



Agents Property
AUCTION

TOGETHER WE GET RESULTS

Auction Catalogue



THIS AUCTION

Thursday 28th September

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



Andrew Craig



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 of the buyers solicitor receiving the contract pack and completion in a further 14 days.

Administration Fee:

Applied to each lot is a non refundable Administration Fee of £500 plus VAT (£600.00) which is payable by the successful buyer in addition to the deposit.

Bidding at Auction:

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 bidders 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 require sight of the account details the deposit funds are coming from and details of how the balance is to be funded. We reserve the right to conduct a soft imprint online identification search on any bidder/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:

Variation to this Catalogue An addendum will be available at the auction showing any alterations to the information contained in the catalogue and will be announced by the Auctioneer prior to the lot being offered for sale. It is the Buyers responsibility to check this prior to bidding or attending the auction and we accept no liability for the Buyer (or the Buyer's representative) not doing so. 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	13 Taylor Street, Consett	DH8 5RQ	JW Wood Estate Agents
Lot 2	100 Poplar Street, Ashington	NE63 0AY	Rook Matthews Sayer
Lot 3	2a Powlett Road, Hartlepool	TS24 8LZ	Rook Matthews Sayer
Lot 4	3 Dipton Road, Stockton	TS19 8JW	Michael Poole
Lot 5	9 Hartford, Ashington	NE63 0LD	Rook Matthews Sayer
Lot 6	7 Seventh Street, Blackhall	TS27 4ET	Kimmitt & Roberts
Lot 7	23 Langholme Court, East Boldon	NE36 0JZ	Andrew Craig
Lot 8	79 Griesdale Crescent, Eston	TS6 7QL	Michael Poole
Lot 9	62 Henry Nelson Street, South Shields	NE33 2EZ	Andrew Craig
Lot 10	Marske Medical Centre, Hall Road, Marske By The Sea	TS11 6BW	Michael Poole
Lot 11	21 Fox Street, Thornhill, Sunderland	SR2 7NF	Andrew Craig
Lot 12	6 St Andrews Terrace, Bishop Auckland	DL14 6DS	JW Wood Estate Agents
Lot 13	9 Wye Road, Hebburn	NE31 2DF	Andrew Craig
Lot 14	62 Northcote Street, South Shields	NE33 4DJ	Andrew Craig
Lot 15	19 High Street, Broseley	TF12 5HZ	Harwood
Lot 16	Car Park Adjacent Summerhill House, Newcastle	NE4 6QZ	Rook Matthews Sayer
Lot 17	25 Bradley Street, Easington Colliery	SR8 3SB	Kimmitt & Roberts
Lot 18	Unit 27, Third Avenue, Chester Le Street	DH2 1AY	
Lot 19	42 Princes Street, Bishop Auckland	DL14 7BA	JW Wood Estate Agents
Lot 20	42 Langley Avenue, Stockton	TS17 7HE	Michael Poole
Lot 21	Oakwood Residential Home, South Crescent, Houghton	DH4 6AG	Rook Matthews Sayer
Lot 22	13 Argent Street, Easington Colliery	SR8 3QA	Kimmitt & Roberts
Lot 23	18/18a Station Road Redcar	TS10 1AQ	Michael Poole
Lot 24	5 South View Place, Cramlington Village	NE23 1DX	Mike Rogerson
Lot 25	10 Eleventh Street, Horden, Peterlee	SR8 4QQ	Kimmitt & Roberts
Lot 26	Bethel House, Dudley, Cramlington	NE23 7QD	Mike Rogerson
Lot 27	16 West Percy Street, North Shields	NE29 0AG	Rook Matthews Sayer
Lot 28	2 Lightfoot Grove, Stockton	TS18 3EE	Michael Poole
Lot 29	274 Taylor Street, South Shields	NE33 5AW	Andrew Craig
Lot 30	32 Warren Street, Horden, Peterlee	SR8 4NA	Kimmitt & Roberts
Lot 31	4 Dennison Street, Stockton	TS18 3JJ	Michael Poole
Lot 32	2 Edendale Terrace, Horden, Peterlee	SR8 4RD	Kimmitt & Roberts
Lot 33	33-35 Brancepeth Avenue, Newcastle	NE4 8EA	Rook Matthews Sayer
Lot 34	45 St Pauls Road, Stockton	TS17 6LH	Michael Poole
Lot 35	101 Camden Street, Stockton	TS18 3LA	Michael Poole
Lot 36	34 Inchape Terrace, Grant Houses	SR8 3ST	Kimmitt & Roberts
Lot 37	149 Victoria Street, Shotton	DH6 2QN	Kimmitt & Roberts
Lot 38	43 South Durham Court, Hendon, Sunderland	SR1 2JA	Andrew Craig
Lot 39	105 Mansfield Avenue, Thornaby	TS17 7HZ	Michael Poole
Lot 40	21 Rowlandson Terrace, Sunderland	SR2 7SU	Andrew Craig
Lot 41	24 Quantock Place, Peterlee	SR8 2LN	Kimmitt & Roberts
Lot 42	8 Frazer Terrace, Pelaw	NE10 0YA	Rook Matthews Sayer
Lot 43	18 Beech Grove Terrace South, Crawcrook	NE40 4TW	Rook Matthews Sayer
Lot 44	180 Canning Street, Benwell, Newcastle	NE4 8UJ	Rook Matthews Sayer
Lot 45	13 Lightfoot Grove, Stockton	TS18 3EE	Michael Poole
Lot 46	128 Colston Street, Newcastle	NE4 8UN	Rook Matthews Sayer
Lot 47	64 Fifth Street, Horden, Peterlee	SR8 4LA	Kimmitt & Roberts



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	10 Denwick Avenue, Newcastle	NE15 8SQ	Rook Matthews Sayer
Lot 49	11 York House, Townend Farm, Sunderland	SR5 4DR	Andrew Craig
Lot 50	9 Ely Way, Jarrow	NE32 4TU	Andrew Craig
OPTION 2			
Lot 51	19 Norbury Grove, Walker	NE6 2TA	Rook Matthews Sayer
Lot 52	11 Cragside View, Rothbury	NE65 7YU	Rook Matthews Sayer
Lot 53	Woodcote, 12 The Bungalows, Shotton	DH6 2PY	Kimmitt & Roberts
Lot 54	230 High Street, Gosforth	NE3 1HH	Rook Matthews Sayer
Lot 55	152 Hugh Gardens, Newcastle	NE4 8PQ	Rook Matthews Sayer
Lot 56	35 Council Road, Ashington	NE63 8RZ	Rook Matthews Sayer
Lot 57	39 Hillcrest Avenue, Fairfield	TS18 5AF	Michael Poole
Lot 58	11 Acomb Court, Killingworth	NE12 6YN	Rook Matthews Sayer
Lot 59	119 Bishopton Road West, Stockton	TS19 7HD	Michael Poole
Lot 60	68 Beverley Way, Peterlee	SR8 2AT	Kimmitt & Roberts
Lot 61	16 College View, Durham	DH7 7DY	JW Wood Estate Agents
Lot 62	7 Dudley Walk, Redcar	TS10 2LN	Michael Poole
Lot 63	The Old Chapel, 66a Park Road, Blackhill, Consett	DH8 5SR	JW Wood Estate Agents
Lot 64	Majors Rocks, Lock Tay Highland Lodges	FK21 8TY	Michael Poole
Lot 65	11 Holly Avenue, Ryton	NE40 3PP	Rook Matthews Sayer
Lot 66	21 Grange Farm Road, Grangetown, Middlesbrough	TS6 7HP	Michael Poole
Lot 67	82 Soane Gardens, South Shields	NE34 8NN	Andrew Craig
Lot 68	15 Wheathall Drive , Whitburn, Sunderland	SR6 7HD	Andrew Craig
Lot 69	2 Church Terrace, Shilbottle	NE66 2YD	Rook Matthews Sayer
Lot 70	20 Duke Street, Whitley Bay	NE26 3PP	Rook Matthews Sayer
Lot 71	8 Ribble Walk, Jarrow	NE32 4DA	Andrew Craig
Lot 72	21 Kenilworth Way, Redcar	TS10 2LS	Michael Poole
Lot 73	17 Carrfield Road, Newcastle	NE3 3BA	Andrew Craig
Lot 74	6 Ferndale, South Shields	NE34 8BS	Andrew Craig
Lot 75	17 Ushaw Road, Hebburn	NE31 2YA	Andrew Craig
Lot 76	6 Primrose Avenue, South Shields	NE34 0AN	Andrew Craig
Lot 77	210 Sunnyside, Coulby Newham	TS8 0RF	Michael Poole
Lot 78	34 Ellerton Road, Hartburn, Stockton	TS18 5PU	Michael Poole
Lot 79	12 Woburn Drive, Bedlington	NE22 5YB	Rook Matthews Sayer
Lot 80	28 Coppice Hill, Esh Winning	DH7 9QQ	JW Wood Estate Agents
Lot 81	17 Ravenburn Gardens, Denton Burn	NE15 7HU	Rook Matthews Sayer
Lot 82	42 Breamish Street, Jarrow	NE32 5SH	Andrew Craig/Mike Rogerson
Lot 83	15 Birchington Avenue, South Shields	NE33 4TY	Andrew Craig
Lot 84	54 Gill Street Consett	DH8 7JT	JW Wood Estate Agents
Lot 85	10 The Bridges, South Shields	NE33 3LT	Andrew Craig
Lot 86	110 Bowman Street, Darlington	DL3 0ER	JW Wood Estate Agents
Lot 87	26 Skerne Close, Peterlee	SR8 1HS	Kimmitt & Roberts
Lot 88	34/36 Hampstead Road, Benwell, Newcastle	NE4 8AD	Rook Matthews Sayer
Lot 89	5 Meadowfield , Ashington	NE63 9TR	Rook Matthews Sayer
Lot 90	187 Saltwell Road, Gateshead	NE8 4TL	Andrew Craig
Lot 91	63 The Green, Stockton	TS17 0AN	Michael Poole
Lot 92	56 Pont Street, Ashington	NE63 0PZ	Rook Matthews Sayer
Lot 93	7 Meadowfield, Burnhope, Stanley	DH7 0EJ	JW Wood Estate Agents



