



Agents Property AUCTION

TOGETHER WE GET RESULTS

Auction Catalogue



THIS AUCTION

Monday 28th September 2015

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

Andrew Craig

WOOD
ESTATE AGENTS

kimmitt & roberts

Michael Poole

ROOK
MATTHEWS
SAYER



Richard Francis
Auctioneer MNAVA

01661 831 360
www.agentspropertyauction.com



Buyers Guide

IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

Particulars of Sale:

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

Price Guides:

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

Option 1 Terms & Conditions:

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

Option 2 Terms & Conditions:

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

Administration Fee:

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

Deposits:

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

Remote Bidding:

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

Sales Agreed:

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

Amendments to Catalogue:

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

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

Venue Location

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

Tel: 0191 236 4111

Directions:

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





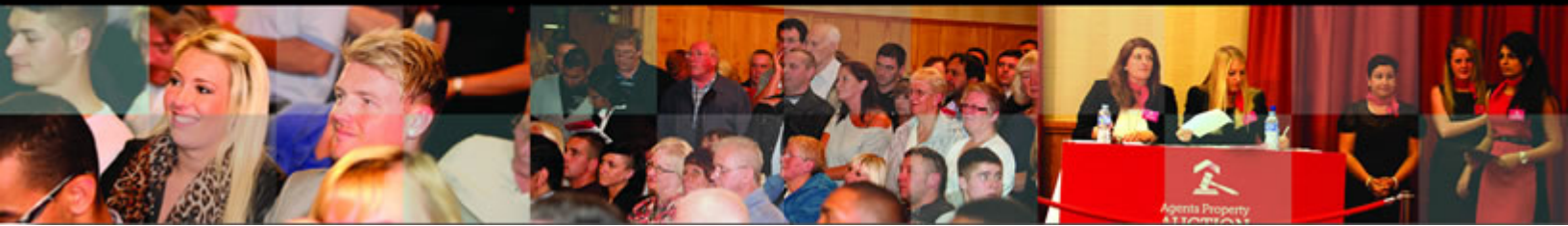
Order Of Sale

Lot No	Address	Post Code	Partner Agent
OPTION 1			
Lot 1	24 Bensham Avenue, Gateshead	NE8 1XT	Andrew Craig/Rook Matthews Sayer
Lot 2	94 Seventh Street, Horden, Peterlee	SR8 4LX	Kimmitt & Roberts
Lot 3	27 Wingrove Avenue, Fenham	NE4 9AN	Rook Matthews Sayer
Lot 4	167 Burbank Street, Hartlepool	TS24 7JW	Andrew Craig/Kimmitt & Roberts
Lot 5	8 Mainsforth Terrace West, Hendon, Sunderland	SR2 8JX	Andrew Craig
Lot 6	109 Seventh Street, Horden, Peterlee	SR8 4JQ	Kimmitt & Roberts
Lot 7	40 Lothian Road, Middlesbrough	TS2 1SL	Michael Poole
Lot 8	15 North View, Blackhill, Consett	DH8 0JJ	JW Wood Estate Agents/Andrew Craig
Lot 9	2 Hawthorn Close, Benwell, Newcastle	NE15 6AG	Rook Matthews Sayer
Lot 10	69 & 71 Sixth Street, Horden, Peterlee	SR8 4JX	Kimmitt & Roberts
Lot 11	2 Gilpin Street, Houghton Le Spring	DH4 5DR	Andrew Craig/Kimmitt & Roberts
Lot 12	Cemetary Lodge, Cemetery Road, Jarrow	NE32 5UU	Andrew Craig
Lot 13	64 Devonshire Street, Monkwearmouth, Sunderland	SR5 1DP	Andrew Craig/Kimmitt & Roberts
Lot 14	4 Lancaster Road, Moorside, Consett, Durham	DH8 8DR	JW Wood Estate Agents/Andrew Craig
Lot 15	23a Alfred Street, Seaham	SR7 7LR	Andrew Craig/Kimmitt & Roberts
Lot 16	16 Barehirst Street, South Shields	NE33 5LY	Andrew Craig/Kimmitt & Roberts
Lot 17	50 & 52 Eleventh Street, Horden, Peterlee	SR8 4QQ	Kimmitt & Roberts
Lot 18	4 James Street North, Murton, Seaham	SR7 9AR	Andrew Craig/Kimmitt & Roberts
Lot 19	414 Plessey Road, Blyth, Northumberland	NE24 4NE	Rook Matthews Sayer
Lot 20	Building Plot Haugh Lane Hexham	NE46 3PR	Rook Matthews Sayer
Lot 21	47 Bondicar Terrace, Blyth, Northumberland	NE24 2JW	Rook Matthews Sayer
Lot 22	82 Gladstone Street, Blyth	NE24 1HU	Andrew Craig/Rook Matthews Sayer
Lot 23	43 Reed Street, South Shields	NE33 5PT	Andrew Craig
Lot 24	Plot 4 Blackwell, Darlington	DL3 8QT	JW Wood Estate Agents
Lot 25	Plot 5 Blackwell, Darlington	DL3 8QT	JW Wood Estate Agents
Lot 26	85, 87 & 89 Sixth Street, Horden, Peterlee	SR8 4JX	Kimmitt & Roberts
Lot 27	31/33 Hugh Street, Wallsend, Newcastle	NE28 6RL	Andrew Craig/Rook Matthews Sayer
Lot 28	51 Brandon Village, Brandon Village, Durham	DH7 8SU	JW Wood Estate Agents
Lot 29	1-6 Ravensworth View, Dunston, Gateshead	NE11 7DQ	Rook Matthews Sayer
Lot 30	21, 22 & 23 Warren Street, Horden, Peterlee	SR8 4NA	Kimmitt & Roberts
Lot 31	79 Shinwell Crescent, Thornley, Durham	DH6 3DE	JW Wood Estate Agents/Andrew Craig
Lot 32	8 Canterbury House, Baxter Road, Sunderland	SR5 4LN	Andrew Craig
Lot 33	27, 29 & 31 Twelfth Street, Horden, Peterlee	SR8 4QH	Kimmitt & Roberts
Lot 34	Harlands, 24 Woods Terrace, Seaham	SR7 9AG	Rook Matthews Sayer/Kimmitt & Roberts
Lot 35	21 Caldicot Close, Eston, Middlesbrough	TS6 9SN	Andrew Craig/Michael Poole
Lot 36	Rosegarth, 76 Vindomora Road, Ebchester, Consett	DH8 0PS	JW Wood Estate Agents
Lot 37	12 Fairholme Avenue, South Shields	NE34 6DB	Andrew Craig
Lot 38	3 & 4 Eden Terrace, Horden Peterlee	SR8 4DH	Kimmitt & Roberts
Lot 39	42 Meath Street, Middlesbrough	TS1 4RS	Michael Poole
Lot 40	11 Warren Street, Horden, Peterlee	SR8 4NA	Kimmitt & Roberts
Lot 41	28 Tankerville Street, Hartlepool	TS26 8EY	Andrew Craig/Kimmitt & Roberts
Lot 42	23 Pont View, Leadgate, Consett	DH8 6JD	JW Wood Estate Agents
Lot 43	91 Charters Crescent, South Hetton	DH6 2TW	Andrew Craig/Kimmitt & Roberts
Lot 44	275 Park Road, South Moor, Stanley	DH9 7AP	JW Wood Estate Agents/Andrew Craig
Lot 45	66 Green Crescent, Dudley, Northumberland	NE23 7JS	Andrew Craig/Rook Matthews Sayer
Lot 46	10 Ingleby Close, Eston	TS6 8EN	Andrew Craig/Michael Poole
Lot 47	70 Lenin Terrace, Stanley	DH9 6PB	JW Wood Estate Agents/Andrew Craig



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	15 Straker Street, Hartlepool	TS26 8BP	Andrew Craig/Kimmitt & Roberts
Lot 49	26 Thomas Street, Stanley	DH8 0AB	JW Wood Estate Agents/Andrew Craig
Lot 50	Well House Coffee Shop,33 High Street, Belford	NE70 7NG	Rook Matthews Sayer
Lot 51	191 Harton House Road, South Shields	NE34 6DZ	Andrew Craig
Lot 52	121 Seventh Street, Horden, Peterlee	SR8 4JQ	Kimmitt & Roberts
Lot 53	14 Balfour Street, Houghton Le Spring	DH5 8BA	Kimmitt & Roberts
Lot 54	44 Limetrees Close, Port Clarence, Middlesbrough	TS2 1SL	Andrew Craig/Michael Poole
Lot 55	Clare House, Church Parade, Sacriston, Durham	DH7 6AD	Rook Matthews Sayer
Lot 56	114 Richmond Road, South Shields	NE34 0QQ	Andrew Craig
Lot 57	1, 3, 19 & 23 Ninth Street, Horden, Peterlee	SR8 4LZ	Kimmitt & Roberts
Lot 58	45 Woodlands Terrace, Gateshead	NE10 9HT	Andrew Craig
Lot 59	56 Newburgh Street, Amble, Northumberland	NE65 0QE	Rook Matthews Sayer
OPTION 2			
Lot 60	13 Tamerton Drive, Birtley	DH3 2LX	Andrew Craig
Lot 61	12 Princess Road, Seaham	SR7 7TB	Kimmitt & Roberts
Lot 62	2 Valley Close, Stanley	DH9 6HQ	JW Wood Estate Agents
Lot 63	28 Edgefield Avenue, Fawdon, Newcastle	NE3 3AB	Rook Matthews Sayer
Lot 64	15a Main Street, Seahouses, Northumberland	NE68 7RE	Rook Matthews Sayer
Lot 65	15 Outram Street, Houghton le Spring	DH5 8AZ	Kimmitt & Roberts
Lot 66	23 Kestrel Avenue, Middlesbrough	TS3 8EG	Michael Poole
Lot 67	6 Robert Adam Court, Alnwick	NE66 1PH	Rook Matthews Sayer
Lot 68	10-12 King Street, Seahouses	NE68 7XP	Rook Matthews Sayer
Lot 69	116 Reading Road, South Shields	NE33 4SE	Andrew Craig
Lot 70	13 Finchdale Terrace, Chester Le Street	DH3 3DL	JW Wood Estate Agents
Lot 71	20 Tynevale Road, Lemington	NE15 8EJ	Rook Matthews Sayer
Lot 72	26 Hawthorn Square, Seaham	SR7 7DD	Kimmitt & Roberts
Lot 73	Heatherlea House, Hillside East, Rothbury	NE65 7PT	Rook Matthews Sayer
Lot 74	53 Woodbine Street, Gateshead	NE8 1ST	Andrew Craig
Lot 75	4 Overdale Close, Redcar	TS10 4SF	Michael Poole
Lot 76	108 Richmond Road, South Shields	NE34 0QQ	Andrew Craig
Lot 77	467 Normanby Road, Normanby	TS6 0EA	Michael Poole
Lot 78	7 The Chase, West Moor, Newcastle	NE12 7EW	Rook Matthews Sayer
Lot 79	92 Ash Hill, Coulby Newham	TS8 0SY	Michael Poole
Lot 80	5 Leith Gardens, Stanley	DH9 9LZ	JW Wood Estate Agents
Lot 81	59 Richardson Street Ashington	NE63 0PN	Rook Matthews Sayer
Lot 82	9 Maple Drive, Widdrington, Morpeth	NE61 5PF	Rook Matthews Sayer
Lot 83	1 Lizard View, Sunderland	SR6 7HE	Andrew Craig
Lot 84	1 Mackley Close, South Shields	NE34 0LJ	Andrew Craig
Lot 85	14 Iveson Terrace, Sacriston, Co Durham	DH7 6NN	JW Wood Estate Agents
Lot 86	28 Howlett Hall Road, Denton Burn, Newcastle	NE15 7HS	Rook Matthews Sayer
Lot 87	5 Rock House Farm, Rock, Alnwick	NE66 3SJ	Rook Matthews Sayer
Lot 88	4 Caxton Way, Chester Le Street	DH3 4BW	JW Wood Estate Agents
Lot 89	4 Fountains Crescent, Hebburn	NE31 2HS	Andrew Craig
Lot 90	Flat 9 Robertswood, 49 Park Road South, Middlesbrough	TS5 6LE	Michael Poole
Lot 91	2 Market Lane, Wooler, Northumberland	NE71 6LA	Rook Matthews Sayer
Lot 92	4 Scott Street, Redcar	TS10 2AN	Michael Poole
Lot 93	33 Heathfield, Sunderland	SR2 9EW	Andrew Craig



