



Agents Property  
**AUCTION**

TOGETHER WE GET RESULTS

# Auction Catalogue



THIS AUCTION

## Monday 11th December

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



Andrew Craig

WOOD  
ESTATE AGENTS

kimmitt & roberts

Michael Poole



**Richard Francis**  
Auctioneer MNAVA

**01661 831 360**  
[www.agentspropertyauction.com](http://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](http://www.agentspropertyauction.com) or call **01661 831360**. All potential buyers and their legal representatives are advised to read them prior to bidding. All reasonable efforts have been made by the auctioneer, vendor and Partner Agents to ensure that the properties in this catalogue are described fairly. It is important that prospective buyers satisfy themselves in regards to any aspect of the lot prior to bidding.

#### Particulars of Sale:

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

#### Price Guides:

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

#### Option 1 Terms & Conditions:

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

#### Option 2 Terms & Conditions:

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

#### Administration Fee:

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

#### Bidding at Auction:

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

#### Remote Bidding:

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

#### Sales Agreed:

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

#### Amendments to Catalogue:

Variation to this Catalogue An addendum will be available at the auction showing any alterations to the information contained in the catalogue and will be announced by the Auctioneer prior to the lot being offered for sale. It is the Buyers responsibility to check this prior to bidding or attending the auction and we accept no liability for the Buyer (or the Buyer's representative) not doing so. Property details have been provided by the Partner Agent selling that particular lot.