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	19 Rockcliffe South Shields	NE33 3JH	Andrew Craig
Lot 95	18 Pontopsyde, Dipton, Stanley	DH9 9EG	JW Wood Estate Agents
Lot 96	71 Grange Road, Morpeth	NE61 2UE	Rook Matthews Sayer
Lot 97	4 Claypath Court, Durham	DH1 1QE	JW Wood Estate Agents
Lot 98	174 Durham Road, Stockton on Tees	TS19 0PS	Michael Poole
Lot 99	11 Hampshire Way, South Shields	NE34 7HW	Andrew Craig
Lot 100	2 Whickham Road, Hebburn	NE31 1QX	Andrew Craig
Lot 101	51 Middleham Close, Chester Le Street	DH2 1TA	JW Wood Estate Agents
Lot 102	57 Langdale Crescent, Grangetown, Middlesbrough	TS6 7RB	Michael Poole
Lot 103	71 Milbank Terrace Shotton, Peterlee	DH6 2NT	Kimmitt & Roberts
Lot 104	75 Northcote Street, South Shields	NE33 4DJ	Andrew Craig
Lot 105	494 Eastgarth, Newbiggin Hall	NE5 4HR	Rook Matthews Sayer

Option 1

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

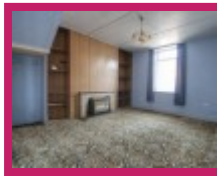
Lot No. 1

13 Taylor Street, Consett DH8 5RQ



Description:

The house is located on the corner of Taylor Street and Seymour Street, and has gas central heating via combi. boiler, with accommodation comprising: entrance lobby, hallway, front room with large bay window (former shop front), sitting room through to rear kitchen, half landing to bathroom and the first floor landing leading to three bedrooms. There is access from the kitchen out to a garage, with wooden doors, but there is no outside space with the property.



EPC Band D

Call: J W Woods 01207 502109

Price Guide: £24,950+

Lot No. 2

100 Poplar Street, Ashington NE63 0AY



Description:

A three bedroom mid terrace house situated on Poplar Street and offered for sale with vacant possession.

The accommodation comprises entrance lobby, living room, dining room, kitchen, rear lobby. First floor are three bedrooms and a bathroom/wc. Townhouse garden to front and yard to rear.



EPC Band F

Call: Rook Matthews Sayer 01670 850850

Price Guide: £30,000+

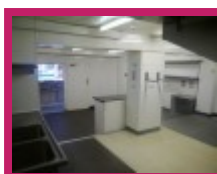
Lot No. 3

2a Powlett Road, Hartlepool TS24 8LZ



Description:

Investment opportunity in popular Cleveland town. Tenanted takeaway. Rental income £6,360 per annum, generating a yield of 15.9% on guide price. Ground floor and loft area 72.7 sq.m. (782.54 sq.ft.). Busy main road location. Pizza takeaway business on 15 year lease (from August 2016). Low/no rates. Fantastic investment with A5 hot food use



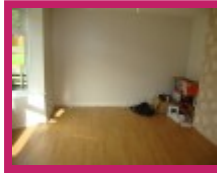
Call: Rook Matthews Sayer 0191 2120000

Price Guide: £40,000+

Lot No. 4
3 Dipton Road, Stockton TS19 8JW
Michael Poole

Description:

A 3 bedroom semi detached house offered for sale with vacant possession and appealing to a wide variety of buyers. The property does require some updating but benefits include double glazed windows, gas central heating and gardens. The property briefly comprises the entrance hall, living room, dining room, kitchen, to the first floor, there are 3 bedrooms, separate w.c and a bathroom. Externally there is a small garden to the front and a garden to the rear of the property.



EPC Band D

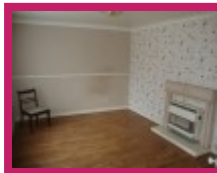
Call: Michael Poole 01642 355000

Price Guide: £45,000+

Lot No. 5
9 Hartford, Ashington NE63 0LD
**ROOK
MATTHEWS
SAYER**

Description:

An opportunity to purchase a three bed semi detached house with two reception rooms, the property is offered for sale with vacant possession and is in need of some refurbishment and modernisation. The property benefits include double glazed windows, gas central heating and gardens to both front and rear of the property. Property briefly comprises of entrance hall, living room, dining room, kitchen, bathroom, three bedrooms externally there is a lawn garden to front and rear.



EPC Band tbc

Call: Rook Matthews Sayer 01670 850850

Price Guide: £39,950+

Lot No. 6
7 Seventh Street, Blackhall TS27 4ET
kimmitt & roberts

Description:

OPEN VIEWING - FRIDAY 22ND SEPTEMBER AT 2:00PM.

We are pleased to offer for sale this two bedroomed mid terrace property which is in need of some cosmetic updating. The property briefly comprises lounge, dining room, kitchen, bathroom/wc, two bedrooms to first floor and yard to rear.

EPC band: D

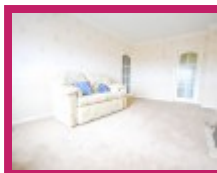
Call: Kimmitt and Roberts 0191 5183334

Price Guide: £20,000+

Lot No. 7
23 Langholme Court, East Boldon NE36 0JZ
Andrew Craig

Description:

This second floor apartment (for over 60s) is ideally located within East Boldon giving convenient access to bus and Metro links as well as local shops. Langholm Court offers retirement living & benefits from secure entry system, lift, communal lounge, laundry room, House warden assistance. The apartment comprises: Lounge, larger than average kitchen, one bedroom with fitted wardrobes & shower room. Offered with no chain & early viewing strongly recommended.



EPC Band C

Call: Andrew Craig 0191 5190011

Price Guide: £35,000+

Lot No. 8

79 Griesdale Crescent, Eston TS6 7QL

Michael Poole

Description:

The property offers two floors of living accommodation and briefly comprises, porch, hallway, lounge, dining room, kitchen, lobby, WC, landing, three bedrooms and a family bathroom. Externally, enclosed gardens to the front and rear along with off street parking and detached garage.
EPC Band F


Call: Michael Poole 01642 955180

Price Guide: £34,950+

Lot No. 9

62 Henry Nelson Street, South Shields NE33 2EZ

Andrew Craig

Description:

Two bedroom first floor flat located close to Marine Park and the Sea Front. This property would be an ideal investment opportunity and is in need of works. Briefly the property comprises entrance with stairs to first floor, lounge, additional reception room, kitchen, bathroom and two bedrooms.

EPC band TBC

Call: Andrew Craig 0191 4271722

Price Guide: £35,000+

Lot No. 10

Marske Medical Centre, Hall Road, Marske By The Sea TS11 6BW

Michael Poole

Description:

A Purpose Built Former Medical Centre Situated Within the Popular Village of Marske by the Sea. This Sizeable Building is Situated Within the Heart of a Residential Area and Sits on a Large Plot Which Includes Two Car Parks and Private Road.
EPC Band C


Call: Michael Poole 01642 285041

Price Guide: £175,000+

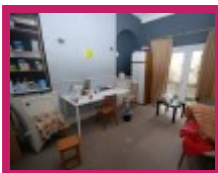
Lot No. 11

21 Fox Street, Thornhill, Sunderland SR2 7NF

Andrew Craig

Description:

A three bedroom two reception room end terraced property offering an ideal family sized home close to the City Centre, schools and transport links. Upvc double glazing and gas central heating are included and there is a yard to the rear.



EPC Band D

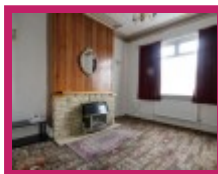
Call: Andrew Craig 0191 5653377

Price Guide: £74,950+

Lot No. 12
6 St Andrews Terrace, Bishop Auckland DL14 6DS

Description:

Requiring cosmetic refurbishment, but with the benefit of uPVC double glazing and gas central heating to radiators. Conveniently situated, this two reception room, two bedroom mid terraced property would make a comfortable home. With forecourt front garden and yard to rear. Offered with immediate vacant possession.



EPC Band D

Call: J W Woods 01388 604273

Price Guide: £24,950+

Lot No. 13
9 Wye Road, Hebburn NE31 2DF
Andrew Craig

Description:

Spacious ground floor flat occupying a corner position on Wye Road in Hebburn offering an ideal investment opportunity as the property is offered Tenanted which generates an income of approx. £400.00pcm. The accommodation comprises Entrance hall, lounge with gas fire. Kitchen, Two bedrooms and bathroom with three piece suite. Externally there is a lawned and block paved area to the front with a yard to rear.

EPC Band D

Call: Andrew Craig 0191 4281428

Price Guide: £39,950+

Lot No. 14
62 Northcote Street, South Shields NE33 4DJ
Andrew Craig

Description:

Three bedroom upper flat ideal first time buy or investor purchase in this good location close to the town centre and near by metro link. Briefly the property comprises entrance hallway with stairs to first floor landing, living room open plan through to the kitchen, rear hallway, bathroom and three bedrooms. Externally there is a shared yard.

EPC Band E

Call: Andrew Craig 0191 4271722

Price Guide: £39,950+

Lot No. 15
19 High Street, Broseley TF12 5HZ

Description:

Interesting opportunity to redevelop one of Broseleys most recognisable buildings. The former Lloyds Bank in High Street occupies a prominent position and would make a most interesting dwelling or business premises. The property has many interesting features including high ceilings, attractive mullioned windows and two walk in high security safes. Gated courtyard parking to the rear. Vacant possession.



EPC Band D

Call: Harwood 01952 881010

Price Guide: £185,000+

Lot No. 16
Car Park Adjacent Summerhill House, Newcastle NE4 6QZ
**ROOK
MATTHEWS
SAYER**

Description:

The car park is situated on Westmorland Road close to Scotswood Road (A695). It is largely a residential location with Newcastle collage also within walking distance. A level surfaced area currently used as a car park with Planning Permission for the erection of a 3 storey apartment block consisting of 6 apartments creating 36 bed spaces (3x5 bed Class C4 HMOs and 3 x 7 bed Sui Generis HMOs) with associated landscaping, parking and bin store, as amended by plans received 4 December 2015 Planning Reference 2015/1037/01/DET, Date of Decision 25 January 2016
EPC Band N/A


Call: Rook Matthews Sayer 0191 2120000

Price Guide: £120,000+

Lot No. 17
25 Bradley Street, Easington Colliery SR8 3SB
kimmitt & roberts

Description:

Once refurbished we offer a great buy to let opportunity for this 2 bed mid terrace house currently offered for sale with vacant possession. The likely rental income to be in the region of £325 pcm, £3,900 per annum.