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	Otherston, Harelaw, Stanley	DH9 8DH	JW Wood Estate Agents
Lot 95	22 Embleton Terrace, The Lee, Longframlington	NE65 8JJ	Rook Matthews Sayer
Lot 96	48 South Street, Newbottle, Houghton Le Spring	DH4 4EH	Kimmitt & Roberts
Lot 97	65 Jubilee Estate, Ashington	NE63 8TA	Rook Matthews Sayer
Lot 98	10 Whitsun Avenue, Bedlington	NE22 5BG	Rook Matthews Sayer
Lot 99	26 The Cornfields, Hebburn	NE31 1YH	Andrew Craig
Lot 100	11 Evelyn Terrace, Stanley, Co Durham	DH9 7RN	JW Wood Estate Agents
Lot 101	11 Denton View, Blaydon	NE21 4DZ	Andrew Craig
Lot 102	61 Deckham Terrace, Low Fell, Gateshead	NE8 3UY	Andrew Craig
Lot 103	14 New Moor Close, Ashington	NE63 8RQ	Rook Matthews Sayer
Lot 104	49 Verne Road, North Shields	NE29 7LS	Rook Matthews Sayer
Lot 105	16/17 Quay Walls, Berwick Upon Tweed	TD15 1HB	Tyne & Tweed Estate Agents
Lot 106	25 King Street, Birtley	DH3 1EF	Andrew Craig
Lot 107	Crosswinds, Old Chapel, Oxhill, Stanley	DH9 7LG	JW Wood Estate Agents
Lot 108	28 Mill Hill Road, Denton Burn, Newcastle	NE5 2AR	Rook Matthews Sayer
Lot 109	2a St Johns Terrace, Boldon	NE36 0LL	Andrew Craig
Lot 110	11 Holder Street, Redcar	TS10 2AB	Michael Poole
Lot 111	5 Radcliffe Street, Birtley	DH3 2NX	Andrew Craig
Lot 112	34 Harton Lane, South Shields	NE34 0EE	Andrew Craig
Lot 113	69 Cheshire Grove, Marsden, South Shields	NE34 7HZ	Andrew Craig
Lot 114	7 Killingworth Road, Forest Hall	NE12 7BR	Rook Matthews Sayer
Lot 115	89 Station Road, North Broomhill, Amble	NE65 9UH	Rook Matthews Sayer
Lot 116	16 Kensington Road, Middlesbrough	TS5 6AN	Michael Poole
Lot 117	Hillside, Cairnhill Terrace, Newbottle, Houghton Le Spring	DL14 4SP	Kimmitt & Roberts
Lot 118	15 Front Street, Grange Villa, Chester Le Street	DH2 3LJ	JW Wood Estate Agents
Lot 119	28 Manor Court, Newbiggin By The Sea	NE64 6HF	Rook Matthews Sayer
Lot 120	6 New Front Street, Anfield Plain, Co Durham	DH9 8JG	JW Wood Estate Agents
Lot 121	3 Yearby Road, Redcar	TS11 8HF	Michael Poole
Lot 122	4 Castle Close, Prudhoe, Northumberland	NE42 6NF	Rook Matthews Sayer/Yellow Estate Agency
Lot 123	2 Corner House, Wark, Hexham	NE48 3LT	Rook Matthews Sayer
Lot 124	5 Luke Crescent, Murton, Seaham	SR7 9EY	Kimmitt & Roberts
Lot 125	10 Rokeby Drive, Gosforth, Newcastle	NE3 2JX	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

24 Bensham Avenue, Gateshead NE8 1XT

Andrew Craig

ROOK
MATTHEWS
SAYER



Description:

Appealing to both the private and residential buyer and the buy to let investor is this two bedroom ground floor flat located in this popular residential area. The property benefits include double glazed windows (except to one window) gas central heating and is offered for sale with vacant possession. Property briefly comprises of entrance hall, two bedrooms, living room, kitchen and a bathroom-wc. Externally there is a yard to the rear.



EPC : Band D

Call: RMS 0191 2761283 AC 0191 2859024

Price Guide: £39,950+

Lot No. 2

94 Seventh Street, Horden, Peterlee SR8 4LX

kimmit & roberts



Description:

An very rare opportunity to acquire a traditional terraced house in need of refurbishment. This is a home of genuine potential. Property comprises: lounge, kitchen/ dining area, 2 bedrooms, bathroom/ wc, yard.

EPC Band F

Call: Kimmit & Roberts 0191 5813334

Price Guide: £5000+

Lot No. 3

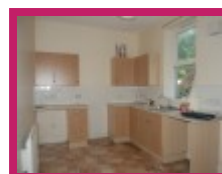
27 Wingrove Avenue, Fenham NE4 9AN

ROOK
MATTHEWS
SAYER



Description:

ATTENTION FTB AND INVESTORS ALIKE, SPACIOUS ONE DOUBLE BEDROOMED GROUND FLOOR FLAT, DG, GSH, YARD. NO ONWARD CHAIN. Within walking distance to Newcastle City Centre, hospitals and Universities. All local amenities are at hand to include, shops, bus routes and major road links. Some updating is required. Comp:- hallway. Double bedroom, lounge, bathroom, kitchen, yard to rear



EPC Band D

Call: AC 0191 2859024 RMS 0191 2744661

Price Guide: £42,950+

Lot No. 4

167 Burbank Street, Hartlepool TS24 7JW

Andrew Craig


Description:

An investment opportunity to purchase this 3 bedroom mid terrace house offered for sale with vacant possession and located in a residential area. The property benefits from double glazed windows, gas central heating and is presently offered for sale with vacant possession. The property briefly comprises entrance hall, through living room/dining room, kitchen, rear lobby and a bathroom/wc. To the first floor there are three bedrooms. Externally there is a yard to the rear of the property.



EPC : E

Call: AC 0191 5160239 K & R 0191 5813334

Price Guide: £20,000+

Lot No. 5

8 Mainsforth Terrace West, Hendon, Sunderland SR2 8JX

Andrew Craig

Description:

A double fronted mid terrace house offering spacious living accommodation and offered for sale with vacant possession. The property has been upgraded over the years and will appeal to a wide variety of buyers offering versatile living accommodation. The property benefits include double glazed windows, gas central heating and a fitted kitchen units. Property briefly comprises entrance hall, dining room, inner lobby, living room, kitchen and a bathroom/wc to the ground floor. There are 2 bedrooms to the first floor and a yard to the rear of the property.



EPC Band C

Call: Andrew Craig 0191 5653377

Price Guide: £45,000+

Lot No. 6

109 Seventh Street, Horden, Peterlee SR8 4JQ



Description:

This traditional mid terraced property already has gas central heating, Upvc double glazing and a modern kitchen but is priced to allow for further updating. Property comprises: lounge, kitchen/ dining area, 2 bedrooms, bathroom/wc, yard. EPC Band E


Call: Kimmit & Roberts 0191 5813334

Price Guide: £10,000+

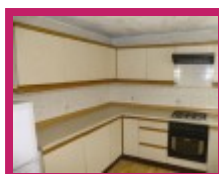
Lot No. 7

40 Lothian Road, Middlesbrough TS2 1SL



Description:

Fitting Student Criteria - Six Bedroom Traditional Terrace Home Reception Room- Fitted Kitchen With Appliances - Modern First Floor Bathroom Bedrooms With Furniture- Double Garage & Driveway - Accessible To Teesside University Council Tax Band B EPC Bands E


Call: Michael Poole 01642 254222

Price Guide: £115,000+

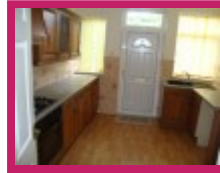
Lot No. 8

15 North View, Blackhill, Consett DH8 0JJ

Andrew Craig
WOOD
ESTATE AGENTS

Description:

A great family home - we offer for sale this three bedroom mid terrace house which is fronted onto a pedestrian walkway and offering a garage to the rear of the property. The property offers sizeable living accommodation and benefits include double glazed windows, gas central heating, fitted kitchen with built in appliances and is offered for sale with vacant possession. The property briefly comprises entrance hall, living room, kitchen and a bathroom/wc to the ground floor. There are three bedrooms to the first floor, a lawned garden to the front and a yard to the rear with a single garage.



EPC Band D

Call: AC 0191 4921234 JWW 01207 502109

Price Guide: £55,000+

Lot No. 9

2 Hawthorn Close, Benwell, Newcastle NE15 6AG

ROOK
MATTHEWS
SAYER

Description:

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



EPC BAND B

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £75,000+

Lot No. 10

69 & 71 Sixth Street, Horden, Peterlee SR8 4JX

kimmitt & roberts

Description:

TO BE SOLD AS ONE LOT A PAIR OF TERRACED HOUSES

A pair of traditional adjacent mid terraced houses. Both properties have Gas central heating, UPVC DG, but are in need of some works.

Each property comprises: lounge, kitchen/dining area, 2 bedrooms, bathroom/WC, yard to rear.