## Venue Location

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

Tel: 0191 236 4111

#### Directions:

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





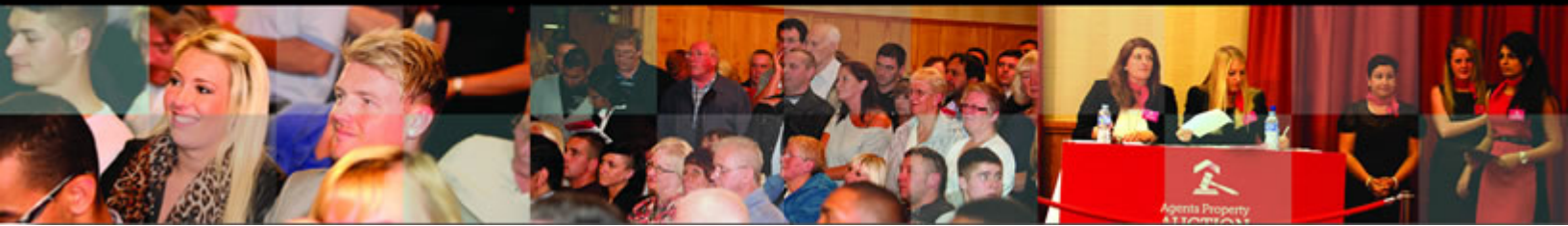
## Order Of Sale

Lot No	Address	Post Code	Partner Agent
<b>OPTION 1</b>			
Lot 1	65 Alexandra Road, Ashington	NE63 9HG	Rook Matthews Sayer
Lot 2	137 Imeary Street, South Shields	NE33 4EW	Andrew Craig
Lot 3	25 Eighth Street, Horden	SR8 4LY	Kimmit & Roberts
Lot 4	70 Alnwick Road, South Shields	NE34 0LB	Andrew Craig
Lot 5	2 Liddles Street, Bedlington	NE22 7JS	Rook Matthews Sayer
Lot 6	71 Milbank Terrace Shotton, Peterlee	DH6 2NT	Kimmit & Roberts
Lot 7	31 Eddleston Walk, Hartlepool	TS25 4BH	Kimmit & Roberts
Lot 8	59 Burnside, Bedlington	NE22 7JJ	Rook Matthews Sayer
Lot 9	7 North Bank, Belford, Alnwick	NE7 7LY	Rook Matthews Sayer
Lot 10	21 Rowlandson Terrace, Sunderland	SR2 7SU	Andrew Craig
Lot 11	24 Hardwick Street, Horden, Peterlee	SR8 4JH	Kimmit & Roberts
Lot 12	26 Marlborough Road, Oxbridge, Stockton on Tees	TS18 4DB	Michael Poole
Lot 13	Building Plot At Island View, Amble	NE65 0SE	Rook Matthews Sayer
Lot 14	171 Arnold Street, Bolden Colliery	NE35 9BA	Andrew Craig
Lot 15	74 Castle Road, Redcar	TS10 2NE	Michael Poole
Lot 16	Former Lloyds Bank, Poulton Street, Kirkham	PR4 2AH	Kenricks Estate Agents
Lot 17	46 Glendale Avenue, Choppington	NE62 5AN	Mike Rogerson
Lot 18	29 Whitehall Terrace, Sunderland	SR4 7SR	Rook Matthews Sayer
Lot 19	12 Lesbury Avenue, Choppington	NE62 5YD	Mike Rogerson
Lot 20	98 High Street, Carville	DH1 1BQ	JW Wood Estate Agents
Lot 21	156 Northgate, Darlington	DL1 1QU	R.A Jackson & Son
Lot 22	9 Hawthorn Close, Benwell Village	NE15 6AG	Rook Matthews Sayer
Lot 23	19 Lichfield Avenue, Eston	TS6 9NQ	Michael Poole
Lot 24	7 Simonside View, Jarrow	NE32 5TS	Andrew Craig
Lot 25	2 Grange Close, Peterlee	SR8 5JT	Kimmit & Roberts
Lot 26	4 Dennison Street, Stockton	TS18 3JJ	Michael Poole
Lot 27	51/53 Astley Road, Seaton Delaval	NE25 0DJ	Rook Matthews Sayer
Lot 28	243 Scarborough Road, Byker	NE6 2RY	Andrew Craig
Lot 29	80 Farndale Road, Newcastle	NE4 8TT	Rook Matthews Sayer
Lot 30	4 Dovecote, Amble	NE65 0DX	Rook Matthews Sayer
Lot 31	47 Ryton Crescent, Seaham	SR7 8BN	Kimmit & Roberts
Lot 32	25 Sunnyside Drive, South Shields	NE34 8DH	Andrew Craig
Lot 33	97/99 Blyth Street, Seaton Delaval	NE25 0DZ	Rook Matthews Sayer
Lot 34	18 Bodlewell House, Sunderland	SR1 2AS	Andrew Craig
Lot 35	42 Langley Avenue, Stockton	TS17 7HE	Michael Poole
Lot 36	7 Ninth Street, Blackhall Colliery	TS27 4EX	Kimmit & Roberts
Lot 37	91 Laburnum Road, Redcar	TS10 3NA	Michael Poole
Lot 38	9 Prospect Terrace, Stanley	DH9 7TR	JW Wood Estate Agents
Lot 39	37/39 Brancepeth Avenue, Benwell	NE4 8EA	Rook Matthews Sayer
Lot 40	101 Camden Street, Stockton	TS18 3LA	Michael Poole
Lot 41	32 Park Road, Lynemouth	NE65 9JD	Rook Matthews Sayer
Lot 42	75 Carley Road, Sunderland	SR5 2RP	Andrew Craig
Lot 43	38/40 Irthing Avenue, Byker, Newcastle	NE6 2TQ	Rook Matthews Sayer
Lot 44	Proposed Building Plot, 8 East Road, Kentley Bank	TF2 0DE	Harwood
Lot 45	30 Woodlea, Newbiggin	NE64 6HQ	Rook Matthews Sayer/Mike Rogerson
Lot 46	50 Whitegate Drive, Blackpool	FY3 9AN	Kenricks Estate Agents
Lot 47	246-248 High Street East, Wallsend	NE28 7RX	Rook Matthews Sayer



## Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	165-167 Prince Edward Street, South Shields	NE34 8PL	Andrew Craig
Lot 49	130 Wellington Walk, Washington	NE37 3EP	Andrew Craig
Lot 50	91/93 Astley Road, Seaton Delaval	NE25 0DL	Rook Matthews Sayer
Lot 51	2-4 Forster Avenue, Bedlington	NE22 6EW	Rook Matthews Sayer
Lot 52	Former Bridge House Hotel, Catterick Bridge	DL10 7PE	R.A Jackson & Son
Lot 53	7 Front Street, Camperdown	NE12 5UT	Mike Rogerson
Lot 54	2 Lightfoot Grove, Stockton	TS18 3EE	Michael Poole
Lot 55	18 Hardwick Street, Horden	SR8 4JH	Kimmitt & Roberts
Lot 56	300 Stanhope Road, South Shields	NE33 4QZ	Andrew Craig
Lot 57	106/108 St Pauls Road, Jarrow	NE32 3AS	Andrew Craig
Lot 58	4 Furness Street, Hartlepool	TS24 8DN	Kimmitt & Roberts
Lot 59	61 Hilda Park, Chester Le Street	DH2 2JR	JW Wood Estate Agents
Lot 60	55 Brownlow Road, South Shields	NE34 0QT	Andrew Craig
Lot 61	67 Jackson Street, Redcar	TS12 2TE	Michael Poole
Lot 62	26 Park Terrace, West Moor	NE12 7EN	Rook Matthews Sayer
Lot 63	9 Tees Street, Horden	SR8 4NF	Kimmitt & Roberts
Lot 64	19 Henley Square, Lynemouth	NE61 5XU	Rook Matthews Sayer
Lot 65	Locomotion No 1, Newton Aycliffe	DL5 6QG	R.A Jackson & Son
Lot 66	19 Holeyn Road, Throckley	NE15 9PG	Rook Matthews Sayer
Lot 67	The Old Pumping Station, Speeds Lane, Broseley	TF12 5RQ	Harwood
Lot 68	29 Earsdon Close, Newcastle	NE5 2RL	Rook Matthews Sayer
Lot 69	West Farm, Whickham Highway, Whickham	NE16 4EP	Andrew Craig
Lot 70	14 North View, Ryton	NE40 3BG	Rook Matthews Sayer
Lot 71	27 Roman Road, South Shields	NE33 2HA	Andrew Craig
Lot 72	19 Woodhorn Road, Ashington	NE64 6JA	Rook Matthews Sayer
Lot 73	No 3 Garage, Greenside Crescent, Denton Burn	NE15 7HR	Rook Matthews Sayer
Lot 74	12 Witney Close, Witherwack, Sunderland	SR5 5RY	Andrew Craig
Lot 75	29 Baker Street, Town End Farm, Sunderland	SR5 4EZ	Andrew Craig
Lot 76	26 Bavington Drive, Fenham	NE5 2HS	Rook Matthews Sayer
Lot 77	7 Thornely Road, Wheatley Hill	DH6 3NR	Kimmitt & Roberts
Lot 78	76/76a Ryhope Street South, Sunderland	SR2 0AB	Andrew Craig
Lot 79	31 Westfield Avenue, Redcar	TS10 1HF	Michael Poole
Lot 80	44 Derby Street, Jarrow	NE32 3AT	Andrew Craig
Lot 81	177 Sunderland Road, Gateshead	NE8 3EX	Andrew Craig
Lot 82	3 Victoria Terrace, Gateshead	NE9 7JJ	Andrew Craig
Lot 83	33 Queen Street, Lazenby, Eston	TS6 8EB	Michael Poole
Lot 84	26 Frenchmans Way, South Shields	NE34 7TS	Andrew Craig
Lot 85	17 Warren Street, Horden	SR8 4NA	Kimmitt & Roberts
Lot 86	33b Escomb Road, Bishop Auckland	DL14 6TZ	Rook Matthews Sayer
Lot 87	Rosewood Cottage, Allison Street, Amble	NE65 ONX	Rook Matthews Sayer
Lot 88	16 Riversdale House, Stakeford	NE62 5LG	Mike Rogerson
Lot 89	66 Gerald Street, Benwell	NE4 8QH	Rook Matthews Sayer
Lot 90	24 Ross Street, Middlesbrough	TS1 4EJ	Michael Poole
<b>OPTION 2</b>			
Lot 91	45 Whitehouse Road, Billingham	TS22 5AT	Michael Poole
Lot 92	2 Polmaise Street, Blydon	NE21 4DB	Rook Matthews Sayer
Lot 93	24 Vale View, Burnhope, Stanley	DH7 0EA	JW Wood Estate Agents



## Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	1 Deepdale Street, Houghton Le Spring	DH5 0DQ	Andrew Craig/Kimmitt & Roberts
Lot 95	28 The Wills Building, Heaton	NE7 7RW	Rook Matthews Sayer
Lot 96	Branstone, Ulgham, Morpeth	NE61 3AR	Rook Matthews Sayer
Lot 97	82 Whiteleas, South Shields	NE34 8LH	Andrew Craig
Lot 98	9 The Hawthorns, Eighton Banks, Gateshead	NE9 7LF	Andrew Craig
Lot 99	51 North Street, Winlaton	NE21 4EF	Yellow Estate Agency
Lot 100	10 Lanercost Gardens, Gateshead	NE10 9RS	Andrew Craig
Lot 101	Brigwood Cottage, Brigwood, Haydon Bridge	NE47 6EX	Rook Matthews Sayer
Lot 102	119 Steward Crescent, South Shields	NE34 7EQ	Andrew Craig
Lot 103	71 Grange Road, Morpeth	NE61 2UE	Rook Matthews Sayer
Lot 104	3a Dean Terrace, Ryton	NE40 3HQ	Rook Matthews Sayer
Lot 105	52 Derwent Close , Seaham	SR7 7BT	Kimmitt & Roberts
Lot 106	1 Bamburgh Cottages, Burgham Park	NE65 9QY	Rook Matthews Sayer
Lot 107	27 Hallstile Bank, Hexham	NE46 3PQ	Rook Matthews Sayer
Lot 108	13 Thirston Way, Kenton	NE3 3EQ	Rook Matthews Sayer
Lot 109	75 Northcote Street, South Shields	NE33 4DJ	Andrew Craig
Lot 110	7 Bewick Street, South Shields	NE33 4JU	Andrew Craig
Lot 111	8 Fairville Road, Stockton on Tees	TS19 7NA	Michael Poole
Lot 112	8 Victoria Mews, Easington Village, Peterlee	SR8 3JN	Kimmitt & Roberts
Lot 113	321 Sunderland Road, South Shields	NE34 8PT	Andrew Craig
Lot 114	Easington House, North Coronation Street, Murton	SR7 9AX	Kimmitt & Roberts
Lot 115	91 Melbourne Gardens, South Shields	NE34 9DH	Andrew Craig
Lot 116	20 Kirkstone Close, Houghton Le Spring	DH5 8DW	Kimmitt & Roberts
Lot 117	18 The Turnstile, Lynthorpe, Middlesbrough	TS5 6BY	Michael Poole
Lot 118	29 Ash Grove, Ryton	NE40 3RF	Rook Matthews Sayer/Yellow Estate Agency
Lot 119	15 Wheathall Drive , Whitburn, Sunderland	SR6 7HD	Andrew Craig
Lot 120	50 Regent Court , South Shields	NE33 5RX	Andrew Craig
Lot 121	23 Grange Road, Ryton	NE40 3LU	Rook Matthews Sayer
Lot 122	1 Haig Road, Bedlington	NE22 5AW	Rook Matthews Sayer
Lot 123	1 King Street, Alnwick	NE66 1XL	Rook Matthews Sayer
Lot 124	8 Blagdon Terrace, Seaton Burn	NE13 6EY	Rook Matthews Sayer
Lot 125	20 Bank Top, Woodside, Ryton	NE40 4QN	Rook Matthews Sayer
Lot 126	25 Grange Court, Widdrington	NE61 5NZ	Rook Matthews Sayer
Lot 127	24 Dalton Heights, Seaham	SR7 8LB	Kimmitt & Roberts
Lot 128	13 Fairfield Drive, Ashington	NE63 9SJ	Rook Matthews Sayer
Lot 129	5 Ellison Meadow, Horden	SR8 4QG	Kimmitt & Roberts
Lot 130	1 Durham Road, Bishop Auckland	DL14 7HU	JW Wood Estate Agents
Lot 131	2 St Albans Crescent, Windy Nook	NE10 9SR	Andrew Craig
Lot 132	17 Moor Croft, Newbiggin By The Sea	NE64 6AW	Rook Matthews Sayer
Lot 133	85 Burnside Avenue, Cramlington	NE23 7AT	Mike Rogerson
Lot 134	5 Wentworth Terrace, Millfield, Sunderland	SR4 7AD	Andrew Craig
Lot 135	22 Oswald Road, Newbiggin	NE64 6HX	Mike Rogerson
Lot 136	11 Aspen Place, South Shields	NE34 8BZ	Andrew Craig
Lot 137	3 Beaconsfield Terrace, Alnwick	NE66 1XB	Rook Matthews Sayer
Lot 138	69 Bedford Avenue, South Shields	NE33 4QJ	Andrew Craig
Lot 139	10 Violet Street, Houghton Le Spring	DH4 5BD	Kimmitt & Roberts
Lot 140	91 Drayton Road, Sunderland	SR6 8HJ	Andrew Craig
Lot 141	37 The Ridgeway, South Shields	NE34 8BB	Andrew Craig



## Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 142	20 Duke Street, Whitley Bay	NE26 3PP	Rook Matthews Sayer
Lot 143	10 Princess Road, Gosforth	NE3 5NP	Andrew Craig
Lot 144	9 Lyndale Avenue, Blyth	NE24 4DY	Rook Matthews Sayer
Lot 145	Catswell Cottage and Adderstone Main Lodge, near Belford	NE70 7HS	Rook Matthews Sayer
Lot 146	20 West View, Wideopen	NE13 6EG	Andrew Craig
Lot 147	5 Surrey Terrace, Birtley	DH3 2EA	Andrew Craig
Lot 148	35 Arlington Road, Middlesbrough	TS5 7RD	Michael Poole
Lot 149	55 Corporation Road, Redcar	TS10 1EY	Michael Poole
Lot 150	3 Derwentside Gardens, High Heaton	NE7 7QL	Rook Matthews Sayer
Lot 151	24 Harebell Close, Ingleby Barwick	TS17 0SL	Michael Poole
Lot 152	14 Thirlmere Court, Hebburn	NE31 2RP	Andrew Craig
Lot 153	10 Thropton Crescent, Regent Farm, Gosforth	NE3 3HT	Andrew Craig
Lot 154	9 Ambergate Way, Kenton	NE3 3GN	Andrew Craig
Lot 155	12 Wiseton Court, South Gosforth Newcastle	NE7 7NT	Rook Matthews Sayer
Lot 156	Fillys Folly, The Stables, Hartford Hall Estate, Bedlington	NE22 6AG	Rook Matthews Sayer
Lot 157	33 Jocelyn Way, Acklam, Middlesbrough	TS5 8FA	Michael Poole
Lot 158	26 Claypitt Close, South Shields	NE33 1TH	Andrew Craig
Lot 159	10 Blackwell Scar, Darlington	DL3 8DL	JW Wood Estate Agents
Lot 160	5 The Village, Catle Eden, Hartlepool	TS27 4SL	Kimmitt & Roberts
Lot 161	50 Ennerdale, Washington	NE37 1BW	Andrew Craig
Lot 162	19 Elizabeth Street, Hartlepool	TS27 4AD	Kimmitt & Roberts
Lot 163	14 Colwell Road, Ashington	NE63 0TT	Rook Matthews Sayer
Lot 164	93 Knightsbridge Court, Gosforth	NE3 2JZ	Andrew Craig
Lot 165	98 Marshall Wallis Road, South Shields	NE33 5PR	Andrew Craig
Lot 166	Greendale, Marske Lane , Skelton	TS12 2EU	Michael Poole
Lot 167	1 Humford Way, Bedlington	NE22 5ET	Rook Matthews Sayer
Lot 168	101 Burnside, Ashington	NE63 9UF	Rook Matthews Sayer
Lot 169	The Old Coach House, Percy Terrace, Nevilles Cross, Durham	DH1 4DY	JW Wood Estate Agents
Lot 170	Acacia House, Ashington	NE63 0RZ	Rook Matthews Sayer
Lot 171	18 Saint Margarets Grove, Redcar	TS10 2HW	Michael Poole
Lot 172	Laburnum House, Ashington	NE63 0RZ	Rook Matthews Sayer
Lot 173	Bank House, Longframlington	NE65 8DH	Rook Matthews Sayer
Lot 174	1a Arncliffe Avenue, Stockton On Tees	TS18 3QB	Michael Poole
Lot 175	106 Fox Howe, Coulby Newham	TS8 0RX	Michael Poole
Lot 176	7a Rothesay Terrace, Bedlington	NE22 5AS	Rook Matthews Sayer
Lot 177	15 Casey Court, Ashington	NE63 9NN	Rook Matthews Sayer
Lot 178	21 Spenser Walk, South Shields	NE34 9NF	Andrew Craig
Lot 179	110 Westbourne Road, Linthorpe, Middlesbrough	TS5 5BQ	Michael Poole
Lot 180	21 Nottingham Court, Bedlington	NE22 6PE	Rook Matthews Sayer
Lot 181	8 Balmor Road, Normanby, Stockton	TS6 0ER	Michael Poole
Lot 182	40 Renwick Road, Blyth	NE24 2LQ	Mike Rogerson
Lot 183	171 Brinkburn Avenue, Gateshead	NE8 4JX	Andrew Craig
Lot 184	17 Dunsdale Road, Whitley Bay	NE25 0NE	Rook Matthews Sayer
Lot 185	26 Claudius Court, South Shields	NE33 2DF	Andrew Craig
Lot 186	10 Angerton Gardens, Fenham	NE5 2JB	Rook Matthews Sayer
Lot 187	1 Ranksborough Street, Seaham	SR7 0AS	Kimmitt & Roberts
Lot 188	2 Axbridge Close, Choppington	NE63 5HB	Rook Matthews Sayer
Lot 189	20 The Avenue, Pelton	DH1 2DT	Andrew Craig