The property briefly comprises, entrance hall, living room, kitchen, to the first floor, 2 bedrooms and a bath/w.c. externally there is a yard to the rear of the property.
EPC Band F

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £14,950+

Lot No. 18
Unit 27, Third Avenue, Chester Le Street DH2 1AY

Description:

The unit comprises a single storey steel portal frame building of brick construction to dado level with corrugated sheeting above lined internally with insulation panels under a similarly constructed roof. Internally, the warehouse area has a concrete floor, high bay sodium lighting and a minimum eaves height of 4.8m to the underside of the haunch and a maximum eaves height of 7m to the apex. Vehicular access to the unit is via roller shutter doors opening on to a yard and parking area. Within the unit, there are also two storey offices incorporating perimeter trunking and strip lighting. Amenities include WC and kitchen/rest areas.

We are advised that the rateable value of the premises as at 1 April 2017 is £23,000 and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 49.7p in the pound. However, interested parties should confirm the current position with the Local Authority

Call: 01661 831360

Price Guide: £149,950+

Lot No. 19
42 Princes Street, Bishop Auckland DL14 7BA
**WOOD
ESTATE AGENTS**

Description:

Conveniently situated for the town centre, this deceptively spacious mid-terraced property with modern kitchen and bathroom is sure to appeal to a variety of purchasers. With an entrance lobby, lounge with arch to dining room and fitted kitchen to the ground floor and two bedrooms, a versatile study or play space and bathroom upstairs. There is an enclosed yard to the rear. With the benefit of double glazed windows and gas central heating and offered for sale with immediate vacant possession.



EPC Band D

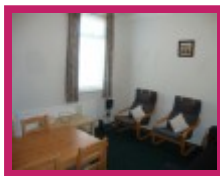
Call: J W Woods 01388 604273

Price Guide: £34,950+

Lot No. 20
42 Langley Avenue, Stockton TS17 7HE
Michael Poole

Description:

Situated on this residential street is this two bedroom, two reception mid terrace house let to three people and generating an annual income of £8,235 (24/06/17 - 22/06/18) . This well presented property benefits from an alarm, double glazed windows, gas central heating, fitted kitchen. The accommodation comprises of entrance porch and hallway, living room/bedroom, dining room, kitchen, utility room, two bedrooms a bathroom and a separate shower room to the first floor. Yard to rear.



EPC Band D

Call: Michael Poole 01642 355000

Price Guide: £34,950+

Lot No. 21
Oakwood Residential Home, South Crescent, Houghton DH4 6AG
**ROOK
MATTHEWS
SAYER**

Description:

This former care home is a two storey red brick building with pitched slate roof. The property formerly consisted of 19 bedrooms, 3 bathrooms, 3 W/C, kitchen, dining room, lounge, staff room, 2 offices and washroom. Proposed change of use from residential care home to 11 residential apartments via internal alterations with ancillary parking consisting five two bedroom flats and six one bedroom studios has been granted although we are only verbally advised of this, some of the works have already been undertaken. Further information can be found at Durham County Council Planning Portal, Planning No 2/12/00197/FUL EPC Band D


Call: Rook Matthews Sayer 0191 2120000

Price Guide: £140,000+

Lot No. 22
13 Argent Street, Easington Colliery SR8 3QA
kimmitt & roberts

Description:

An investment opportunity to purchase this 3 bed, 2 reception room mid terrace house being offered for sale with vacant possession. The property benefits include double glazed window's, however, it does require some updating and modernising. the property briefly comprises entrance hall, living room, dining room, kitchen to the ground floor. There are 3 bedrooms and a shower room to the first floor. Once refurbished, the property could generate an income of approximately £325pcm, £3,900 per annum. EPC Band D

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £14,950+

Lot No. 23
18/18a Station Road Redcar TS10 1AQ
Michael Poole

Description:

An Excellent Opportunity to Acquire a Former Shop and First Floor Flat with Tenant. Situated in the Heart of the Town of Redcar. Offered to the Market with No Onward Chain. This is a Superb Opportunity and we Advise Early Viewing to Avoid Disappointment. 18a Station Road is rented at £425pcm from 03 July 2015 for 12 months.



EPC Band 18a D

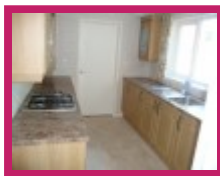
Call: Michael Poole 01642 285041

Price Guide: £89,995+

Lot No. 24
5 South View Place, Cramlington Village NE23 1DX
**MIKE
ROGERSON**

Description:

A three bedroom, two reception room detached family house situated within a popular residential area within close proximity of Cramlington shopping centre and the facilities which it has to offer. The property requires some upgrading and refurbishment however it does retain some of its original features, other benefits include double glazed windows, gas central heating via combination boiler, fitted kitchen. The property briefly comprises entrance lobby, entrance hall, living room, dining room, kitchen and a bathroom/W.C. to the ground floor. There are three bedrooms to the first floor. Externally there is a townhouse garden to the front with an enclosed yard to the rear.



EPC Band D

Call: Mike Rogerson 01670 732400

Price Guide: £139,950+

Lot No. 25
10 Eleventh Street, Horden, Peterlee SR8 4QQ
kimmitt & roberts

Description:

OPEN VIEWING - FRIDAY 22ND SEPTEMBER AT 1:45PM.

Ideal purchase for the investor. This two bed mid terrace property comes with a lounge, kitchen, two bedrooms to first floor and bathroom/w.c. Externally there is a rear yard. In need of some cosmetic updating.

EPC band: E

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £17,000+

Lot No. 26
Bethel House, Dudley, Cramlington NE23 7QD
**MIKE
ROGERSON**

Description:

Mike Rogerson Estate Agents are proud to offer this rare to the market former Methodist Chapel, thought to have been built circa 1899, with spacious accommodation throughout, this property would make a fantastic family home or could potentially offer investment potential for a property developer. The layout of the accommodation on offer briefly comprises; entrance hallway, kitchen / family breakfast room, family room, utility room, W.C., inner hallway, master bedroom with ensuite, bedroom two, bedroom three, bathroom / W.C., lounge, storage room, and to the first floor, landing, bedroom four, bedroom five / study, externally there is off street parking for a number of cars and town gardens to three sides of the property.



EPC Band D

Call: Mike Rogerson 01670 732400

Price Guide: £249,950+

Lot No. 27
16 West Percy Street, North Shields NE29 0AG
**ROOK
MATTHEWS
SAYER**

Description:

The premises are located in the centre of the central retail district which serves this popular town. North Shields is located approximately 7 miles due east of Newcastle upon Tyne and is easily found via the A1058 Coast Road. The premises enjoy a prime location in the heart of the town centre and enjoy all the benefits of this position. There are excellent levels of passing trade and surrounding shops and offices generate heavy footfall. The unit is situated on the ground and first floors of a mid terrace two storey property, it has recently had fitted a new shop front. There is ample on street parking directly outside. The unit until recently has traded as an Indian takeaway and still retains the extractor system and stainless steel sinks. The units total floor area is circa 134.4 sq. m. (voa) consisting customer waiting area, kitchen, store and w/c facilities on the ground floor with 3 offices and w/c to the first floor

EPC Band D

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £69,950+

Lot No. 28
2 Lightfoot Grove, Stockton TS18 3EE
Michael Poole

Description:

A 3 bedroom, 2 reception mid terrace house which has been upgraded and modernised by the current vendor. The property does benefit from double glazed windows, gas central heating and is currently let as a 3 bedroomed house on a 12 month (university year 17 -18 - 24/06/17 - 22/06/18) agreement at £9,450 per annum. Retaining character with coving, dado rail, timber stripped flooring to stated room and has been modernised to benefit from gas central heating, double glazed windows and a fitted kitchen. The property briefly comprises entrance lobby, entrance hall, living room, dining room/bedroom, kitchen, 3 further bedrooms, bathroom and externally a yard to the rear.



EPC Band C

Call: Michael Poole 01642 355000

Price Guide: £44,950+

Lot No. 29
274 Taylor Street, South Shields NE33 5AW
Andrew Craig

Description:

Two bedroom mid terrace property for sale located close to the town centre, transport links and road links. In need of renovation work this property would be an ideal investment opportunity. Briefly the property comprises entrance hallway, lounge, kitchen breakfast room, rear hallway leading to ground floor W.C. To the first floor is the bathroom and two bedrooms. Externally there is a rear yard. Call now to register your interest.



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £39,950+

Lot No. 30
32 Warren Street, Horden, Peterlee SR8 4NA
kimmitt & roberts

Description:

OPEN VIEWING - FRIDAY 22ND SEPTEMBER AT 1:30PM.

Great opportunity for the investor to acquire this two bedroomed mid terrace property which comprises lounge, kitchen, two bedrooms, bathroom/w.c and a yard to the rear.
EPC band: D

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £17,000+

Lot No. 31
4 Dennison Street, Stockton TS18 3JJ
Michael Poole

Description:

An opportunity to buy this double fronted gable end terrace house currently let to four students generating an income of £10,980 per year (24/06/17 - 22/06/17).

The property benefits from double glazed windows, gas central heating and a fitted kitchen and modern bathroom suite. The accommodation briefly comprises entrance lobby, entrance hall, living room, dining room/bedroom, kitchen, three bedrooms and a bathroom/wc to the first floor. Yard to rear and garage to side.

EPC Band D the vendor has advised that since the EPC has been carried out, the property has had external insulation installed.



EPC Band D

Call: Michael Poole 01642 355000

Price Guide: £44,950+

Lot No. 32
2 Edendale Terrace, Horden, Peterlee SR8 4RD
kimmitt & roberts

Description:

A well presented two bedroom mid terrace located on this no through road and offered for sale with vacant possession. The property benefits include double glazed windows, gas central heating and a refitted kitchen.

Property briefly comprises of entrance hall, living room, kitchen. To the first floor landing there are two bedrooms and a shower room. Externally there is a yard to rear and paved garden to front.