EPC : Band 69 D
Band 71-D

Call: Kimmit & Roberts 0191 5813334

Price Guide: £15,000+

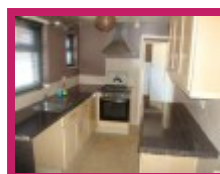
Lot No. 11

2 Gilpin Street, Houghton Le Spring DH4 5DR

Andrew Craig
kimmitt & roberts

Description:

Suited to both the private residential buyer and the buy to let investor is this well presented two bedroom, two reception room mid terrace house offered for sale with vacant possession. The property benefits include double glazed windows, gas central heating, modern kitchen units with built in oven and hob and a white bathroom suite. Property briefly comprises entrance lobby, entrance hall, living room, dining room, kitchen and bathroom to the ground floor. There are two bedrooms to the first floor and a yard to the rear. The likely rental income is anticipated to be in the region of £495pcm (£5,940 per annum)



EPC Band D

Call: AC 0191 4921234 K&R 0191 5848080

Price Guide: £40,000+

Lot No. 12

Cemetary Lodge, Cemetery Road, Jarrow NE32 5UU

Andrew Craig



Description:

A unique opportunity to purchase this family home offering great scope to put your own stamp on the property. The property does require some updating and refurbishment and with some modernisation (subject to planning) the upstairs layout could be adjusted to maximise the properties full potential. Property briefly comprises of entrance hall, living room, kitchen, to the first floor there are two bedrooms, dressing room and a bathroom-wc. Externally there are gardens to the side and rear of the property and off street parking.



EPC Rating: F

Call: Andrew Craig 0191 4280025

Price Guide: £99,950+

Lot No. 13

64 Devonshire Street, Monkwearmouth, Sunderland SR5 1D

Andrew Craig

kimmitt & roberts



Description:

Any interested party is strongly recommended to view internally as the accommodation on offer is larger than first impressions from the outside. The property is a 2 bedroom, 2 reception room mid terrace property but with slight modification and subject to planning/building regulations may be able to be adapted to 3 bedrooms. The property benefits include double glazed windows, gas central heating and briefly comprises entrance hall, living room, dining room, kitchen and bathroom/wc to the ground floor. There are 2 bedrooms plus a 3rd room to the first floor. Externally there is a yard to the rear of the property with a garage door.



EPC Band D

Call: Andrew Craig 0191 5160239

Price Guide: £50,000+

Lot No. 14

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

Andrew Craig

WOOD
ESTATE AGENTS



Description:

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



Call: AC 0191 4921234 JWW 01207 502109

Price Guide: £37,500+

Lot No. 15

23a Alfred Street, Seaham SR7 7LR

Andrew Craig

kimmitt & roberts



Description:

Offered for sale with vacant possession is this updated two bedroom first floor flat. The property briefly comprises of entrance hall with stairs to first floor landing, two bedrooms, bathroom-wc with separate shower cubicle, living room and kitchen. EPC Band D



Call: AC 0191 5653377 K & R 0191 5813213

Price Guide: £25,000+

Lot No. 16

16 Barehirst Street, South Shields NE33 5LY

Andrew Craig

kimmitt & roberts



Description:

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



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £59,950+

Lot No. 17

50 & 52 Eleventh Street, Horden, Peterlee SR8 4QQ

kimmitt & roberts



Description:

TO BE SOLD AS ONE LOT A PAIR OF TERRACED HOUSES

A pair of adjacent traditional mid terraced houses, in need of updating and priced accordingly. Each property comprises: lounge, kitchen/ dining room, 2 bedrooms, bathroom/WC, yard.



EPC Bands 50 - C
52- D

Call: 01915183334

Price Guide: £15,000+

Lot No. 18

4 James Street North, Murton, Seaham SR7 9AR

Andrew Craig

kimmitt & roberts

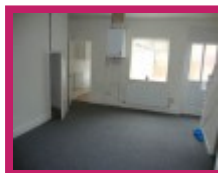


Description:

A two bedroom mid terrace house on James Street North, Murton.

The accommodation comprises living room open plan to dining area, kitchen, bathroom, two bedrooms to the first floor and a yard to the rear.

EPC : F



Call: AC 0191 5160239 K & R 0191 5813213

Price Guide: £30,000 +

Lot No. 19

414 Plessey Road, Blyth, Northumberland NE24 4NE

**ROOK
MATTHEWS
SAYER**



Description:

TWO BEDROOM END TERRACE - POPULAR LOCATION - CLOSE TO SCHOOLS AND ROAD/TRANSPORT LINKS on Plessey Road in Blyth. Briefly comprising: Entrance, lounge, breakfasting kitchen and ground floor bathroom. To the first floor two bedrooms. The property is double glazed and to the rear a small yard. An ideal starter/investment opportunity. Viewings recommended.



EPC Band E

Call: Rook Matthews Sayer 01670 352900

Price Guide: £29,950+

Lot No. 20

Building Plot Haugh Lane Hexham NE46 3PR

**ROOK
MATTHEWS
SAYER**

Description:

The unit is situated on Haugh Lane directly opposite Fawdingtons Suzuki within the heart of Hexham and benefits from a good passing trade. Hexham is a densely populated bustling market town in the west of Northumberland. Hexham has a diverse range of businesses including those regulated to agriculture as well retail, manufacturing and professional. Hexham is located just off A69 Newcastle to Carlisle and therefore is centrally positioned from Newcastle in the east and Cumbria in the West. Description A derelict stone/brick building on a tall plot that would be ideal for residential/commercial development subject to planning.



EPC Band N-A

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £38,000+

Lot No. 21

47 Bondicar Terrace, Blyth, Northumberland NE24 2JW

**ROOK
MATTHEWS
SAYER**

Description:

****CLOSE TO TOWN CENTRE AMENITIES - IDEAL INVESTMENT OPPORTUNITY - DOUBLE GLAZED - GAS CENTRAL HEATING - SHARED REAR YARD**** on Bondicar Terrace in Blyth. Briefly comprising: Entrance/hallway, lounge, one bedroom, fitted kitchen and bathroom. The property benefits from double glazing and gas central heating with shared yard to the rear.
EPC Band E

Call: Rook Matthews Sayer 01670 352900

Price Guide: £25,000+

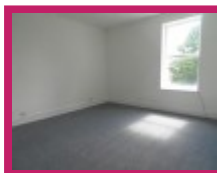
Lot No. 22

82 Gladstone Street, Blyth NE24 1HU

Andrew Craig
**ROOK
MATTHEWS
SAYER**

Description:

A two bedroom house situated on Gladstone Street, Blyth. The property is offered for sale with vacant possession and the accommodation briefly comprises of living room, inner lobby, kitchen, first floor are two bedrooms, bathroom/wc and there is a yard to the rear.
EPC : D


Call: AC 0191 4921234 RMS 01670 352900

Price Guide: £25,000+

Lot No. 23

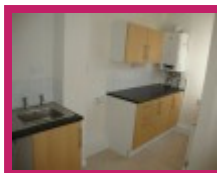
43 Reed Street, South Shields NE33 5PT

Andrew Craig

Description:

Great opportunity to purchase this refurbished 1 bedroom end terrace house located in a residential within close proximity to local amenities and road links. The property benefits include double glazed windows, gas central heating, refitted kitchen and re decoration. Property briefly comprise entrance hall, living room, kitchen, to the first floor one bedroom with en-suite shower room. Externally there is space for the wheelie bin.

Likely rental income would be in the region of £325 - £350 pcm (£3,900 - £4,200 per annum).



EPC Band G

Call: Andrew Craig 0191 4271722

Price Guide: £30,000+


Lot No. 24

Plot 4 Blackwell, Darlington DL3 8QT


Description:

PREMIUM BUILDING PLOT for sale by AUCTION ON MONDAY 28th SEPTEMBER 2015 - Rarely does the opportunity arise to purchase such a building plot in one of Darlington's most prestigious addresses. This magnificent setting, arguably one of the very best in Darlington, overlooks a particularly attractive stretch of the River Tees and has far reaching views towards Richmond and the Yorkshire Dales. One of five adjacent plots granted planning permission for the erection of a detached, five storey six bedroom property. Built to the right specification it is our opinion the completed property has the potential to be worth in excess of £750,000. A substantial amount of work has already been completed on this plot including the foundations and the start of the ground floor level, overseen by a registered Civil and Structural Engineer. EPC band N-A

Call: J W Wood 01325 485151

Price Guide: £385,000+

Lot No. 25

Plot 5 Blackwell, Darlington DL3 8QT


Description:

Rarely does the opportunity arise to purchase such a building plot in one of Darlington's most prestigious addresses. This magnificent setting, arguably one of the very best in Darlington, overlooks a particularly attractive stretch of the River Tees and has far reaching views towards Richmond and the Yorkshire Dales. One of five adjacent plots granted planning permission for the erection of a detached, five storey six bedroom property. Built to the right specification it is our opinion the completed property has the potential to be worth in excess of £750,000. EPC band N-A

Call: J W Wood 01325 485151

Price Guide: £290,000+

Lot No. 26

85, 87 & 89 Sixth Street, Horden, Peterlee SR8 4JX


Description:
TO BE SOLD AS ONE LOT 3 TERRACED HOUSES

An opportunity to acquire 3 adjacent mid terraced houses. The properties have facilities, including central heating and double glazing but are in need of further works. Each property comprises: lounge, kitchen/ dining room. 2 bedrooms, bathroom/wc, yard to rear.


 EPC : Band 85 D
 Band 87 D
 Band 89 E

Call: Kimmit & Roberts 0191 5813334

Price Guide: £20,000+

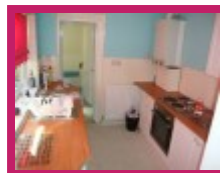
Lot No. 27

31/33 Hugh Street, Wallsend, Newcastle NE28 6RL

Andrew Craig

Description:

An investment opportunity to purchase this pair of flats located in this residential area within close proximity of local amenities and Wallsend High Street. Both properties are currently tenanted at a combined income of £760pcm (awaiting copies of the tenancy agreements) both flats benefits from double glazed window and gas central heating. No 31- entrance hall with stairs to first floor landing, 3 bedrooms, living room, kitchen and a bathroom-wc. Externally there is a yard to the rear. We have been advised by the vendor that the property had its roof completely refurbished with new felt slates and ridge tiles in 2008. No 33 - entrance hall, two bedrooms, living room, kitchen and a bathroom-wc. Externally there is a yard to the rear.



EPC : Band 33 DEPC : Band 31 E

Call: RMS 0191 2761283 AC 0191 2859024

Price Guide: £84,950+

Lot No. 28

51 Brandon Village, Brandon Village, Durham DH7 8SU



Description:

We are pleased to offer for sale this attractive 3 bedroomed mid terraced property requiring modernisation and updating. The property has an attractive floor plan comprising: entrance lobby, hallway, lounge, kitchen/breakfast room, rear lobby and bathroom. To the first floor there are 3 bedrooms. Externally there are gardens to the front and rear.