## Order Of Sale

---

Lot No	Address	Post Code	Partner Agent
Lot 190	11 Leafield Road, Darlington	DL1 5DE	JW Wood Estate Agents
Lot 191	15 Three Rivers Court, West Boldon	NE36 0QJ	Andrew Craig
Lot 192	56 Henderson Court, Ponteland	NE20 9GY	Rook Matthews Sayer
Lot 193	38 Guisborough Street, Eston	TS6 9LA	Michael Poole
Lot 194	20 Mead Crescent, Forest Hall	NE12 9RP	Rook Matthews Sayer



Agents Property  
**AUCTION**

## 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

65 Alexandra Road, Ashington NE63 9HG

**ROOK  
MATTHEWS  
SAYER**



#### Description:

A realistically priced 3 bedroomed mid terrace house which will appeal to a wide range of buyers to include the private residential buyer and investors alike. The property benefits include double glazed windows gas central heating and is being offered for sale with no chain involved. The property briefly comprises entrance porch, living room, kitchen, to the first floor there are 3 bedrooms and a bathroom/w.c. Externally there is a townhouse garden to the front and a yard to the rear. EPC Band C



**Call:** Rook Matthews Sayer 01670 850 850

**Price Guide:** £25,000+

### Lot No. 2

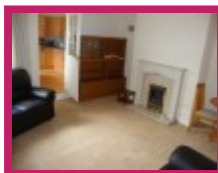
137 Imeary Street, South Shields NE33 4EW

**Andrew Craig**



#### Description:

A great opportunity to purchase this one bedroom ground floor flat which is being offered for sale with vacant possession. The property benefits include double glazed windows, gas central heating and fitted kitchen. The property briefly comprises entrance lobby, entrance hall, bedroom, living room, kitchen, shower room and there is a shared yard to the rear.



EPC Band C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £19,950+

### Lot No. 3

25 Eighth Street, Horden SR8 4LY

**kimmitt & roberts**



#### Description:

This is a two bedroomed mid terraced home which comprises of double glazed windows, lounge, dining room, kitchen, bathroom to ground floor elevation whilst to the first floor are two bedrooms. Situated within easy access to all local amenities and Primary School.