EPC Band C

Call: Kimmitt and Roberts 0191 5183334

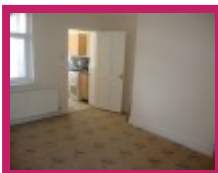
Price Guide: £29,950+

Lot No. 33
33-35 Brancepeth Avenue, Newcastle NE4 8EA
**ROOK
MATTHEWS
SAYER**

Description:

An Investment opportunity to purchase this pair of flats which has some refurbishment and modernisation works carried out. Offered for sale with vacant possession both properties benefit from double glazed windows, refitted kitchens and bathrooms and gas central heating. Comprises of a three bedroom upper flat and two bedroom lower flat.

EPC Band D for 33 Brancepeth EPC Band C for 35 Brancepeth


Call: Rook Matthews Sayer 0191 2744661

Price Guide: £69,950+

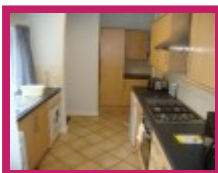
Lot No. 34
45 St Pauls Road, Stockton TS17 6LH
Michael Poole

Description:

A well proportioned three bedroom, three reception mid terrace house located on this residential street and currently let to five students generating an annual income of £13,950 (24/06/17 - 22/06/18).

The property offers well presented accommodation and benefits include double glazed windows, gas central heating, an alarm, fitted kitchen and yard to rear.

The accommodation comprises entrance, living room/bedroom, dining room/bedroom, breakfast room, kitchen, first floor are three bedrooms, bathroom, separate wc.



EPC Band D

Call: Michael Poole 01642 355000

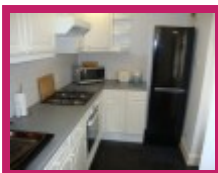
Price Guide: £44,950+

Lot No. 35
101 Camden Street, Stockton TS18 3LA
Michael Poole

Description:

Fronted onto a pedestrian walkway is this well presented two bedroom, two reception mid terrace house we are advised has been previously let to three students generating an annual income of £8235 per annum and is currently vacant awaiting tenants. The property benefits include an alarm, double glazed windows, gas central heating and a yard to the rear. The property briefly comprises entrance hall, living room/bedroom, dining room, kitchen, two bedrooms and a bathroom/wc to the first floor.

EPC Band E - the vendor has advised that since the EPC has been carried out, the property has had external insulation installed.


Call: Michael Poole 01642 355000

Price Guide: £34,950+

Lot No. 36
34 Inchape Terrace, Grant Houses SR8 3ST
kimmitt & roberts

Description:

A perfect opportunity for the first time buyer to acquire this extended two bedroomed mid terrace home which offers gas central heating system via combi boiler and double glazing. Offering an extended lounge providing extra living space, separate dining room, ground floor bathroom/W.C and refitted high gloss kitchen with built in appliances. The exterior enjoys an enclosed garden to front elevation enjoying raised patio area and enclosed yard.



EPC Band C

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £39,950+

Lot No. 37
149 Victoria Street, Shotton DH6 2QN
kimmitt & roberts

Description:

An ideal opportunity for the local investor to acquire this deceptively spacious 2/3 bed mid terrace which has been re-roofed and rewired over recent years and comes with gas central heating system (combi boiler) and double glazing but does require some cosmetic updating. Briefly comprising entrance hall, lounge, dining room, kitchen, bath/w.c, 2/3 beds and rear yard.

EPC Band D

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £25,000+

Lot No. 38
43 South Durham Court, Hendon, Sunderland SR1 2JA
Andrew Craig

Description:

A well presented two double bedroom Sixth floor apartment enjoying sea views over Sunderland Docks. To the ground floor there are stairs and a lift to all floors and access to the residents lounge, computer room, laundry room and well maintained communal gardens. There is also secure parking, electric heating and upvc double glazing. Close to City Centre and the Coast. An ideal investment property that must be viewed to appreciate.



EPC Band D

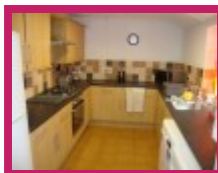
Call: Andrew Craig 0191 5653377

Price Guide: £27,000+

Lot No. 39
105 Mansfield Avenue, Thornaby TS17 7HZ
Michael Poole

Description:

A light and spacious end terrace house offering versatile accommodation and currently let to four students generating an annual income of £11,346, (24/06/17 - 22/06/18). Retaining some original features of ceiling coving and dado rails it has been modernised over the years to include double glazed windows, gas central heating, CCTV, an alarm and a fitted kitchen. The accommodation comprises entrance hall, living room/bedroom, dining room/bedroom, breakfasting kitchen, first floor are two bedrooms a shower room and a bathroom. Externally there is a townhouse garden to the front and a yard to the rear with a planted area. EPC Band D


Call: Michael Poole 01642 355000

Price Guide: £44,950+

Lot No. 40
21 Rowlandson Terrace, Sunderland SR2 7SU
Andrew Craig

Description:

Viewing is a must to appreciate the size this extended seven bedroom period style home offers. Set over three storeys retaining many original period features. Previously the property has been a Dental Surgery however, now in use as a residential dwelling, but there may be the option to change back to commercial usage. Incorporating original sash style windows and fireplaces, impressive high ceilings and spacious landings, good size front garden and garage to rear for secure off road parking. Situated upon a sought after street on outskirts of the City Centre within a conservation area, giving easy access to a wide range of amenities including local schools, shops and transport links.



EPC Band F

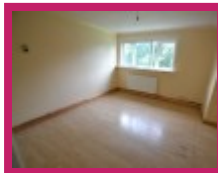
Call: Andrew Craig 0191 5653377

Price Guide: £159,950+

Lot No. 41
24 Quantock Place, Peterlee SR8 2LN
kimmitt & roberts

Description:

An ideal opportunity for the local investor or first time buyer to acquire this one bedroom first floor flat which comes with gas central heating system (combi boiler), double glazing and briefly comprises Entrance hall, lounge, kitchen, bedroom and bathroom/w.c., Situated in a block of 4 storeys with secured communal entrance.



EPC Band D

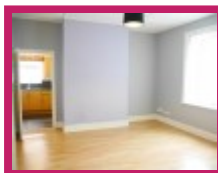
Call: Kimmitt and Roberts 0191 5183334

Price Guide: £27,950+

Lot No. 42
8 Frazer Terrace, Pelaw NE10 0YA
**ROOK
MATTHEWS
SAYER**

Description:

The property is located on the corner of Frazer Terrace and York Street, Pelaw opposite Aldi and new Lidl store. The well-presented investment comprises a ground floor retail unit current let to Meet & Greet a gift shop / tea room and large house located over the ground and first floors, it consists living room kitchen on the ground floor and 3 bedrooms and bathroom on the first. The house benefits from gas central heating and double glazing. The Rental Income for the retail unit is currently £7,800 per annum with the house recently become vacant but was previously let at £7,800 per annum.



EPC Band D

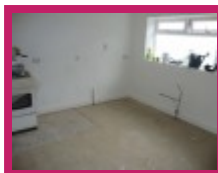
Call: Rook Matthews Sayer 0191 2120000

Price Guide: £165,000+

Lot No. 43
18 Beech Grove Terrace South, Crawcrook NE40 4TW
**ROOK
MATTHEWS
SAYER**

Description:

A two bedroomed mid terrace house offered for sale with vacant possession and located within this residential area close to local amenities. The property has had some refurbishment carried out on the wiring, works carried out by Ambient Preservation regarding dry rot however does require further works for example fitting of a kitchen. The property briefly comprises of an entrance door to living room, kitchen, rear lobby and a bathroom/w.c. To the first floor there are two bedrooms. Externally there is a yard to the rear and a lawned garden with borders to the front.



EPC Band to be confirmed.

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £59,950+

Lot No. 44
180 Canning Street, Benwell, Newcastle NE4 8UJ
**ROOK
MATTHEWS
SAYER**

Description:

A two bedroom ground floor flat situated on Canning Street at the top end close to West Road and all of the amenities that it has to offer. The property benefits include an alarm (new buyer will need to take over the contract) gas central heating, double glazing and is offered for sale with vacant possession. Property briefly comprises of entrance lobby, two bedrooms, living room, shower room, kitchen. Externally there is a yard to the rear. EPC Band E

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £38,950+

Lot No. 45
13 Lightfoot Grove, Stockton TS18 3EE
Michael Poole

Description:

A 3 bedroom, 2 reception mid terrace house which has been upgraded and modernised by the current vendor yet still retains many character features. With double glazed windows, gas central heating and is currently let as a 4 bedroomed house on a 12 month university year (24/06/17 - 22/06/18) agreement at £10,980 per annum. The property briefly comprises entrance lobby, entrance hall, living room, dining room/bedroom, kitchen, bathroom, shower room, 3 bedrooms. Externally there is a yard to the rear with access to an outhouse and there is a townhouse garden to the front. EPC Band F- the vendor has advised that since the EPC has been carried out, the property has had external insulation installed.


Call: Michael Poole 01642 355000

Price Guide: £44,950+

Lot No. 46
128 Colston Street, Newcastle NE4 8UN
**ROOK
MATTHEWS
SAYER**

Description:

Located in this popular Buy To Let area of Benwell is this three bedroom first floor flat. We are advised that the property is currently tenanted at £400pcm (awaiting a copy of the tenancy agreement) There are an array of amenities nearby to include local shops, restaurants and public transport links into and around Newcastle City Centre. Benefits include double glazing and gas central heating. Comprising:- Stairs to first floor, landing, lounge, kitchen, bathroom and three bedrooms. Yard to rear.



EPC Band D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £39,950+

Lot No. 47
64 Fifth Street, Horden, Peterlee SR8 4LA
kimmitt & roberts

Description:

We welcome for sale this two bedroom end of terrace property situated on Fifth Street, Horden. The property briefly comprises of: Lounge, kitchen/dining room, two bedrooms and a family bathroom. Externally the property benefits from a rear yard. This property is in need of modernisation

EPC Band D

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £19,950+

Lot No. 48

10 Denwick Avenue, Newcastle NE15 8SQ


Description:

Two bedroom ground floor flat situated on Denwick Avenue in Lemington. The property briefly comprises an entrance hall, lounge, kitchen, two bedrooms and a bathroom/w.c. Modern features include double glazing and gas central radiator. Externally there is a enclosed gravelled garden to the front.