EPC Band E

Call: J W Wood 0191 3869921

Price Guide: £75,000+

Lot No. 29

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



Description:

Development Opportunity Pre Application Accepted for 2 x Two Bedroom Flats, 1 x Three Bedroom Flat & 3 x Retail Units
The property comprises three inter-linked retail units and one separate unit on the ground floor with ancillary accommodation on the first floor and in the attic space. To the rear of the property is a yard, which can be accessed from the ground floor and from the fire escape from the first floor. Internally the property is in a poor condition and will require works to bring it to a usable standard. Planning Gateshead Council have broadly Accepted a Pre Application for the following : 2 x Two Bedroom Flats, 1 x Three Bedroom Flat, 3 x Retail Units*(Please note when the proposed development was applied for there was a small carpark to the side of the building that was being purchased, this is no longer available.)
EPC Band to follow

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £145,000+

Lot No. 30

21, 22 & 23 Warren Street, Horden, Peterlee SR8 4NA



Description:


TO BE SOLD AS ONE LOT 3 TERRACED HOUSES
An excellent opportunity to acquire 3 adjacent mid terraced houses, located in the heart of the village. the properties are in basic order but have double glazing and central heating.
Property comprises: lounge, kitchen/dining room, 2 bedrooms, bathroom/WC, yard to rear.
EPC : Band 21 D
Band 22 E
Band 23 F

Call: Kimmit & Roberts 0191 518 3334

Price Guide: £20,000+

Lot No. 31

79 Shinwell Crescent, Thornley, Durham DH6 3DE




Description:

A two bed semi detached property offered for sale with vacant possession and benefiting from double glazed windows and gas central heating. Property briefly comprises of entrance hall, living room, kitchen, rear lobby and a bathroom-wc to the ground floor. There are two bedrooms to the first floor. Externally there are gardens to both the front and rear.
Likely rental income anticipated to be in the region of £375 - 450pcm



EPC : D

Call: AC 0191 4921234 JWW 0191 3869921

Price Guide: £37,500+

Lot No. 32

8 Canterbury House, Baxter Road, Sunderland SR5 4LN

Andrew Craig



Description:

This two bedroom first floor apartment is located within a popular residential area. This property has recently been refurbished and decorated to a high standard throughout in a modern neutral theme making it an ideal purchase for first time buyers or alternatively for those wishing to downsize. The property is realistically priced to attract investors and those wanting to purchase a property on a Buy to Let basis. Further benefits include upvc double glazing, combi gas central heating and secure entry system to building/apartment together with attractive communal gardens and allocated parking available.



EPC Band C

Call: Andrew Craig 0191 5160239

Price Guide: £39,950+

Lot No. 33

27, 29 & 31 Twelfth Street, Horden, Peterlee SR8 4QH

kimmitt & roberts



Description:

TO BE SOLD AS ONE LOT 3 TRADITIONAL TERRACED HOUSES
3 adjacent terraced houses, each with 3 bedrooms in need of some refurbishment and priced accordingly.



EPC Band 27 E 29- C 31 - E

Call: Kimmit & Roberts 0191 5813334

Price Guide: £20,000+

Lot No. 34

Harlands, 24 Woods Terrace, Seaham SR7 9AG

ROOK MATTHEWS SAYER

kimmitt & roberts



Description:

(Freehold two Storey Newsagents)The property is located on Wood Terrace a mixed commercial / residential shopping parade inMurton. Our client has been trading from this location since 2013, although newsagentshave traded from this location for many years. As well as being a newsagents they also offers National Lotteryand we have verbally been informed a premises and pay point licence have been applied for.They also retail magazines, cards, gifts, confectionary, drinks, tobacco plus muchmore as well as having a number of paper rounds.The property itself is a mid-terrace two storey brick property with pitched slate roof, comprising ground floor retail, storage, w/c with additional first floor office/storage space the total floor area is 130.36 sq. m. (1,403 sq. ft.)

EPC : Band E

Call: Rook Matthews Sayer 0191 2120000 K & R 0191 5813213

Price Guide: £29,950+

Lot No. 35

21 Caldicot Close, Eston, Middlesbrough TS6 9SN

Andrew Craig

Michael Poole



Description:

An Investment Opportunity- In Need of Full Refurbishment Throughout- UPVC Double Glazing- Ideal Buy to Let Property -Available with Immediate Vacant Possession- Ground Floor Features, Lounge, Dining Room & Kitchen -Three Bedrooms
Epc Band G

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

Call: AC 0191 4889090 MP 01642 285041

Price Guide: £25,000 - £30,000



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SOLICITORS

Lot No. 36

Rosegarth, 76 Vindomora Road, Ebchester, Consett DH8 0PS


Description:

A three/four bedroom detached bungalow requiring modernisation and situated within a generous-sized plot with garden to three sides. The property has uPVC double glazing and gas central heating (via Baxi. combi. boiler) but is in need of some further renovation and improvement, and may also benefit from reconfiguration or extension, subject to the necessary planning and building consents. Comprise, porch, hall, living room, kitchen., sitting room / bedroom, three further bedrooms, bathroom and separate W.C. There is also a rear uPVC double-glazed porch, with block-paved floor, and a garage. The grounds have lawned gardens to the side and rear and a small garden area to the front with a block-paved driveway.

EPC BAND to follow


Call: J W Wood 01207 235221

Price Guide: £80,000 +

Lot No. 37

12 Fairholme Avenue, South Shields NE34 6DB

Andrew Craig

Description:

A two bedroom Semi-Detached Bungalow situated in this ever popular area, within walking distance to popular schools, transport links and Harton Village where a range of amenities and shops can be found. The property briefly comprises of: - Entrance hall, lounge, kitchen, two bedrooms and bathroom. Externally lies a lawned rear garden with external stores and pre-fab garage. An internal inspection is highly recommended.

EPC Band to follow

Call: Andrew Craig 0191 4271722

Price Guide: £145,000+

Lot No. 38

3 & 4 Eden Terrace, Horden Peterlee SR8 4DH



Description:

TO BE SOLD AS ONE LOT A PAIR OF 3 BEDROOM TERRACED HOUSES

A pair of adjacent terraced houses, one mid and one end, situated close to the village amenities. Each have gas central heating, UPVC dg, but are in need of some works. Each property comprises: lounge, kitchen/dining area, bathroom/WC, 3 bedrooms and yard.

EPC band 3 -F

EPC Band 4 - E


Call: Kimmitt & Roberts 0191 581334

Price Guide: £20,000+

Lot No. 39

42 Meath Street, Middlesbrough TS1 4RS



Description:

Two Bedroom Mid Terrace House, Vacant Possession, Gas Central Heating, Two Reception Rooms, Close to Town Centre & University.

EPC Band E


Call: Michael Poole 01642 254222

Price Guide: £39,950+

Lot No. 40

11 Warren Street, Horden, Peterlee SR8 4NA



Description:

This is a well presented two bedroomed mid terraced home which comes with gas central heating system, double glazing and enjoys a pleasant family kitchen/breakfast room having built in oven and hob. Enjoying a first floor bathroom/w.c it makes an ideal purchase for the local investor or first time buyer



EPC Band D

Call: Kimmit & Roberts 0191 5813334

Price Guide: £20,000+

Lot No. 41

28 Tankerville Street, Hartlepool TS26 8EY


Andrew Craig

Description:

Offered for sale with vacant possession is this substantial mid terrace house with accommodation split over three floors. The property offers versatile living accommodation with four bedrooms, two reception rooms. Property briefly comprises entrance lobby, entrance hall, living room, dining room, and kitchen to the ground floor. There are two bedrooms and a bathroom to the first floor with two further bedrooms on the 2nd floor. Externally there is a yard to the rear and a townhouse garden to the front.



EPC Band E

Call: AC 0191 4921234 K&R 0191 5813334

Price Guide: £50,000+

Lot No. 42

23 Pont View, Leadgate, Consett DH8 6JD



Description:

A large three bedroomed mid-terraced property situated at Pont View on the rural outskirts of Leadgate near Medonsley. The property has the benefit of UPVC double glazing, gas central heating and requires some cosmetic improvements. The accommodation is ideally suited to families, first time buyers or investment purchasers and briefly comprises on the ground floor; entrance lobby, hallway, lounge, open plan to dining room and kitchen. To the first floor there are three bedrooms and bathroom/w.c. Externally the property has a yard to the rear and brick-built garage and there is a small lawned area to the front. Agents Note: Unadopted Road to Rear.



EPC Band E

Call: J W Wood 01207 502109

Price Guide: £60,000+

Lot No. 43

91 Charters Crescent, South Hetton DH6 2TW

Andrew Craig


Description:

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


Call: AC 0191 4921234 K&R 0191 5848080

Price Guide: £47,500+

Lot No. 44

275 Park Road, South Moor, Stanley DH9 7AP

Andrew Craig

WOOD
ESTATE AGENTS



Description:

To fully appreciate the size of the property an internal viewing is recommended . Property briefly comprises entrance hall, living room, dining room, kitchen and a bathroom- wc to the ground floor. There are two bedrooms one with en-suite and a yard to the rear.



EPC Band D

Call: AC 0191 4921234 JWW 01207 235221

Price Guide: £35,000+

Lot No. 45

66 Green Crescent, Dudley, Northumberland NE23 7JS

Andrew Craig

ROOK
MATTHEWS
SAYER



Description:

A three bedroom mid terrace offered for sale with vacant possession, the property benefits from gas central and double glazing. Property comprises of lounge, kitchen, rear lobby, bathroom. To the first floor there are three bedrooms. Externally there are gardens to the front and rear.



EPC : D

Call: AC 0191 2859024 RMS 01670 531114

Price Guide: £45,000+

Lot No. 46

10 Ingleby Close, Eston TS6 8EN

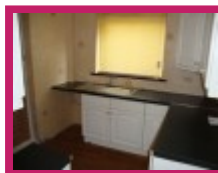
Andrew Craig

Michael Poole



Description:

Located in a cul de sac is this three bedroom end terrace house which is being offered for sale with vacant possession. The property include double glazed windows, gas central heating and garden to both front and rear. Property briefly comprises entrance hall, living room, dining area and a kitchen to the ground floor. There are three bedrooms and a family bathroom to the first floor. Externally there are gardens to both front and rear of the property.



EPC Band C

Call: AC 0191 4921234 MP 01642 955180

Price Guide: £60,000+

Lot No. 47

70 Lenin Terrace, Stanley DH9 6PB

Andrew Craig

WOOD
ESTATE AGENTS



Description:

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



EPC Band D

Call: AC 0191 4921234 JWW 01207 235221

Price Guide: £55,000+

Lot No. 48

15 Straker Street, Hartlepool TS26 8BP

Andrew Craig

kimmitt & roberts



Description:

Appealing to the buy to let investor is this two bedroom mid terrace house which is offered for sale as vacant possession. .
Property briefly comprises of entrance hall, living room, inner lobby, kitchen and a bathroom-wc to the ground floor. There are two bedrooms to the first floor and a yard to the rear of the property.



