation comprises; entrance hallway, lounge, dining kitchen, stairs to first floor, three bedrooms and a bathroom. Externally there are gardens to the front and rear.



EPC Band D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £90,000+

Lot No. 99

67a Baring Street, South Shields NE33 2DS

**MIKE
ROGERSON**

Andrew Craig



Description:

A modern town house located in Baring Street, South Shields. The property benefits from UPVC double glazing and gas central heating. Accommodation which arranged over three floors briefly comprises: Entrance porch/hallway (with stairs to first floor), open plan kitchen/diner with access to downstairs cloaks, lounge with double french doors leading to rear yard. To the first floor is bedroom two, family bathroom (comprising of white suite with shower over bath) and bedroom three. To the second floor is the master bedroom with en-suite facilities and bedroom four. To the front is a paved garden and to the rear is a fully block paved yard with access to the garage.



EPC Band C

Call: AC 0191 4271722 MR 0191 2621206

Price Guide: £139,950+

Lot No. 100

17 Edwards Terrace, West Kyo, Stanley DH9 7JW

**WOOD
ESTATE AGENTS**



Description:

A stone built mid terraced house situated in New Kyo near Stanley. Ideally suited to investors, the property requires some cosmetic improvement, has the benefit of uPVC double glazing and gas central heating with combination boiler. The accommodation includes: Lobby, lounge, kitchen, two bedrooms and bathroom. There is a self-contained yard to the rear.



EPC Band tbc

Call: J W Woods 01207 235221

Price Guide: £30,000+

Lot No. 101

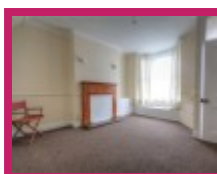
30 Lodge Street, Darlington DL1 1TD

**WOOD
ESTATE AGENTS**



Description:

We are delighted to offer for sale this competitively priced two bedroom mid terraced home. Pleasantly situated within walking distance of the town centre, this property must be viewed to be fully appreciated. In brief accommodation comprises entrance lobby, lounge, dining room, kitchen, rear lobby and bathroom. To the first floor are two spacious bedrooms. Benefitting from gas central heating and partial double glazing, and offered for sale with no onward chain.



EPC Band D

Call: J W Woods 01325 485151

Price Guide: £38,950+

Lot No. 102

67 Agincourt, Hebburn NE31 1AW

Andrew Craig



Description:

Offered with vacant possession this two bedroom semi detached bungalow offers ideal accommodation for those looking to downsize. The property occupies an easily manageable blot at the end of a peaceful cul-de-sac yet is conveniently located for Hebburn Town Centre amenities. Benefiting from gas central heating, double glazing and secure off road parking we highly recommend an early viewing to truly appreciate the accommodation on offer.



EPC Band D

Call: Andrew Craig 0191 4281428

Price Guide: £89,950+

Lot No. 103

67 Centenary Avenue, South Shields NE34 6PQ

Andrew Craig



Description:

Set within a popular location and offering spacious accommodation, we offer to the market an extended Semi-Detached home. Realistically priced to reflect the works of upgrading required. Briefly comprising of: - Lounge, kitchen, dining room and bathroom to the ground floor. To the first floor there are two good sized bedrooms. Externally to the front there is a driveway for car standage and a sheltered garden to the rear. No onward chain.



EPC Band E

Call: Andrew Craig 0191 4271722

Price Guide: £59,950+

Lot No. 104

56 Finchale Terrace, Jarrow NE32 3TX

Andrew Craig



Description:

A two bedroom semi detached house which enjoys an envious corner plot having garden grounds to front, side and rear. Comprising:- Entrance with stairs up. Lounge with feature bow window and open arch to a dining kitchen (fitted with a comprehensive range of wall and base units). There is the added benefit of a utility area together with a useful cloaks/w.c. , and a conservatory. First floor offers two bedrooms and bathroom with a modern style suite with feature circular basin. Externally along with the easily maintained gravel gardens there is driveway parking to the side and a paved patio area to rear with brick boundary walls with decorative wrought iron railings.