EPC Band D

Call: Rook Matthews Sayer 0191 267 1031

Price Guide: £40,000+

Lot No. 49

11 York House, Townend Farm, Sunderland SR5 4DR

Andrew Craig

Description:

A well presented two bedroom second floor (top floor) apartment situated within this popular residential area which will appeal to both the buy to let investor and private residential buyer alike. The property benefits include double glazed window, gas central heating and is offered for sale with vacant possession.

Property briefly comprises of communal entrance hall, entrance hall, two bedrooms, bathroom, kitchen, living room. Externally there is communal off street parking for residents.

EPC Band D


Call: Andrew Craig 0191 5160239

Price Guide: £29,950+

Lot No. 50

9 Ely Way, Jarrow NE32 4TU

Andrew Craig

Description:

A well presented two bedroom ground floor flat with open aspect to the front. With gas central heating and double glazing the property offers well appointed accommodation for a variety of buyers and an early inspection is strongly recommended. Briefly the accommodation comprises of entrance porch, lounge with feature fireplace, kitchen with range of base and wall cupboards and built in oven and hob. Inner hallway leading to two double bedrooms and the bathroom which is tiled with a modern suite. Externally there is a enclosed garden to the rear with a garage in a separate block.

EPC Band C


Call: Andrew Craig 0191 4280025

Price Guide: £34,950+



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Option 2

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

Lot No. 51

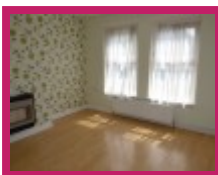
19 Norbury Grove, Walker NE6 2TA

**ROOK
MATTHEWS
SAYER**



Description:

Available with no onward chain this well appointed 3 bedroom mid terrace family house situated within close proximity of amenities including schools, shops and transport links. The accommodation comprises entrance hall, lounge and breakfasting kitchen. To the first floor there are 3 bedrooms and a bathroom/WC. The property is warmed by gas central heating via combination boiler. Externally there are gardens to the front and rear.



EPC Band D

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £54,950+

Lot No. 52

11 Cragside View, Rothbury NE65 7YU

**ROOK
MATTHEWS
SAYER**



Description:

Accessed off Hillside, this property occupies an enviable, elevated position and provides split level living to enjoy the outstanding views across the valley. There is pedestrian access off Hillside with vehicle access round into Cragside View. The upper level includes entrance hall with cloakroom, WC and utility room with stairs leading up to the sitting room with access out on to the balcony. There is a dining room and kitchen on this level. The lower ground floor includes four bedrooms and a family bathroom. There are extensive gardens with lawns, trees and shrubs. A single garage is included with driveway parking. The property has partial double glazing and oil fired central heating.



EPC Band D

Call: Rook Matthews Sayer 01665 510044

Price Guide: £180,000+

Lot No. 53

Woodcote, 12 The Bungalows, Shotton DH6 2PY

**kimmitt
roberts**



Description:

An ideal property for the young couple, single person or retired couple to purchase this two bedroomed detached bungalow. Situated on the edge of this popular village and comes with gas central heating system via combi boiler and double glazing, whilst to the exterior are gardens to both front and rear along with patio area.



EPC Band E

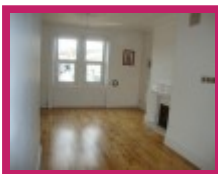
Call: Kimmitt and Roberts 0191 5183334

Price Guide: £54,950+

Lot No. 54
230 High Street, Gosforth NE3 1HH
**ROOK
MATTHEWS
SAYER**

Description:

A great opportunity to purchase this realistically priced two bedroom maisonette located within this popular residential area within close proximity of local amenities. The property itself is offered for sale with vacant possession and benefits include spacious living accommodation, double glazed windows, gas central heating and a fitted kitchen. The living accommodation is spread over two floors and briefly comprises of entrance hall with stairs leading to the first floor living room, dining area, kitchen and a bathroom-wc, from the dining area there are stairs to the 2nd floor leading to two bedrooms.



EPC band E

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £129,950+

Lot No. 55
152 Hugh Gardens, Newcastle NE4 8PQ
**ROOK
MATTHEWS
SAYER**

Description:

Ideally located for all amenities, bus routes and Newcastle City Centre. Is this three bedroom upper flat. We have been advised by the current owner that it is currently rented at £480pcm (awaiting a copy of the tenancy agreement). Ideal Investment opportunity. Comprising : Entrance hall, lounge, kitchen, first floor landing, three bedrooms, bathrooms and rear yard. EPC band D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £40,000+

Lot No. 56
35 Council Road, Ashington NE63 8RZ
**ROOK
MATTHEWS
SAYER**

Description:

Substantial home on a large corner plot in need of refurbishment. Situated on Council Road in Ashington it is an ideal project with plenty of potential. Briefly comprising of entrance hall, study/2nd reception room, good sized lounge to the front with bay window, dining room leading to the kitchen and utility room. To the first floor there are three double bedrooms and a very spacious bathroom. Externally there are gardens to the front and side, rear yard and double length garage. No upper chain.



EPC Band E

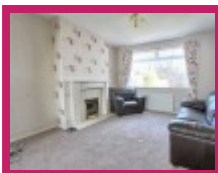
Call: Rook Matthews Sayer 01670 850850

Price Guide: £79,950+

Lot No. 57
39 Hillcrest Avenue, Fairfield TS18 5AF
Michael Poole

Description:

Approach this nice looking traditional style semi-detached house as an opportunity to create a lovely home of your own. Yes, a little work is required here and there but the end result will be well worth it as the Fairfield location is great! Comprising briefly entrance hall, 24ft through lounge/dining room and breakfast/kitchen. The first floor has three bedrooms and bathroom. Outside, there is good size rear garden, garage and block paved driveway. As well as having the advantage of NO ONWARD CHAIN, features also include UPVC double glazing and central heating with a Baxi combi boiler.



EPC Band D

Call: Michael Poole 01642 355000

Price Guide: £120,000+

Lot No. 58
11 Acomb Court, Killingworth NE12 6YN
**ROOK
MATTHEWS
SAYER**

Description:

This one bedroomed second floor apartment situated within this sought after location. The accommodation briefly comprises: communal entrance via intercom system, stairs to all floors, entrance hall with cloaks cupboard, lounge, bathroom/w.c., one bedroom, breakfasting kitchen, electric heating, double glazing, communal grounds with a garage in a block close by.



EPC Band D

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £44,950+

Lot No. 59
119 Bishopton Road West, Stockton TS19 7HD
Michael Poole

Description:

Offered For Sale with the Benefit of NO ONWARD CHAIN, A Spacious Three Bedroom Terraced Property Which Will Interest Both First Time or Family Buyers, Generous Lounge/Dining Room, Kitchen with Fitted Wall & Base Units, Built in Oven & Hob & Integrated Fridge/Freezer, Three Spacious First Floor Bedrooms, Extensive Bathroom with White Suite Including a Corner Bath & Separate Shower Cubicle, Gas Central Heating System via a Baxi Duo-Tec Combination Boiler, Double Glazed Windows (Except the Side Kitchen Window), Lawned Gardens to Front & Rear & Outhouse/Store, Early Viewing Comes Highly Recommended.



EPC Band D

Call: Michael Poole 01642 355000

Price Guide: £84,950+

Lot No. 60
68 Beverley Way, Peterlee SR8 2AT
kimmitt & roberts

Description:

A 3 bed mid terrace property appealing to a wide variety of potential purchasers ranging from first time buyers to buy to let investors. The property is located within close proximity of local amenities and benefits include double glazed window's, gas central heating and is offered for sale with vacant possession. The property briefly comprises entrance hall, living room, kitchen, to the first floor, 3 bedrooms and a family bathroom and w.c.. Externally there are lawned gardens to both the front and rear of the property.



EPC Band D

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £44,950+

Lot No. 61
16 College View, Durham DH7 7DY
**WOOD
ESTATE AGENTS**

Description:

Available with the benefit of vacant possession, we offer for sale this good sized three bedroom semi detached property benefitting from gas fired central heating and double glazing. Situated in an attractive position with views to the front, the property has accommodation comprising: entrance hallway, cloakroom, lounge with French doors to rear garden and kitchen/diner. To the first floor there are three bedrooms and a bathroom. Externally there is a low maintenance garden to the front and a lawned garden to the rear with a patio area and a driveway for parking.



EPC Band D

Call: J W Woods 0191 3869921

Price Guide: £54,950+

Lot No. 62
7 Dudley Walk, Redcar TS10 2LN
Michael Poole

Description:

Considerably Larger Than Its Outward Appearance Would Have You Believe. Remodelled and Improved Over Several Years to Provide Substantial and Practical Living Accommodation - Plus a Car Port and Garage. Offered to the Open Market with No Onward Chain and Competitively Priced, We Advise Early Viewing to Avoid Disappointment.


EPC Band E
Call: Michael Poole 01642 285041

Price Guide: £84,950+

Lot No. 63
The Old Chapel, 66a Park Road, Blackhill, Consett DH8 5SR
**WOOD
ESTATE AGENTS**

Description:

The stone built chapel was built in 1874 and retains many original features. The generous accommodation comprises, to the first floor entrance, kitchen, conservatory, open-plan living/dining room, a lobby area that opens into a utility room and has a separate W.C., and a staircase down to the ground floor; landing that leads to the main entrance and has a step up to the master bedroom with an en suite shower room, while further stairs lead up to the spacious second floor landing and two bedrooms, bathroom and stairs to a raised platform leading to two further bedrooms. At ground floor level, the accommodation has previously been used as a self-contained apartment, as well as the bakery business, and comprises: two large rooms with a dividing wall with internal windows, a further room (and potential shop front), a shower room, a separate W.C. another conservatory, another fitted kitchen and an integral garage/workshop. The internal floor area of this substantial building is approximately 370sq.m. (almost 4000sq.ft.). The property has gas central heating and sash windows. Externally, there is lawned garden and a block-paved double driveway with large iron gates.