EPC Band G

Call: AC 0191 5160239 K & R 0191 5813334

Price Guide: £30,000 - £35,000

Lot No. 49

26 Thomas Street, Stanley DH8 0AB

Andrew Craig

WOOD
ESTATE AGENTS



Description:

A three-bedroom terraced house requiring improvement.
The house has UPVC double glazing and gas central heating (via back boiler), with accommodation comprising: entrance lobby, hall, living room open into dining room, rear kitchen, first floor landing, a double bedroom and two smaller bedrooms, and a bathroom/W.C. There is a rear yard with an outhouse and a small garage.



EPC Band E

Call: AC 0191 4921234 JWW 01207 502109

Price Guide: £50,000+

Lot No. 50

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

ROOK
MATTHEWS
SAYER



Description:

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

EPC BAND E

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £149,950+

Lot No. 51

191 Harton House Road, South Shields NE34 6DZ

Andrew Craig



Description:

Three bed semi detached house in a popular location at Harton House Road East in South Shields which needs a complete re-furbishment and renovation programme to bring up to a present day standard. The property briefly comprises of Hallway, Lounge, Kitchen/diner, three bedrooms and bathroom with separate w.c. Drive to front with gardens front and rear (presently in an overgrown state).

EPC BAND to follow



Call: Andrew Craig 0191 4271722

Price Guide: £65,000+

Lot No. 52 121 Seventh Street, Horden, Peterlee SR8 4JQ



Description:

Priced to sell is an well presented and much improved upgraded two bedroomed mid terrace home boasting gas central heating system, double glazing, quality refitted kitchen and shower room and modern stylish decor throughout. To the exterior is an enclosed yard. This is a beautiful home which comes ready to move into.



EPC Band F

Call: Kimmit & Roberts 0191 5813334

Price Guide: £20,000- £25,000

Lot No. 53 14 Balfour Street, Houghton Le Spring DH5 8BA



Description:

We are pleased to present to the market this 2 Bedroom mid terrace property which provides deceptively spacious family accommodation. The property briefly comprises of 2 reception rooms and kitchen downstairs as well as two double bedrooms and family bathroom to the first floor. Externally the property has an enclosed rear yard with gate to lane. Internal inspection is a must! Summary of accommodation ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, LANDING, 2 BEDROOMS, BATHROOM, REAR YARD



EPC BAND C

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £39,950+

Lot No. 54 44 Limetrees Close, Port Clarence, Middlesbrough TS2 1SL



Description:

A three bedroom semi detached house offered for sale with vacant possession. The property comprises entrance hall, living room, kitchen, first floor are three bedrooms and a bathroom/wc. EPC Band D

Call: Michael Poole 01642 254222

Price Guide: £15,000+

Lot No. 55 Clare House, Church Parade, Sacriston, Durham DH7 6AD



Description:

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

EPC Band to follow

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £295,000+

Lot No. 56

114 Richmond Road, South Shields NE34 0QQ

Andrew Craig



Description:

A two bed ground floor flat which we are advised is currently tenanted at £495pcm on a 12 month tenancy.
Property briefly comprises of lounge, kitchen, two bedrooms and a bathroom.

EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £45,000+

Lot No. 57

1, 3, 19 & 23 Ninth Street, Horden, Peterlee SR8 4LZ

kimmitt & roberts



Description:

TO BE SOLD IN ONE LOT A GROUP OF 4 TERRACED HOUSES

Located in the same street in the heart of the village, these traditional mid terraced houses are in need of various degrees of refurbishment, some with central heating and double glazing etc, and some more basic.

They each comprise: lounge, kitchen/ dining area, 2 bedrooms, bathroom/ WC, yard.



EPC Band 1 -C 3 -D 19 - C 23 -E

Call: Kimmit & Roberts 0191 5813334

Price Guide: £25,000+

Lot No. 58

45 Woodlands Terrace, Gateshead NE10 9HT

Andrew Craig



Description:

Originally a two bed ground floor flat which has been converted to a one bedroom property creating a larger lounge diner. Requiring updating throughout but which could easily be re-configured back to a two bedroom status whilst completing works of improvement. With no central heating system and single glazing, this is competitively priced and represents an ideal project for builders/investors and d.i.y., enthusiasts alike. Well positioned in Felling close to local amenities and transport links. Early viewing essential to appreciate the full potential this property has to offer.

EPC Band D

Call: Andrew Craig 0191 4875330

Price Guide: £34,950+

Lot No. 59

56 Newburgh Street, Amble, Northumberland NE65 0QE

ROOK MATTHEWS SAYER



Description:

Situated in an enviable location which is metres away from Amble's Little Shore Beach and Harbour, this stone built ground floor flat is in need of modernisation/refurbishment and would make a perfect holiday home/let or residential letting. The accommodation briefly comprises entrance hall, lounge, bedroom, kitchen, rear lobby and bathroom. To the rear of the property is a large shared yard. Your early appointment to view is strongly recommended.

EPC BAND C

Call: Rook Matthews Sayer 01665 713358

Price Guide: £34,950+

Option 2

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

Lot No. 60

13 Tamerton Drive, Birtley DH3 2LX

Andrew Craig



Description:

This semi detached bungalow is situated within the property that estate if the springs with easy access to local shop, schools and transport links. the property is warmed via gas central heating and has the added benefit of double glazing. This property would be ideal for those looking for stair free living or down sizing. Accommodation comprises entrance porch, lounge with living flame gas fire and hearth, kitchen inner hallway, wet room and two bedrooms (one with fitted wardrobes). Externally the property boasts driveway leading to detached garage with gardens to front and rear. EPC Band to follow

Call: Andrew Craig 0191 4921234

Price Guide: £89,950+

Lot No. 61

12 Princess Road, Seaham SR7 7TB

kimmitt & roberts



Description:

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



Call: Kimmitt & Roberts 0191 5813213

Price Guide: £99,950+

Lot No. 62

2 Valley Close, Stanley DH9 6HQ

WOOD
ESTATE AGENTS



Description:

A modern two bedroom end-terraced house with garden and parking space. Built in 2007 by Broseley Homes, the property has the remainder of the NHBC guarantee, benefits uPVC double glazing and gas central heating. The property has been occupied since new by our vendor and offers well presented accommodation throughout including: Entrance hallway, kitchen, cloakroom and lounge. To the first floor there are two bedrooms and a bathroom w.c.



EPC band C

Call: JW Wood 01207 235 221

Price Guide: £54,950+

Lot No. 63

28 Edgefield Avenue, Fawdon, Newcastle NE3 3AB



Description:

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



EPC BAND C

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £60,000+

Lot No. 64

15a Main Street, Seahouses, Northumberland NE68 7RE



Description:

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



EPC BAND E

Call: Rook Matthews Sayer 01670 510044

Price Guide: £99,950+

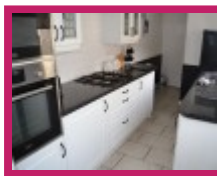
Lot No. 65

15 Outram Street, Houghton le Spring DH5 8AZ



Description:

We are pleased to offer this larger style two bedroom mid terraced property providing deceptively spacious accommodation, large enough to accommodate the growing family yet compact enough for first time buyers. It has been the subject of considerable recent capital expenditure - a refitted kitchen (with appliances) and a stylish bathroom (with spa bath) have been installed, as well as a cosy log burner in the lounge, set within a feature fireplace, to supplement the Combi gas central heating system. Situated within an established residential area, it has off street parking, courtesy of a roller shutter gate to the yard. Well worth internal inspection.



EPC Band D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £35,000+

Lot No. 66

23 Kestrel Avenue, Middlesbrough TS3 8EG



Description:

AVAILABLE WITH VACANT POSSESSION, IDEAL FOR AN INVESTOR OR FIRST TIME BUYER. A three bed mid terrace house, comprising of lounge dining room, kitchen to the first floor there are 3 bedrooms and a bathroom. Externally Paved courtyard to the front. To the rear is an enclosed yard with access for a vehicle via a gate providing car hard standing.



EPC BAND D

Call: Michael Poole 01642 254222

Price Guide: £64,950+

Scott Hendry
Director



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Lot No. 67

6 Robert Adam Court, Alnwick NE66 1PH



Description:

A ground floor apartment constructed by award winning McCarthy & Stone in 2010. Situated in Alnwick town centre, this apartment provides modern retirement living with excellent amenities and generous communal areas. Comprises of entrance hall, sitting room, kitchen, double bedroom, and well-fitted bathroom. Other facilities include the spacious lounge area, guest bedroom with en suite bathroom, and laundry room. There are gardens with lawns and established shrubs, lifts to upper floors, house manager on daily duty and 24 hour emergency line if required. Parking within the courtyard by separate lease agreement, subject to availability.



EPC Rating C

Call: Rook Matthews Sayer 01665 510044

Price Guide: £84,950+

Lot No. 68

10-12 King Street, Seahouses NE68 7XP



Description:

Formerly operating as a post office, with house attached, this detached family home has generous accommodation. Comprises entrance hall, kitchen/ dining room, sitting room with bay window and conservatory off, ground floor bedroom or study with en suite shower room. On the first floor there are three bedrooms, bathroom. Oil fired central heating and part PVC double glazing. Attached to the house with access from the main hall is the former post office itself, now offering the opportunity to continue in retail use or convert to residential, subject to any necessary permissions. There are gardens to front and rear plus driveway parking and garage



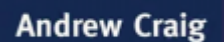
EPC Band E

Call: Rook Matthews Sayer 01670 510044

Price Guide: £215,000+

Lot No. 69

116 Reading Road, South Shields NE33 4SE



Description:

This spacious three bedroom home situated in this popular sought after street in South Shields. Perfectly placed for access to a range of primary and secondary schools, as well as a range of shops, amenities and public transport links. The picturesque West Park is also just a short distance away. Benefiting from lounge, kitchen/diner with door leading into further kitchen extension, utility, ground floor bathroom, three bedrooms to the first floor and separate w.c. Externally to the front lies a low maintenance garden with a range of various plants and shrubs. To the rear lies a patio area and a single garage providing parking for one car.



EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £85,000+

Lot No. 70

13 Finchdale Terrace, Chester Le Street DH3 3DL



Description:

We are pleased to offer for sale this improved double fronted two bedroom town house with garage to rear. The property includes gas fired central heating via radiators with combination boiler, uPVC double glazing and alarm system. Briefly the deceptively spacious accommodation comprises Hall, Lounge with bay window, fire surround and electric pebble effect fire, separate Dining room, fitted Kitchen/Breakfast Room, split level landing, two good size Bedrooms and a spacious Bathroom/wc with white corner suite and separate shower cubicle. There is a forecourt garden to front and a small yard to rear and a garage with up and over door.