EPC Band D

Call: Andrew Craig 0191 4280025

Price Guide: £64,950+

Lot No. 105

8 The Royalty, Sunderland SR2 7PP

Andrew Craig



Description:

An ideal investment opportunity to purchase this four bedroom mid terraced house located close to the City Centre for all local amenities, University and transport links. Spacious living EPC Band tbc

Call: Andrew Craig 0191 5653377

Price Guide: £59,950+

Lot No. 106 5 Tunstall Avenue, South Shields NE34 7EH

Andrew Craig



Description:

A three bedroom Semi-Detached house offered for sale with vacant possession. Whilst the property is in need of some works of modernisation it enjoys a large garden to the side and rear. An ideal property for first time buyers, growing families looking for something to make their own and investors. Located just a short distance away from all local amenities at The Nook, nearby schools and excellent transport links. Worthy of an internal inspection.
EPC tbc



Call: Andrew Craig 0191 4271722

Price Guide: £79,950+

Lot No. 107 Blackhill Brewery Building, 63-64 Park Road, Blackhill DH8 5SR

WOOD
ESTATE AGENTS



Description:

We are delighted to invite bids on this development opportunity, with planning permission - granted in September 2015, subject to certain conditions and planning constraints - for the conversion of this substantial building into seven apartments, over four storeys, with bin storage and associated parking, this former brewery is set for a new lease of life as residential accommodation. The plans, which can be viewed at <https://publicaccess.durham.gov.uk/online-applications/application> show the proposed layout, which comprises seven apartments. The internal area is approximately 509sqm. To see the floorplans, site layout and all other associated planning documents, follow the link above, or contact Agents Property Auction or JW Wood, Consett office.
EPC Rating:

Call: J W Woods 01207 502109

Price Guide: £92,500+

Lot No. 108 18 Marton Avenue, Middlesbrough TS4 3SQ

Michael Poole



Description:

A four bedroom semi detached house on Marton Avenue offered for sale with vacant possession. Property briefly comprises of vestibule, entrance hall, living room, dining room, conservatory, kitchen and utility room. To the first floor there are four bedrooms, bathroom and separate wc. Externally there us a gravelled drive to front with borders and lawned garden to rear with borders and mature shrubbery.
EPC Band E

Call: Michael Poole 01642 254222

Price Guide: £199,950+



Terms & Conditions

About us and Important Auction Information

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

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

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

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

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

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

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

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

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

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

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

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

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

Our General Auction Terms of Business

1. Interpretation

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

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

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

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

2. Conditions applicable to the auction types

2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

2.2 Option Two Conditions

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

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

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



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

3. General provisions applicable to Sellers and Buyers

3.1 General Auction Conditions

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

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

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

3.2 Charges and payment

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

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

3.3 Proof of Identity and Proceeds of Crime Act

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

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

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

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

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

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

3.4 Miscellaneous

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

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

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

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

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

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

3.5 Notices

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

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

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

3.6 Governing law and jurisdiction

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

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

Common Auction Conditions

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Important Notice

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

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

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

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

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

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

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

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



Royal Institute of Chartered Surveyors (RICS).

Glossary

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

Wherever it makes sense:

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

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

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

Agreed completion date

Subject to condition G9.3:

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

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

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

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

Auction The auction advertised in the catalogue.

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

Auctioneers The auctioneers at the auction.

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

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

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

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

Condition One of the auction conduct conditions or sales conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The auctioneers.

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

Auction Conduct Conditions

A1 Introduction

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

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

A2 Our role

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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



responsibility to check that you have the correct versions.

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

A5 The contract

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

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

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

A5.4 If you do not we may either:

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

(b) sign the sale memorandum on your behalf.

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

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

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

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

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

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

A6 Extra Auction Conduct Conditions

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

General conditions of sale

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

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

G1 The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

G2 Deposit

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

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

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

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

G2.2 The deposit

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

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

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

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

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

G3 Between contract and completion

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

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

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

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

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

Title and identity

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

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

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



paid; and

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

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

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

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

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

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

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

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

G5 Transfer

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

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

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

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

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

G6 Completion

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

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

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

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

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

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

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

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

G7 Notice to complete

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

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

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

(a) terminate the contract;

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

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

(d) resell the lot; and

(e) claim damages from the buyer.

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

(a) terminate the contract; and

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

G8 If the contract is brought to an end

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

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

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

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

G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

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

G9.5 The buyer must:

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

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

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

G10 Interest and apportionments

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

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

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

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

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

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

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

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

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

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

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

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

G11 Arrears

Part 1 Current rent

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

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

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

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

(a) so state; or

(b) give no details of any arrears.

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

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

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



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

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

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

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

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

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

G12 Management

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

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

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

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

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

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

G13 Rent deposits

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

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

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

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

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

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

G14 VAT

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

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

G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

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

(a) of the buyer's VAT registration;

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

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

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

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

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

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

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

G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

G17 Maintenance agreements

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

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

G18 Landlord and Tenant Act 1987

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

G18.2 The seller warrants that the seller has complied with sections 58 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



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Wednesday 30th August 2017
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