Call: J W Wood 01207 502109

Price Guide: £135,000+

Lot No. 64
Majors Rocks, Lock Tay Highland Lodges FK21 8TY
Michael Poole

Description:

Nestling on the banks of Loch Tay is a three bed double glazed Scandinavian Lodge situated in an established holiday park beautifully located on the shores of Loch Tay situated in a quiet but accessible cul-de-sac. The property comes fully equipped to meet all your needs and enjoys a south facing loch side location complete with verandas facing south and east and barbecue space. Internally comprising of, lounge/dining room open plan to the fully equipped kitchen, three double bedrooms, the master benefitting from an en-suite shower room and an extra separate bathroom. Offering a most wonderful holiday retreat, the private estate has stunning views of Loch Tay and mountains whilst retaining a relaxed, peaceful atmosphere, the combination of landscaped lawns and wild areas encourages all sorts of native wildlife to the delight of our guests. If outdoor pursuits are your thing there are many and varied types to choose from.

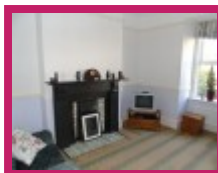
Call: Michael Poole 01642 355000

Price Guide: £115,000+

Lot No. 65
11 Holly Avenue, Ryton NE40 3PP
**ROOK
MATTHEWS
SAYER**

Description:

We have great pleasure in offering for sale upon the open market this much improved and well presented two bedroomed semi detached home which boasts a generous plot and fabulous views of sea and farmland beyond. Boasting gas central heating system, double glazing, modern kitchen and bathroom/W.C fittings and additional W.C to first floor. Enjoying enclosed block paved areas to front, side and rear with brick and wrought iron railings. Early viewing essential.


EPC Band D
Call: Rook Matthews Sayer 0191 4131313

Price Guide: £122,500+

Lot No. 66
21 Grange Farm Road, Grangetown, Middlesbrough TS6 7HP

Description:

Ideal for couples or a young family, a very well presented two bedroom end of terrace house situated within easy reach of commuter links and local amenities. Features include gas central heating, UPVC double glazing, attractively fitted kitchen with built-in oven and hob, lounge with garden access via sliding patio doors, modern combined bathroom, gardens to the front and rear and two inline parking spaces to the rear of the garden.



EPC Band C

Call: Michael Poole 01642 955180

Price Guide: £45,000+

Lot No. 67
82 Soane Gardens, South Shields NE34 8NN
Andrew Craig

Description:

Good size end of terrace property situated on a generous corner plot at the head of a cul-de-sac in this popular location and offered to the market with No Onward Chain! Offering spacious accommodation which could be converted to provide a three bedroom home by splitting the main bedroom and briefly comprising of: Entrance hall with stairs up. Lounge with dual aspect windows. Dining kitchen with patio doors out to the rear. First floor has two bedrooms (bed one being 18ft x 10ft). Bathroom and a separate w.c. Sure to appeal to a wide range of buyers - early viewing urged to secure!



EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £79,950+

Lot No. 68
15 Wheathall Drive, Whitburn, Sunderland SR6 7HD
Andrew Craig

Description:

Positioned within a pleasant sought after estate within Whitburn is this two bedroom semi detached bungalow offering spacious and stair free living space sure to appeal to first time buyers, growing families and those looking to downsize. With gardens to the front, side and rear and a driveway for off road parking, the property benefits from a modern kitchen, upvc double glazing and gas central heating. Ideally placed for local shops, schools and access to the Seafront. Viewing comes highly recommended.



EPC Band E

Call: Andrew Craig 0191 5160239

Price Guide: £119,950+

Lot No. 69
2 Church Terrace, Shilbottle NE66 2YD
**ROOK
MATTHEWS
SAYER**

Description:

This immaculately presented, three bedroom, mid-terraced, stone built property is situated on the edge of the sought after village of Shilbottle with panoramic views over the surrounding countryside. The ground floor includes entrance porch, large sitting room with inglenook fireplace leading through to the dining room with kitchen off with a range of fitted units. On the first floor there are three bedrooms and a family bathroom. To the front of the property there is parking and a private patio. To the rear there is an enclosed yard and over the back lane there is a large lawned garden and ample parking space. The property benefits from oil central heating and uPVC double glazing. The property has been updated and an early inspection is highly recommended.



EPC Band E

Call: Rook Matthews Sayer 01665 510044

Price Guide: £139,950+

Lot No. 70

20 Duke Street, Whitley Bay NE26 3PP

**ROOK
MATTHEWS
SAYER**

Description:

Character Victorian mid terraced house with large garage and utility attached to the rear. Boasting many attractions, including fine original period features, mouldings and cast iron fireplace with modern conveniences such as upvc double glazing and state of the art gas central heating with remote controlled "Hive" system which also operates the lighting system which can be programmed from anywhere in the world. It also offers a voice recognition facility. Comprises, entrance lobby, hallway, living room with feature chimney breast, sleeper style surround, brick lined recess and basket style living flame coal effect fire, delightful kitchen/diner with built in cooking appliances, refitted bathroom/wc with modern white suite, landing and three bedrooms. Guaranteed to impress viewing is essential.

EPC Band D


Call: Rook Matthews Sayer 0191 2463666

Price Guide: £145,000+

Lot No. 71

8 Ribble Walk, Jarrow NE32 4DA

Andrew Craig

Description:

Offered for sale with No Onward Chain is this three bed semi detached property which occupies a superb location overlooking pleasant Dene to the front. Ideal for young families the property is well presented and is well worthy of an internal inspection. Offered with double glazing and gas central heating the property comprises: Entrance hall, lounge, dining room and kitchen. First floor offers three well proportioned bedrooms, shower room and separate w.c. Externally there are attractive easily maintained gardens to front and rear.

EPC Band D


Call: Andrew Craig 0191 4280025

Price Guide: £69,950+

Lot No. 72

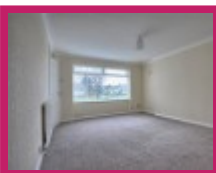
21 Kenilworth Way, Redcar TS10 2LS

Michael Poole

Description:

Situated on the Sought After Ings Farm Estate, This is a Well Presented Two Bedroom Semi Detached Bungalow. Benefitting From Many Upgrades Including a Complete De-Shale and Underpinning, Newly Installed Combination Central Heating Boiler, Newly Laid Flooring Throughout and Decorative Upgrade. Situated on a Good Size Corner Plot with Gardens to the Front, Side and Rear. This Property Benefits From Having No Onward Chain and is Offered to the Market with Vacant Possession. Viewing is Essential to Fully Appreciate What This Home Has to Offer. Subject of a Full De-Shale & Underpinning

EPC Band C


Call: Michael Poole 01642 285041

Price Guide: £89,950+

Lot No. 73

17 Carrfield Road, Newcastle NE3 3BA

Andrew Craig

Description:

AN EXTENDED FAMILY HOME Situated in Coxlodge we offer this three bedroom end link house which is well presented throughout and has the benefit of a side extension that boasts a modern well appointed fitted kitchen/diner. The internal layout comprises:- Entrance hall, lounge with dual aspect windows, spacious kitchen/diner with French doors leading to rear garden and the first floor provides three bedrooms, a shower room and a separate w.c. Externally there are gardens to three sides mostly laid to lawn. The front garden also offers hardstanding for off street parking. VIEWING ESSENTIAL.

EPC Band D


Call: Andrew Craig 0191 2859024

Price Guide: £99,950+

Lot No. 74
6 Ferndale, South Shields NE34 8BS
Andrew Craig

Description:

Three bedroom semi detached family home for sale on this popular estate. Located close to schools, local amenities, road and transport links. And is a short distance to the coast and town centre. The property offers one of the larger gardens on the estate, en-suite master bedroom and a garage. Briefly the property comprises entrance hallway, cloakroom/W.C. and breakfasting kitchen. To the first floor there is a master bedroom with en-suite, two further bedrooms and family bathroom. There is a garage and a driveway for off road parking. To the rear is a large garden. Early viewing recommended.



EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £139,950+

Lot No. 75
17 Ushaw Road, Hebburn NE31 2YA
Andrew Craig

Description:

A purpose built three bedroom property currently being used as two bedroom but which could easily be converted back by re-instating the dressing room from the master bedroom. With modern fixtures and fittings, gas central heating and double glazing. Comprises open plan ground floor having entrance hall/breakfast room, kitchen which in turn opens to a dining conservatory, lounge. The extension to the side provides a study, utility area and cloakroom/w.c. The first floor landing provides access to a master bedroom suite with luxury en-suite bathroom and dressing room (formerly bedroom three). In addition there is a second bedroom, shower room and access to a boarded loft space. Externally there is a block paved area off road parking and an enclosed patio garden to rear.



EPC Band E

Call: Andrew Craig 0191 4281428

Price Guide: £114,950+

Lot No. 76
6 Primrose Avenue, South Shields NE34 0AN
Andrew Craig

Description:

A three bedroom semi-detached house situated in this popular location at West Harton, South Shields. Having a range of shops and amenities within walking distance on Boldon Lane as well as Metro Station and main bus routes into the Town Centre. The property boasts neutral decor and briefly comprises of: - Entrance hall, lounge, kitchen/diner, three bedrooms and bathroom. Externally there are large lawned gardens to the front and side with driveway providing off road parking for one car. To the rear there is a low maintenance gravel garden with shed. Further benefits include gas central heating and double glazing.



EPC band: D

Call: Andrew Craig 0191 4271722

Price Guide: £74,950+

Lot No. 77
210 Sunnyside, Coulby Newham TS8 0RF
Michael Poole

Description:

Michael Poole Property Consultants in Coulby Newham welcome to the market this three bedroom terraced house with accommodation that comprises; large entrance hall, kitchen breakfast diner and living room. The first floor accommodates three spacious bedrooms and a modern bathroom with separate WC. Externally, a delightful private garden to the rear laid to lawn with decked and patio areas, planted borders and garden shed.



EPC Band D

Call: Michael Poole 01642 288299

Price Guide: £89,950+

Lot No. 78
34 Ellerton Road, Hartburn, Stockton TS18 5PU

Description:

This is a great opportunity to acquire yourself a one bedroom end terraced bungalow in need of some modernisation & improvement. Be it to create a home of your own or a tidy little investment, this property has lots to offer. Comprising briefly entrance porch, hallway, lounge, kitchen, one double bedroom and bathroom. Outside, there is a side garden, small rear garden and some useful car parking space.