EPC Band E

Call: J W Wood 0191 3887245

Price Guide: £79,950+

Lot No. 71

20 Tynevale Road, Lemington NE15 8EJ

**ROOK
MATTHEWS
SAYER**



Description:

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

Call: Rook Matthews Sayer 0191 2671031

Price Guide: £65,000+

Lot No. 72

26 Hawthorn Square, Seaham SR7 7DD

kimmitt & roberts



Description:

We are pleased to offer for sale this well presented and improved two bedroom end of terrace property with Combi Central Heating and Double Glazing. Offered with no upward chain the property has accommodation which comprises; Entrance, Lounge, Kitchen/Dining Room, Bathroom, Two Bedrooms, First Floor WC, Gardens and Yard. Priced to Sell Summary of accommodation Entrance Vestibule, Lounge, Kitchen/Dining Room, Bathroom, Two Bedrooms, Garden



EPC Bands E

Call: Kimmitt & Roberts 0191 5813213

Price Guide: £49,950+

Lot No. 73

Heatherlea House, Hillside East, Rothbury NE65 7PT

**ROOK
MATTHEWS
SAYER**



Description:

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

Call: Rook Matthews Sayer 01670 510044

Price Guide: £450,000+

Lot No. 74

53 Woodbine Street, Gateshead NE8 1ST

Andrew Craig



Description:

A stylish attractively presented three bedroom first floor flat with modern Kitchen and Bathroom. Versatile living accommodation suited to first time buyers, professionals and investors. Woodbine Street is conveniently positioned for local amenities and transport links. Benefitting from double glazing, security system, rear yard and Garage. Internal inspection comes highly recommended to appreciate the size, layout and quality of this impressive home. EPC : C

Call: Andrew Craig 0191 4875330

Price Guide: £65,000+

Lot No. 75

4 Overdale Close, Redcar TS10 4SF

Michael Poole



Description:

A well-cared for three bedroom semi-detached property available with immediate vacant possession and benefitting from full UPVC double glazing and combination boiler gas central heating. With open plan lounge/dining room, fitted kitchen, three first floor bedrooms and family bathroom. Boasting a westerly facing rear garden and generous front garden, drive and garage. EPC Band:- C



Call: Michael Poole 01642 285041

Price Guide: £99,950+

Lot No. 76

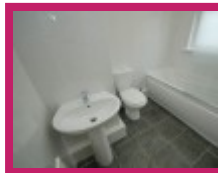
108 Richmond Road, South Shields NE34 0QQ

Andrew Craig



Description:

An ideal investment opportunity or a great first time buy - Situated in this popular street just off Stanhope Road, within close proximity to local amenities, shops, transport links as well as South Tyneside Hospital. Boasting spacious living space this three bedroom first floor flat briefly comprises of: - Lounge, kitchen, three bedrooms, bathroom/w.c. and a private yard to the rear. Further benefits include gas central heating and double glazing. An early viewing is highly recommended



EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

Lot No. 77

467 Normanby Road, Normanby TS6 0EA

Michael Poole



Description:

A great opportunity to purchase this family home located in this popular residential area. The property benefits include double glazed windows, gas central heating, a refitted kitchen and boasts 3 bedrooms and two reception rooms. The property briefly comprises of entrance hall, living room, dining room, kitchen to the ground floor. There are 3 bedrooms and a family bathroom/wc to the first floor. Externally there are gardens to both the front and rear of the property with a drive to the front offering off street parking leading to the garage. EPC Band E

Call: Michael Poole 01642 288299

Price Guide: £169,950+

Lot No. 78

7 The Chase, West Moor, Newcastle NE12 7EW

ROOK MATTHEWS SAYER



Description:

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

Call: Rook Matthews Sayer 0191 266 7788

Price Guide: £240,000+

Lot No. 79

92 Ash Hill, Coulby Newham TS8 0SY

Michael Poole



Description:

Three bedroom terraced house located in a cul-de-sac position and offered for sale with no forward chain. The property benefits from a 19ft plus lounge, 19ft plus kitchen diner, master bedroom with built-in wardrobes and dressing table, driveway parking and a private rear garden.



EPC BAND D

Call: Michael Poole 01642 288299

Price Guide: £84,950+

Lot No. 80

5 Leith Gardens, Stanley DH9 9LZ

WOOD
ESTATE AGENTS



Description:

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



EPC BAND D

Call: J W Wood 01207 235221

Price Guide: £89,950+

Lot No. 81

59 Richardson Street Ashington NE63 0PN

ROOK
MATTHEWS
SAYER



Description:

****PRICED TO SELL TWO BEDROOMED MID TERRACED GARAGE & YARD**** Priced to sell, two bedroomed mid terraced on the sought after Richardson Street, Ashington. In need of refurbishment the property is close to the town centre and amenities and has excellent road links to the A1889 for those commuting to other towns and villages. The accommodation comprises of: Entrance hall, spacious lounge, kitchen diner, bathroom, stairs to the first floor and two good sized bedrooms. Externally there is a garden to the front and a yard to the rear with detached garage. Early viewings recommended.



EPC Band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £39,950+

Lot No. 82

9 Maple Drive, Widdrington, Morpeth NE61 5PF

ROOK
MATTHEWS
SAYER



Description:

An opportunity to purchase this two bedroom mid link home situated on Maple Drive, Widdrington Station. The property is located in a modern estate and Widdrington Station has local amenities to include local supermarket, pub/restaurant and a train service on the East Coast mainline for commuting. The property would be a superb buy to let opportunity accumulating approx. £425.00 PCM. Accommodation briefly comprises:- Entrance hall, ground floor cloaks/W.C, kitchen with integrated appliances, lounge, first floor landing, two bedrooms and bathroom/W.C. Externally there is a rear garden and allocated parking space.



EPC : Band C

Call: Rook Matthews Sayer 01670 511711

Price Guide: £64,950+

Lot No. 83

1 Lizard View, Sunderland SR6 7HE

Andrew Craig



Description:

This three bedroom semi detached house is sure to attract the attention of those wanting to enhance and upgrade. With an open aspect to the front over rural land, this property is situated within a pleasant and popular residential area. Internally comprising of an entrance porch hallway with stairs, two reception rooms, kitchen, conservatory, three bedrooms, bathroom and separate wc. As the property enjoys a corner plot position, there are gardens to the front, side and rear along with a concrete driveway that provides access to two single detached garages. Call now to view!
EPC BAND to follow

Call: Andrew Craig 0191 5190011

Price Guide: £110,000+

Lot No. 84

1 Mackley Close, South Shields NE34 0LJ

Andrew Craig



Description:

This well presented four bedroom town house situated on the popular Harton Grange development constructed by Persimmon Homes in South Shields. This beautiful home boasts modern decor throughout and offers generous living space for any family. Accommodation briefly comprises of: - Entrance hall, family room/dining room, kitchen/diner and cloaks/w.c. To the first floor there is a Lounge, bedroom and office/study. To the second floor three further bedrooms including master with en-suite and a separate family bathroom. Externally there is a lawned garden to the rear with a separate detached garage providing off road parking and small paved area to front.

EPC : Band C



Call: Andrew Craig 0191 4271722

Price Guide: £149,950+

Lot No. 85

14 Iveson Terrace, Sacriston, Co Durham DH7 6NN

WOOD
ESTATE AGENTS



Description:

An attractively priced two Bedroom house in a popular village location convenient for Chester le Street and Durham. The property includes UPVC double glazing and partial gas central heating with combination boiler. The accommodation comprises Hall, Lounge, Kitchen, Wet room & wc, two Bedrooms and Yard to rear. An ideal investment.

EPC Band E



Call: J W Wood 0191 3869921

Price Guide: £45,000+

Lot No. 86

28 Howlett Hall Road, Denton Burn, Newcastle NE15 7HS

ROOK
MATTHEWS
SAYER



Description:

Attention Investors! Two bed, Two reception room or Three bed, one reception room ground floor flat in popular Buy To Let location. Situated within close proximity of local shops, amenities, schools, A1 and A69 road links. The accommodation comprises; entrance hallway, lounge, dining room, kitchen, two bedrooms and a bathroom. Vacant possession.

EPC : Band D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £36,000+

Lot No. 87

5 Rock House Farm, Rock, Alnwick NE66 3SJ

**ROOK
MATTHEWS
SAYER**



Description:

Completed during 2010, this quality converted Blacksmiths shop considered to date back to 1888, provides excellent accommodation in a quiet rural village with views out over the cricket pitch towards the sea. The property has quality internal fittings with oak flooring and Travertine tiling, a magnificent sitting room with vaulted ceiling and exposed roof timbers, and Villeroy & Boch sanitary fittings. The entrance hall opens to the sitting room, The kitchen/ dining room has quality oak fitted units with granite worktops and integral appliances, and there is a separate utility room. There is a double bedroom and bathroom, and then each of the other two bedrooms have en suite facilities. Externally is a large detached garage, good block paved driveway parking and turning, sheltered sunken front garden, and large rear garden with extensive patio, lawn and open views. The property has oil fired central heating, double glazing and security system. Plantation shutters provide excellent security and privacy. An internal inspection is highly recommended.

EPC Band C

Call: Rook Matthews Sayer 01665 510044

Price Guide: £370,000+

Lot No. 88

4 Caxton Way, Chester Le Street DH3 4BW

**WOOD
ESTATE AGENTS**



Description:

A very spacious three Bedroom Link detached house with large 24ft garage and well screened south facing back garden. The property has a pleasant cul de sac position within a sought after location at North Lodge. It is an excellent family size home, available with no onward chain. The accommodation comprises Hall, 25ft Lounge/Dining Room, Kitchen/Breakfast Room, three good size Bedrooms, Bathroom/wc and large Garage with Utility section. It has gas fired central heating via radiators with combination boiler, uPVC double glazing and uPVC roofline. It has been attractively priced to reflect the need for some updating, so early viewing is recommended.

EPC Band E

Call: J W Wood 0191 3887245

Price Guide: £149,950+

Lot No. 89

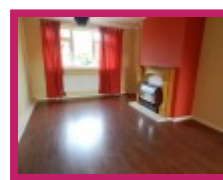
4 Fountains Crescent, Hebburn NE31 2HS

Andrew Craig



Description:

This former two bedroom first floor flat which currently has an internal layout providing two receptions rooms and one bedroom but could easily be re-instated back to two bedroom accommodation. The property benefits from having gas central heating and double glazing and comprises of: Entrance lobby with stairs up. Lounge open to Dining Room. One bedroom. Kitchen and bathroom/w.c. Externally there is a lawned garden to the front. Located in this pleasant street we would urge an early viewing.



EPC Band E

Call: Andrew Craig 0191 4281428

Price Guide: £35,000+

Lot No. 90

Flat 9 Robertswood, 49 Park Road South, Middlesbrough TS5 6LE

Michael Poole



Description:

A Second Floor Flat With Views of Albert Park to the Front. Property briefly comprises of entrance hall, lounge, kitchen, bathroom and two bedrooms. Externally there are communal Grounds & Parking There are communal grounds to the front and side and parking bays.