EPC Band to be confirmed



Call: Michael Poole 01642 355000

Price Guide: £64,950+

Lot No. 79
12 Woburn Drive, Bedlington NE22 5YB
**ROOK
MATTHEWS
SAYER**

Description:

Detached bungalow, corner plot, 3 bedrooms, reconfigured to give larger living accommodation so the property is deceptively spacious with the added bonus of a private garden.

Briefly comprising: dining kitchen, spacious lounge, 3 bedrooms, the master bedroom is very generous in size and a newly fitted and stylish shower room. externally, there is a pretty garden to the front, to the side elevation is a gravelled driveway or seating area, whilst to the rear is a private and well stocked garden.

EPC Band D

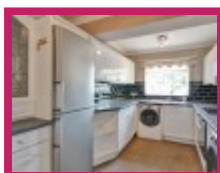
Call: Rook Matthews Sayer 01670 531114

Price Guide: £99,950+

Lot No. 80
28 Coppice Hill, Esh Winning DH7 9QQ
**THE WOOD
ESTATE AGENTS**

Description:

Situated in a quiet cul-de-sac position this two bedroomed semi detached bungalow benefits from gas fired central heating and double glazing. With an unusual extended floor plan the property has accommodation comprising: lounge with bay window to front, kitchen/breakfast room, inner hallway, two bedrooms, the second bedroom with stairs to attic room and double doors through to conservatory, and a shower room. Externally there is a garden to the rear and a driveway providing parking.



EPC Band D

Call: J W Woods 0191 3869921

Price Guide: £89,950+

Lot No. 81
17 Ravenburn Gardens, Denton Burn NE15 7HU
**ROOK
MATTHEWS
SAYER**

Description:

Attention Investors, Ideal Buy to Let opportunity! We have been advised by the current owner that the tenant pays £500pcm (awaiting a copy of the tenancy agreement). The flat comprises; hallway, lounge, dining room, two bedrooms, kitchen and a bathroom. There are an array of amenities nearby to include local shops, restaurants and public transport links into and around Newcastle City Centre. Benefits include double glazing and gas central heating.

EPC band

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £39,950+

Lot No. 82
42 Breamish Street, Jarrow NE32 5SH
Andrew Craig
**MIKE
ROGERSON**

Description:

Located within walking distance to Jarrow Park we offer new to the market this Two Bedroom Ground Floor Flat. The property is within close proximity to Jarrow School, Local Shops and Transport Links and is sure to appeal. Benefitting from Double Glazing and Gas Central Heating the property briefly comprises of entrance hall, living room, kitchen, bathroom and two bedrooms. Externally there is a yard to the rear, available now call us to arrange to view!



EPC Band D

Call: Andrew Craig 0191 4280025 MR 0191 2621206

Price Guide: £49,950+

Lot No. 83
15 Birchington Avenue, South Shields NE33 4TY
Andrew Craig

Description:

Sold with vacant possession well presented three bedroom end terrace family home. With well proportioned bedrooms and modern fitted kitchen this is a ideal purchase for the growing family. Located close to popular schools, local amenities, good transport links and a short distance to the town centre. Benefitting from gas central heating and double glazing. Briefly the property comprises entrance porch into hallway, lounge, kitchen diner and utility room. To the first floor there are three good sized bedrooms, spacious landing and family bathroom. Externally there is a private rear yard.



EPC Band D

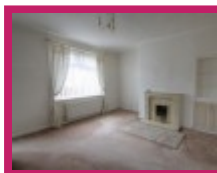
Call: Andrew Craig 0191 4271722

Price Guide: £124,950+

Lot No. 84
54 Gill Street Consett DH8 7JT
**WOOD
ESTATE AGENTS**

Description:

A two bedroomed stone built mid-terraced house with garden situated close to town centre. The house has uPVC double glazing and gas central heating via combi boiler. With accommodation comprising: lounge and fitted kitchen to ground floor and first floor with bathroom, two double bedrooms and a large storage cupboard with heating and light. There is a small low maintenance garden to the front and a large block paved yard to the rear.



EPC Band E

Call: J W Woods 01207 502109

Price Guide: £49,950+

Lot No. 85
10 The Bridges, South Shields NE33 3LT
Andrew Craig

Description:

An ideal first time buyer home is this two bedroom ground floor apartment situated in this central location at The Bridges, South Shields. Located within walking distance to shops, amenities, Metro and Bus links, the Sea Front and Town Centre. The property is decorated in a modern neutral theme and briefly comprises of:- Secure communal entrance door into communal hallway with door into apartment. Hallway, lounge, kitchen, two bedrooms and bathroom. Externally there is an allocated parking bay to the front. Further benefits include gas central heating and double glazing. An internal inspection is highly recommended.



EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £59,950+



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Lot No. 86
110 Bowman Street, Darlington DL3 0ER

Description:

Ideal for the property investor or the first time buyer this mid terraced house offers the potential of a healthy rental yield the property has the benefit of a good size garden to the rear and a large garage. The property offers accommodation which briefly comprises on the ground floor; entrance lobby, lounge with UPVC double glazed bay window and feature fireplace, inner lobby, kitchen fitted with a range of floor and wall units and a utility cupboard. To the first floor there are two bedrooms and a shower room/wc.



EPC Band E

Call: J W Woods 01325 485151

Price Guide: £59,950+

Lot No. 87
26 Skerne Close, Peterlee SR8 1HS

Description:

This is a delightful, improved three bedroomed detached family home which was originally a four bedroomed but converted to create an en-suite to master bedroom but could easily be converted back to a four bedroomed property. Boasting gas central heating system, double glazing, modern kitchen and bathroom fittings and offers generous living accommodation throughout. To the exterior there is a side enclosed courtyard with brick storage sheds, whilst to the rear is an enclosed flagged garden, driveway leading to garage. Priced to sell and an opportunity for the growing family not to be missed!



EPC Band C

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £69,950+

Lot No. 88
34/36 Hampstead Road, Benwell, Newcastle NE4 8AD

Description:

Pair of flats, Ideal Buy To Let Investment. We have been advised that the upper flat is currently rented at £500pcm and the lower flat is currently rented at £424pcm. (awaiting copies of tenancy agreements) Situated in a popular location with local amenities, bus routes and Newcastle city centre nearby. Internal viewing advised. The upper flat comprises of, entrance, stairs to first floor, lounge, kitchen, three bedrooms and a bathroom. The lower flat comprises, entrance hallway, lounge, kitchen, two bedrooms and a bathroom. EPC bands D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £80,000+

Lot No. 89
5 Meadowfield , Ashington NE63 9TR

Description:

A two bedroomed bungalow in North Seaton, Ashington. The property is close to local shops and amenities and a short journey to the town centre. Briefly comprising: Lounge, hallway, two bedrooms, kitchen and bathroom/w.c. Externally there is a garden to the front with small patio area and an enclosed rear garden with detached garage.



EPC Band c

Call: Rook Matthews Sayer 01670 850850

Price Guide: £64,950+

Lot No. 90
187 Saltwell Road, Gateshead NE8 4TL
Andrew Craig

Description:

Spacious maisonette ideal for a buy to let investment, situated on Saltwell Road, Gateshead. Convenient for local amenities and transport links. Versatile living space with modern kitchen & bathroom and private rear yard. Previously let out to families and professionals achieving approximately £650pcm. Early viewing recommended to appreciate size and layout. EPC band E


Call: Andrew Craig 0191 4875330

Price Guide: £74,950+

Lot No. 91
63 The Green, Stockton TS17 0AN
Michael Poole

Description:

A beautiful and large three/four bedroom semi-detached dormer bungalow which is situated on the sought after location of Thornaby Green. The property has an open aspect to the front overlooking The Green and a lovely rear garden. The property briefly comprises of entrance hallway, dining hall, lounge, snug/bedroom, kitchen, parlour/utility, shower room, walking store, two bedrooms to the first floor and en-suite shower room. In addition there is a driveway with gates to the rear garden for secure parking, a workshop and summerhouse. In our opinion viewing is highly recommended in order to truly appreciate the features of this wonderful property.



EPC Band D

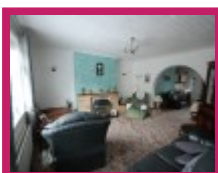
Call: Michael Poole 01642 355000

Price Guide: £210,000+

Lot No. 92
56 Pont Street, Ashington NE63 0PZ
**ROOK
MATTHEWS
SAYER**

Description:

Popular street in Ashington this three bedroom mid terrace is situated on Pont Street. In need of some updating the property would appeal to a variety of purchasers. Briefly comprising of entrance lobby, spacious lounge open to dining room, kitchen to the rear. To the first floor there are three bedrooms the main with fitted wardrobes and a shower room which has the storage cupboard with the combination boiler. To the front there is a garden with lawn and borders. Viewing recommended.



EPC Band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £44,950+

Lot No. 93
7 Meadowfield, Burnhope, Stanley DH7 0EJ
**WOOD
ESTATE AGENTS**

Description:

The house is ideally suited to first time buyers or investment purchasers, has the benefit of a garage, garden, double glazing and gas central heating and offers accommodation which briefly comprises on the ground floor: entrance hallway, cloakroom/w.c., kitchen/breakfast room and lounge with French doors to rear garden, to the first floor there are two bedrooms and a bathroom/w.c.



EPC Band C

Call: J W Woods 01207 235221

Price Guide: £65,000+

Lot No. 94
19 Rockcliffe South Shields NE33 3JH
Andrew Craig

Description:

Modern two bedroom second floor apartment offers bright and airy, stylish accommodation. Boasting secure entry system and well kept communal areas with the benefit of a lift and stairs to the upper levels this property briefly comprises of: - Entrance hallway with two storage cupboards, lounge, stylish fitted kitchen, white three piece bathroom suite with P-shaped bath and shower over, two bedrooms and communal garden areas with ample parking and garage. Further benefits include gas central heating and double glazing.