EPC : Band D

Call: Michael Poole 01642 254222

Price Guide: £79,950+

Lot No. 91

2 Market Lane, Wooler, Northumberland NE71 6LA

**ROOK
MATTHEWS
SAYER**



Description:

Mid Terraced two storey town house with private parking in the town centre. The property has the benefit of Architects Certificate with ground floor accommodation extending to entrance lobby, sitting room, dining kitchen, utility and cloakroom/WC. On the first floor there are two double bedrooms and family bathroom. Gas central heating and double glazing included with gravelled parking area.



EPC Band B

Call: Rook Matthews Sayer 01434 601 616

Price Guide: £79,950+

Lot No. 92

4 Scott Street, Redcar TS10 2AN

Michael Poole



Description:

Of Particular Interest to the Investment or First Time Purchaser. This Deceptively Spacious Three Bedroom Terrace is Available with Vacant Possession.

EPC BAND E

Call: Michael Poole 01642 285041

Price Guide: £61,000+

Lot No. 93

33 Heathfield, Sunderland SR2 9EW

Andrew Craig



Description:

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



EPC : Band D

Call: Andrew Craig 0191 5653377

Price Guide: £235,000+

Lot No. 94

Otherston, Harelaw, Stanley DH9 8DH

**WOOD
ESTATE AGENTS**



Description:

A traditional four bedroom detached house situated in the small village of Hare Law near Stanley. Built in 1930s "Otherston" occupies an extensive plot and gardens, ideal for families, has the benefit of double glazing, gas central heating and two conservatories. The accommodation briefly comprises:- entrance hallway, cloakroom/wc, lounge with French doors to conservatory, fitted kitchen/breakfast room, study and dining room with French doors to second conservatory. To the first floor there are four bedrooms and a family bathroom. Externally, within the grounds there is a detached double garage with workshop, hard standing and a second detached single garage. The majority of the gardens are laid to lawn. Agents note: The driveway to the front has a right of access with the neighbouring house.



EPC Band D

Call: J W Wood 01207 235221

Price Guide: £199,950+

Lot No. 95

22 Embleton Terrace, The Lee, Longframlington NE65 8JJ

**ROOK
MATTHEWS
SAYER**



Description:

Occupying an elevated position with outstanding views across the countryside in all directions, Embleton Terrace forms a group of two storey cottages with parking and gardens. The ground floor includes entrance lobby, sitting room with fire and modern fitted kitchen/ dining room with access to the rear sun porch. On the first floor there are three bedrooms and family bathroom. Oil fired central heating and PVC double glazing is included. Front lawned garden, rear yard and further garden and garage across the rear access road.



EPC BAND D

Call: Rook Matthews Sayer 01670 511711

Price Guide: £115,000+

Lot No. 96

48 South Street, Newbottle, Houghton Le Spring DH4 4EH

kimmitt & roberts



Description:

An ideal home for the growing family, this substantial mid terrace residence has been comprehensively refitted and is beautifully presented from top to bottom. Recent works include the provision of a refitted kitchen, a refitted bathroom, combi gas central heating, UPVC double glazing, re-decoration and re-carpeting throughout. It has 3 well-proportioned bedrooms (two of which are fitted) supplemented by an excellent attic room. It occupies a fine position in the heart of an attractive village, noted for combining ease of access to all the regions major centres within an attractive village setting. Internal inspection cannot fail to impress.
EPC : D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: WAS £109,950 NOW £74,950+

Lot No. 97

65 Jubilee Estate, Ashington NE63 8TA

**ROOK
MATTHEWS
SAYER**



Description:

We are delighted to bring to the market this three bedroomed semi detached property on the popular Jubilee Estate, Ashington. Close to local amenities and schools, the property is ideal for first time buyers and growing families. Benefitting from double glazing and gas central heating the accommodation briefly comprises: Entrance porch, hallway, lounge, dining room and kitchen, to the first floor there are three bedrooms and family bathroom. Externally there are gardens to the front and rear with drive and garage.

EPC Band:- D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £89,950+

Lot No. 98

10 Whitsun Avenue, Bedlington NE22 5BG

**ROOK
MATTHEWS
SAYER**



Description:

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



EPC Band D

Call: Rook Matthews Sayer 01670 531 114

Price Guide: Was £84,950 Now £65,000+

Lot No. 99

26 The Cornfields, Hebburn NE31 1YH

Andrew Craig



Description:

This impressive four bedroomed detached family home is perfectly located in a secluded position at the head of a cul-de-sac on the popular Cornfield Estate. The accommodation is suited to growing families and comprises an internal layout of:- Entrance hall with stairs up and door to lounge being open plan to dining room. Kitchen and utility room plus an extra family/playroom to the ground floor enhances the overall footprint. There are four bedrooms to the first floor, the master having en-suite plus a family bathroom/w.c. Externally there is an enclosed lawned garden to the rear with patio area and a block paved drive to front offering off street parking. Beautifully presented - early viewing recommended to fully appreciate this established family home.
EPC Rating C

Call: Andrew Craig 0191 4281428

Price Guide: £159,950+

Lot No. 100

11 Evelyn Terrace, Stanley, Co Durham DH9 7RN

WOOD
ESTATE AGENTS



Description:

A well-presented, mid-terraced property, situated in a popular area close to the Town Centre. The property has a large garden to the front, with pleasant views over Stanley. The property is ideally suited to first time buyers and benefits from uPVC double glazing and gas central heating with combination boiler. The accommodation briefly comprises: Entrance lobby, lounge and a modern kitchen. To the first floor there are two bedrooms (one with fitted wardrobes) and a bathroom fitted with a white suite. Externally the property has a yard to the rear and a lawned garden to the front, with borders and shrubs.

EPC Band D



Call: J W Wood 01207 235221

Price Guide: £45,000+

Lot No. 101

11 Denton View, Blaydon NE21 4DZ

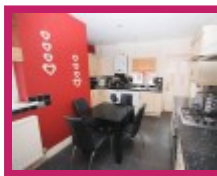
Andrew Craig



Description:

This well presented three bedroom semi detached house. The accommodation comprises of entrance hallway, lounge and fitted breakfasting kitchen to the ground floor whilst to the first floor there are three bedroom and a family bathroom with three piece suite. Externally to the front there is a garden and driveway providing off street parking and a rear gardens. The property is warmed by gas central heating and has the added benefit of double glazing. This property would be ideal for first time buyers looking for a starter home, young/growing families and investors alike.

EPC Band D



Call: Andrew Craig 0191 4889090

Price Guide: £79,950+

Lot No. 102

61 Deckham Terrace, Low Fell, Gateshead NE8 3UY

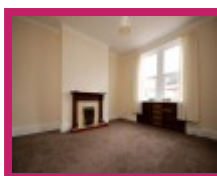
Andrew Craig



Description:

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

EPC Band E



Call: Andrew Craig 0191 4875330

Price Guide: £69,950+

Lot No. 103 14 New Moor Close, Ashington NE63 8RQ

ROOK MATTHEWS SAYER



Description:

Beautifully presented three bedroom semi-detached house on popular New Moor Close, Ashington. This property is close to the town centre and close to the local schools and hospital and would make an ideal first time buy. With a modern newly fitted kitchen the property is double glazed and gas centrally heated and comprises of entrance hall, lounge, Kitchen/diner, downstairs w.c, stairs to the first floor landing, three bedrooms and a family bathroom. Externally there is an enclosed garden to the rear and allocated parking for two cars and small open aspect garden to the front. A lovely property which must be viewed.
EPC BAND D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £110,000+

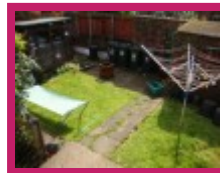
Lot No. 104 49 Verne Road, North Shields NE29 7LS

ROOK MATTHEWS SAYER



Description:

Appealing to a wide range of potential buyers is this first floor flat located in a popular residential area well placed for local amenities. The property does require some modernisation however does already benefit from double glazed windows and gas central heating. Property briefly comprises entrance hall with stairs leading to the first floor, living room, 2 bedrooms, study, separate wc, bathroom and a kitchen.



EPC BAND C

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £49,950+

Lot No. 105 16/17 Quay Walls, Berwick Upon Tweed TD15 1HB

tyne & tweed
estate agents



Description:

An impressive and substantial 3 bedroom Town house and a 4 bedroom maisonette (circa 1870), located within a historic and sought after area on the Quay Walls with wonderful views of the river Tweed and its bridges.

16 Quay Walls is a spacious 4 bedroom maisonette with two reception rooms which benefit from the superb outlook to the front. The building has some original features which include detailed engraved stonework on the frontage and some ornate corning.

17 Quay Walls is a large 3 bedroom Town house which offers huge potential as some renovation/modernisation is required. There are two reception rooms to the front which look onto the towns historic Quay Walls and at basement level there is a large icehouse and workshop area. The house has many original features which include original fireplaces, detailed corning, tiled flooring and detailed engraved stonework on the frontage. EPC Bands E for 17 Quay

Call: Tyne and Tweed 01289 331555

Price Guide: £240,000+

Lot No. 106 25 King Street, Birtley DH3 1EF

Andrew Craig



Description:

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



EPC Band C

Call: Andrew Craig 0191 4921234

Price Guide: £45,000+



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Lot No. 107 Crosswinds, Old Chapel, Oxhill, Stanley DH9 7LG



Description:

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



EPC Band E

Call: J W Wood 01207 235221

Price Guide: £250,000+

Lot No. 108 28 Mill Hill Road, Denton Burn, Newcastle NE5 2AR



Description:

This is a three bedroom family home located on Mill Hill Road in East Denton. The property does require updating however benefits from gas radiator heating (where stated) and double glazing (where stated). The accommodation briefly comprises; an entrance hall, lounge and dining room, toilet and kitchen. The first floor has three bedrooms and a bathroom. Externally there are gardens to the front and rear, a drive to the front leading to the garage. Rook Matthews Sayer would recommend an internal viewing to appreciate the accommodation and location on offer.



EPC BAND D

Call: Rook Matthews Sayers 0191 2671031

Price Guide: £82,000+

Lot No. 109 2a St Johns Terrace, Boldon NE36 0LL



Description:

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



EPC Band E

Call: Andrew Craig 0191 5190011

Price Guide: £85,000+

Lot No. 110 11 Holder Street, Redcar TS10 2AB



Description:

Attention Buy to Let or Investment Purchase Available with Immediate Vacant Possession In Need of Attention Two Double Bedrooms Separate Lounge & Dining Room Redcar Town Centre Location



EPC : F

Call: Michael Poole 01642 285041

Price Guide: £35,000+

Lot No. 111

5 Radcliffe Street, Birtley DH3 2NX

Andrew Craig



Description:

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



EPC BAND D

Call: Andrew Craig 0191 4921234

Price Guide: £55,000+

Lot No. 112

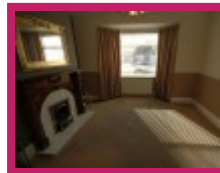
34 Harton Lane, South Shields NE34 0EE

Andrew Craig



Description:

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



EPC BAND D

Call: Andrew Craig 0191 4271722

Price Guide: £135,000+

Lot No. 113

69 Cheshire Grove, Marsden, South Shields NE34 7HZ

Andrew Craig



Description:

3 BED SEMI DETACHED WITH GARAGE AND GARDENS. Offering family size accommodation in this pleasant and popular part of South Shields is this family size home which is offered with the benefit of gas combi central heating and double glazing with replacement front and rear exterior doors. Briefly comprises: Entrance lobby with guest cloakroom off. Lounge, dining/kitchen with patio doors out to the rear garden. First floor has three bedrooms (one with robes) and a bathroom/w.c., with a three piece suite and a wet room style shower enclosure. Externally there are gardens to front and rear, a detached garage and driveway parking for multiple vehicles.