EPC Band C

Call: Andrew Craig 0191 4271722

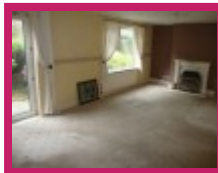
Price Guide: £99,950+

Lot No. 95
18 Pontopside, Dipton, Stanley DH9 9EG
WOOD
ESTATE AGENTS

Description:

A 3 bedroom semi detached house offered for sale with vacant possession and located on a no through road within this residential area. The property itself benefits include double glazed windows, gas central heating and gardens to both the front and rear.

Property briefly comprises entrance hall, living room, kitchen, bathroom, 3 bedrooms. Externally there are lawned gardens to both the front and rear of the property. EPC Band E


Call: J W Woods 01207 235221

Price Guide: £74,950+

Lot No. 96
71 Grange Road, Morpeth NE61 2UE
**ROOK
MATTHEWS
SAYER**

Description:

A fantastic opportunity to purchase this two bedroom bungalow on desirable Grange Road Morpeth. In need of some updating the property would make a lovely home for those looking to move to one floor accommodation. Close to the town Centre of Morpeth, the property has excellent access to the wide range of shops and amenities. Also benefiting from good road and transport links the accommodation briefly comprises of:- Entrance hallway, lounge, dining room, kitchen, two bedrooms, bathroom and sun room. Externally there are low maintenance gardens to the front and rear and a driveway leading to the single attached garage. The property is double glazed and gas central heating via a back boiler.



EPC Band D

Call: Rook Matthews Sayer 01670 511711

Price Guide: £139,950+

Lot No. 97
4 Claypath Court, Durham DH1 1QE
WOOD
ESTATE AGENTS

Description:

Available with the benefit of immediate vacant possession, we offer for sale this self contained first floor retirement apartment for the over 55's.

With double glazing and electric heating, it briefly comprises: entrance hall, lounge with French door to balcony, kitchen, one bedroom with built in wardrobes, and a bathroom/wc.

The development itself includes secure communal entrance with lift to all floors, residents lounge, laundry rooms and is conveniently located in the heart of the City Centre affording it the benefit of the City's many shopping and recreational facilities and amenities. It also lies close to an excellent road network making it well placed for commuting purposes.

EPC Band D

Call: J W Woods 0191 3869921

Price Guide: £55,000+

Lot No. 98

174 Durham Road, Stockton on Tees TS19 0PS

Michael Poole

Description:

sitting room, dining room and cosy breakfast room/snug with log burning stove you will feel the quality. There is a useful study/additional sitting room as well as a cloakroom/wc. The high specification kitchen is modern, stylish and comes equipped with top quality built in appliances. The first floor has the master bedroom with a modern en-suite bathroom, two further double bedrooms and family bathroom. Only the best is used in the fit out and this creates a lovely well finished feel to the property. The stand out feature however is the amount of garden on offer here. The property sits towards the front of a 0.3 acre private and beautifully laid out garden plot. The long private block paved driveway can accommodate numerous cars and leads up to a detached large double garage.

EPC Band D


Call: Michael Poole 01642 355000

Price Guide: £275,000+

Lot No. 99

11 Hampshire Way, South Shields NE34 7HW

Andrew Craig

Description:

MUST BE VIEWED!! This two bedroom mid-link house is situated in this popular location at Hampshire Way, Marsden. Positioned for excellent access to amenities, shops, well regarded schools and within walking distance to the picturesque coastline. The property briefly comprises of: - Entrance hall, lounge, kitchen and utility area. Two first floor bedrooms and family bathroom. Externally there are gardens to the front and rear. Further benefits include gas central heating and double glazing. **CALL TO VIEW NOW!!!**

EPC Band D


Call: Andrew Craig 0191 4271722

Price Guide: £89,950+

Lot No. 100

2 Whickham Road, Hebburn NE31 1QX

Andrew Craig

Description:

Offered for sale with no onward chain, we are delighted to offer for sale this three bed upper flat. Ideal investment opportunity, the property is conveniently located for Hebburn Town Centre with its excellent range of schools, shops, leisure amenities as well as excellent transport links throughout the area via bus and Metro. Briefly the accommodation comprises of entrance lobby with stairs up to first floor. Lounge, kitchen, three bedrooms and bathroom/w.c. Externally there is an enclosed yard to the rear.

EPC Band D


Call: Andrew Craig 0191 4281428

Price Guide: £44,950+

Lot No. 101

51 Middleham Close, Chester Le Street DH2 1TA

**WOOD
ESTATE AGENTS**

Description:

Modern two Bedroom First Floor Flat with garage and front garden situated at the end of a cul de sac at the edge of a popular development. Vacant possession. Ideal investment opportunity. Includes gas central heating via radiators with combination boiler and uPVC double glazing. The accommodation comprises Lobby, Landing, Lounge, Kitchen, two good size Bedrooms and Bathroom/wc with white suite and shower.

This popular modern development is situated close to Ouston where a range of local shops, schools and amenities are available. It is particularly popular because of its good road links to nearby Chester-le-Street and Birtley and other roads provide rapid access to Gateshead, Newcastle upon Tyne and the Metro Centre.

Call: J W Woods 0191 3887245

Price Guide: £50,000+

Lot No. 102
57 Langdale Crescent, Grangetown, Middlesbrough TS6 7RB
Michael Poole

Description:

Ideal For Investment, No Forward Chain, Three Bedroom Semi-Detached Home Double Glazing, Gas Central Heating, Grangetown Location, Viewing Recommended. Notable features include a modern fitted kitchen, gas central heating and double glazing. Maintained to a good standard the brief layout comprises: entrance hall, lounge, kitchen/diner and to the first floor three bedrooms and family bathroom. Externally, enclosed gardens to the front and rear.



EPC Band D

Call: Michael Poole 01642 955180

Price Guide: £58,500+

Lot No. 103
71 Milbank Terrace Shotton, Peterlee DH6 2NT
kimmitt & roberts

Description:

Presented to an extremely high standard throughout and having been the subject of capital expenditure over recent years is this extended three bedroomed (double bedrooms) mid terrace home. which offers gas central heating system, double glazing, modern kitchen fittings and recently refitted bathroom/w.c comprising of a panelled bath, separate tiled shower cubicle, low level w.c, two reception rooms and cloaks/w.c room to the first floor. Boasting a well-tended garden to front elevation having patio and shed, the rear exterior comes with enclosed yard with storage and roller shutter door providing secure off street parking.



EPC band tbc

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £59,950+

Lot No. 104
75 Northcote Street, South Shields NE33 4DJ
Andrew Craig

Description:

NORTHCOTE STREET, SOUTH SHIELDS... We are very pleased to offer for sale this lovely three bedroom first floor flat. Situated near to Westoe Rugby & Cricket Ground, local shops at Chichester and great transport links including Metro and bus, this is sure to be a popular choice. The property itself briefly comprises of stairs to first floor landing, lounge, kitchen, bathroom and three bedrooms. Externally there is a private yard to the rear. Viewings are strongly encouraged on this property!!


Call: Andrew Craig 0191 4271722

Price Guide: £55,000+

Lot No. 105
494 Eastgarth, Newbiggin Hall NE5 4HR
**ROOK
MATTHEWS
SAYER**

Description:

Situated on Eastgarth in Newbiggin Hall is this end terrace house. The property briefly comprises; an entrance lobby and hall, bathroom/wc and bedroom, lounge and lean to, kitchen, the first floor has two further bedrooms. Externally there is an enclosed rear garden. We are advised that the property is rented at £460pcm and are awaiting sight of the tenancy agreement. EPC Band E

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £45,000+

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PROXY ☐

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

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

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

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

Date of Auction: Lot Number:

Address of Lot:

..... Post Code:

The Lot is offered for sale under:

Option One ☐

Option Two ☐

Maximum Bid (in words) £:

Buyers Information – Full Name/Company Name:

Address:

..... Post Code:

Tel No: Home: Business: Mobile:

E-mail address:

Solicitors Name & Address:

Post Code: Tel No:

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

Signature Print Name: Date:

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

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

Web: www.agentspropertyauction.com



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



Terms & Conditions

About us and Important Auction Information

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

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

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

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

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

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

4.2 Option Two If the lot is in an Option Two type auction, the lot will be subject to the Option Two Conditions (as stipulated in our General Auction Terms of Business in this Catalogue). On the fall of the gavel or acceptance of an offer by the Seller, the Buyer shall pay a £3,000 non-refundable deposit to us and sign the applicable Sale Memorandum requiring exchange of contracts to take place within 28 days (or if that day is not a Business Day on the next Business Day) of the date of the buyers solicitor receiving the contract pack. 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. 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 bidders 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 require sight of the account details the deposit funds are coming from and details of how the balance is to be funded. We reserve the right to conduct a soft imprint online identification search on any bidder/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 will be available at the auction showing any alterations to the information contained in the catalogue and will be announced by the Auctioneer prior to the lot being offered for sale. It is the Buyers responsibility to check this prior to bidding or attending the auction 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 buyers solicitor receiving the contract pack (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 We are required to satisfactorily identify the Seller, Buyer and any other person who proposes to pay funds into our bank account. 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. The Data Protection Act 1998 governs the processing of information relating to individuals, including obtaining, use or disclosure of information. Personal data obtained by us under the Regulations are only processed for the prevention of money laundering and terrorist financing as per the information specified in paragraph 2(3) of the schedule 1 to the DPA. This use is necessary in order to exercise a public function that is in the public interest and to carry out a function permitted by legislation. No other use may be made if the information unless we have consent of the customer or it is allowed by other legislation.

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:

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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



to check that the information in the particulars is correct.

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

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

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

A5 The contract

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

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

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

A5.4 If you do not we may either:

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

(b) sign the sale memorandum on your behalf.

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

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

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

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

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

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

A6 Extra Auction Conduct Conditions

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

General conditions of sale

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

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

G1 The lot

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

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

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

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

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

G1.5 Where anything subject to which the lot is sold would expose the seller to liability the

buyer is to comply with it and indemnify the 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 of 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:

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

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

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

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

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

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

G23 Rent reviews

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

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

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

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

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

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

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

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

G24 Tenancy renewals

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

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

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

G24.4 Following completion the buyer must:

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

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

G25 Warranties

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

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

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

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

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

G26 No assignment

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

G27 Registration at the Land Registry

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

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

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

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

G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

G29 Contracts (Rights of Third Parties) Act 1999

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

G30 Extra General Conditions



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