EPC : Band D

Call: Andrew Craig 0191 4271722

Price Guide: £99,950+

Lot No. 114

7 Killingworth Road, Forest Hall NE12 7BR

ROOK MATTHEWS SAYER



Description:

Requiring full refurbishment is this two bedroom double fronted stone cottage situated close to Forest Hall Village. Comprising entrance hall, lounge, kitchen with a range of wall and base units, wetroom/W.C, dining room and two bedrooms to the front. Externally there is driveway parking leading to the larger than average rear garden which is mainly laid to lawn. The property benefits from partial gas central heating and UPVC double glazing. EPC Band E

Call: Rook Matthews Sayer 0191 266 7788

Price Guide: £110,000 - £120,000

Lot No. 115

89 Station Road, North Broomhill, Amble NE65 9UH

**ROOK
MATTHEWS
SAYER**



Description:

Situated in a terrace of similar properties in the sleepy semi-rural village of North Broomhill, this traditional two bedroom house has a long back garden which is divided into two areas - one lawned with a bark laden play area and the other being gravelled to provide a low maintenance area which could also be opened up to create further off street parking which is large enough for a caravan or motor home. The property has retained its homely feel with a beautiful cast iron fireplace in the spacious lounge and offers further accommodation briefly comprising hallway, kitchen family bathroom and two double bedrooms. Opposite the main entrance is a large parking area with a small garden behind which is included in the sale of the property - this area could be used for vegetable planting, to build a garage (subject to planning permission granted) or opened up to create a larger parking area. EPC Band D

Call: Rook Matthews Sayer 01670 513358

Price Guide: £65,000+

Lot No. 116

16 Kensington Road, Middlesbrough TS5 6AN

Michael Poole



Description:

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

Agents Note We are aware that the property has Japanese Knotweed.

EPC Band:- E

Call: Michael Poole 01642 254222

Price Guide: £70,000+

Lot No. 117

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

kimmitt & roberts



Description:

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

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £240,000+

Lot No. 118

15 Front Street, Grange Villa, Chester Le Street DH2 3LJ

**WOOD
ESTATE AGENTS**



Description:

A spacious double fronted property offering excellent scope for conversion improvement and alteration. An ideal investment opportunity with lots of potential. Currently comprising a two storey five Bedroom house with former village shop and store with good size Yard to rear. The property includes gas central heating radiators and uPVC double glazing. The village has local shops and is only a short drive away from Pelton, Stanley and Chester le Street where a full range of shops, schools and amenities are available.

EPC Band E

Call: J W Wood 0191 3887245

Price Guide: £54,950+

Lot No. 119 28 Manor Court, Newbiggin By The Sea NE64 6HF



Description:

Priced to sell this three bedroomed end link on Manor court, Newbiggin by the sea. Close to the town centre, sea front and schools this property would make an ideal first time buy or investment opportunity. The property has good road links to the A189 and is sold as a chain free property. With double glazing and gas central heating the accommodation briefly comprises: entrance porch, lounge, kitchen diner, downstairs w.c, stairs to first floor, three bedrooms and family bathroom. Externally there is an enclosed garden to the rear and a drive to the front with small open aspect garden to the front. A nicely presented property which must be viewed.



EPC Band to follow

Call: Rook Matthews Sayer 01670 850850

Price Guide: £89,950+

Lot No. 120 6 New Front Street, Anfield Plain, Co Durham DH9 8JG



Description:

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

Call: J W Wood 01207 235221

Price Guide: £54,950+

Lot No. 121 3 Yearby Road, Redcar TS11 8HF



Description:

Rural Hamlet Location- One Bedroom Charming Cottage- Internal Viewing Essential Rare Purchase Opportunity- Possible Ideal Retirement or Holiday Home Property briefly comprises of lounge, kitchen, bathroom, to the first floor there is one bedroom. Externally EXTERNALLY, PARKING & GARDENS - Parking is available to the front of the property. The stunning front garden is littered with established shrubs, evergreens, flowers and mature foliage with path to entrance. The fence enclosed rear garden again features an abundance of mature foliage, flowers and evergreens. With patio seating areas and brick built storage/shed.



EPC Band D

Call: Michael Poole 01642 285041

Price Guide: £99,950+

Lot No. 122 4 Castle Close, Prudhoe, Northumberland NE42 6NF



Description:

A rare opportunity to purchase this two bedroom semi detached bungalow situated in this much sought after estate in Prudhoe. The property features southerly facing gardens, dining kitchen, upvc double glazing, but is in need of some updating. The property comprises:- entrance hallway, two double bedrooms, shower/wet room/wc, dining kitchen and a living room onto gardens. Externally there are gardens to the rear and a garage in a nearby block. Available now with no upward chain, viewing is essential!! EPC Band E

Call: Yellow 01661 831234 RMS 0191 4131313

Price Guide: £54,950+

Lot No. 123 2 Corner House, Wark, Hexham NE48 3LT



Description:

Situated in the centre of this North Tyne Village, Corner House benefits from UPVC double glazing and oil central heating, the accommodation is spacious, and in good order throughout, briefly comprising of entrance hall, sitting room with open fire, inner hall, large walk in storage cupboard, kitchen, two bedrooms and bathroom. Externally there is a yard to the rear Viewing is essential to appreciate this property



EPC Band F

Call: Rook Matthews Sayer 01434 601 616

Price Guide: £89,950+

Lot No. 124 5 Luke Crescent, Murton, Seaham SR7 9EY



Description:

We have pleasure in offering for sale this three bedroom mid terrace home with gas central heating and double glazing.

Situated in this ever popular area, the property has accommodation which comprises; Entrance Vestibule, Lounge, Kitchen, Three Bedrooms, Bathroom, Gardens, Driveway. No Onward Chain! EPC Band to follow



Call: Kimmitt & Roberts 0191 5813213

Price Guide: £27,000+

Lot No. 125 10 Rokeby Drive, Gosforth, Newcastle NE3 2JX



Description:

An opportunity to purchase this traditional semi detached house located within this popular residential street. The property is in need of refurbishment with potential to create a lovely family home. Rokeby drive is within walking distance to local shops and amenities and provides easy access to Gosforth high street with its range of bars, restaurants and coffee shops.

EPC band to follow

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £150,000+



Terms & Conditions

About us and Important Auction Information

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

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

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

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

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

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

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

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

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

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

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

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

Our General Auction Terms of Business

1. Interpretation

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

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

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

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

2. Conditions applicable to the auction types

2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

2.2 Option Two Conditions

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

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

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



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

3. General provisions applicable to Sellers and Buyers

3.1 General Auction Conditions

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

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

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

3.2 Charges and payment

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

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

3.3 Proof of Identity and Proceeds of Crime Act

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

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

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

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

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

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

3.4 Miscellaneous

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

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

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

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

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

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

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

3.5 Notices

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

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

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

3.6 Governing law and jurisdiction

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

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

Common Auction Conditions

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Important Notice

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

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

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

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

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

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

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

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

Glossary

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



Wherever it makes sense:

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

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

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

Agreed completion date

Subject to condition G9.3:

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

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

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

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

Auction The auction advertised in the catalogue.

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

Auctioneers The auctioneers at the auction.

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

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

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

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

Condition One of the auction conduct conditions or sales conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The auctioneers.

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

Auction Conduct Conditions

A1 Introduction

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

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

A2 Our role

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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



A5 The contract

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

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

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

A5.4 If you do not we may either:

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

(b) sign the sale memorandum on your behalf.

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

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

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

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

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

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

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

A6 Extra Auction Conduct Conditions

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

General conditions of sale

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

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

G1 The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

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

G2 Deposit

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

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

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

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

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

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

G2.2 The deposit

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

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

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

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

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

G3 Between contract and completion

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

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

(b) pay the premiums when due;

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

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

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

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

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

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

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

Title and identity

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

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

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

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

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

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

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

(ii) the documents accompanying that application;

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



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

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

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

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

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

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

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

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

G5 Transfer

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

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

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

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

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

G6 Completion

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

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

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

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

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

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

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

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

G7 Notice to complete

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

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

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

(a) terminate the contract;

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

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

(d) resell the lot; and

(e) claim damages from the buyer.

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

(a) terminate the contract; and

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

G8 If the contract is brought to an end

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

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

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

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

G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

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

G9.5 The buyer must:

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

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

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

G10 Interest and apportionments

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

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

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

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

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

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

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

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

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

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

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

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

G11 Arrears

Part 1 Current rent

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

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

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

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

(a) so state; or

(b) give no details of any arrears.

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

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



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

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

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

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

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

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

G12 Management

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

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

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

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

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

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

G13 Rent deposits

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

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

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

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

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

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

G14 VAT

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

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

G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

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

(a) of the buyer's VAT registration;

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

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

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

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

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

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

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

G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

G17 Maintenance agreements

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

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

G18 Landlord and Tenant Act 1987

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

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

G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

(a) in its condition at completion;

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

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

G19.5 Where relevant:

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

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

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

G20 TUPE

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

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

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

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

(c) in respect of the Transferring Employees.

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



on completion.

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

G21 Environmental

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

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

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

G22 Service Charge

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

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

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

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

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

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

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

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

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

G23 Rent reviews

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

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

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

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

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

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

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

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

G24 Tenancy renewals

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

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

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

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

G24.4 Following completion the buyer must:

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

G25 Warranties

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

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

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

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

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

G26 No assignment

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

G27 Registration at the Land Registry

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

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

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

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

G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

G29 Contracts (Rights of Third Parties) Act 1999

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

G30 Extra General Conditions



Agents Property AUCTION

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Upcoming Auctions

Monday 2nd November 2015
Monday 14th December 2015
Thursday 28th January 2016
Monday 29th February 2016
Wednesday 30th March 2016
Thursday 28th April 2016
Tuesday 31st May 2016
Monday 27th June 2016
Thursday 28th July 2016
Wednesday 31st August 2016
Monday 3rd October 2016
Thursday 3rd November 2016
Monday 12th December 2016

Andrew Craig

WOOD
ESTATE AGENTS

kimmitt & roberts

Michael Poole

ROOK
MATTHEWS
SAYER



Richard Francis
Auctioneer MNAVA



see website for auction terms & conditions

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