EPC Band E

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £18,000+



**Lot No. 4**

70 Alnwick Road, South Shields NE34 0LB

**Andrew Craig**

**Description:**

A great opportunity to purchase this 2 bedroomed ground floor flat which is in need of upgrading and refurbishment although does currently benefit from double glazed windows, gas central heating and is offered for sale with vacant possession. The property briefly comprises entrance hall, 2 bedrooms, living room, kitchen, rear lobby and bathroom/w.c. Externally there is a yard to the rear. EPC Band C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £27,000+

**Lot No. 5**

2 Liddles Street, Bedlington NE22 7JS

**ROOK MATTHEWS SAYER**

**Description:**

Attention Investors! Chain free and priced to sell this ground floor flat would make a great purchase for those looking for a project. In need of a full refurbishment the two bedroom property must be viewed. Close to local amenities the property briefly comprises of; entrance hall, kitchen area, lounge, bathroom, and two bedrooms. Externally there is a shared yard to the rear and a garden to the front. A must view.



EPC Band D

**Call:** Rook Matthews Sayer 01670 531 114

**Price Guide:** £14,000+

**Lot No. 6**

71 Milbank Terrace Shotton, Peterlee DH6 2NT

**kimmitt & roberts**

**Description:**

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



EPC band C

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £59,950+

**Lot No. 7**

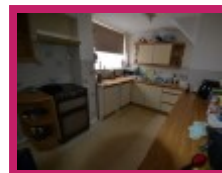
31 Eddleston Walk, Hartlepool TS25 4BH

**kimmitt & roberts**

**Description:**

Situated in a popular area of Hartlepool is this three bedroomed mid link home which has gas central heating system (via combi boiler) and briefly comprises entrance porch, lounge, dining room, kitchen, utility room and three bedrooms to first floor along with bathroom/w.c. To the exterior there are gardens to both front and rear.

The property is currently rented at £300pcm ( we have been advised full details available in the legal pack) the tenanted has been in situ since May 1998.



EPC Band D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £35,000+

**Lot No. 8**

59 Burnside, Bedlington NE22 7JJ



**Description:**

In need of a full refurbishment this property would make a fantastic purchase for a cash buyer looking to invest in the area. Close to local schools shops and amenities the property is ready to view now and briefly comprises of; lounge, kitchen area, bathroom, stairs to the first floor landing and three bedrooms. Externally there are good size gardens to the front and rear and a driveway for off street parking. Viewings recommended.



EPC Band D

**Call:** Rook Matthews Sayer 01670 531114

**Price Guide:** £20,000+

**Lot No. 9**

7 North Bank, Belford, Alnwick NE7 7LY



**Description:**

This three bedroom end terraced house is set in the heart of the village of Belford. The property comprises of entrance door to lobby with kitchen and living room off. The living room has a traditional open fireplace and the kitchen has a range of fitted units with a door leading out to the sun room. The inner lobby leads off to a downstairs bathroom. On the first floor there are three bedrooms. Externally, to the rear of the property, there is a patio area, garden and garage. The property benefits from uPVC double glazing and gas central heating. It is available with no upper chain and an early inspection is highly recommended.



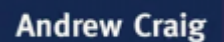
EPC Band D

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £89,950+

**Lot No. 10**

21 Rowlandson Terrace, Sunderland SR2 7SU



**Description:**

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



EPC Band F

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £159,950+

**Lot No. 11**

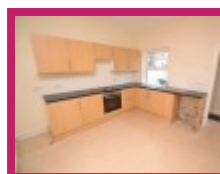
24 Hardwick Street, Horden, Peterlee SR8 4JH



**Description:**

2 bedroom property close to shops, schools and the town centre. Briefly comprising; Lounge (with gas fire), Re-fitted Kitchen, Ground floor Bathroom, 2 Double Bedrooms to first floor. Externally there is an enclosed yard.

EPC Band E


**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £27,000+

**Lot No. 12**

26 Marlborough Road, Oxbridge, Stockton on Tees TS18 4DB



**Description:**

Offered with NO CHAIN, a Superbly Well Presented Two Bedroom Mid Terraced House Which is Situated in the Popular Location of Oxbridge in Stockton. This Property Briefly Comprises of; Entrance Hallway, Lounge, Dining Room, Kitchen, Lobby, Bathroom, Landing and Two Bedrooms. This Stylish Property Offers a Modern Fitted Kitchen and Bathroom and Also Benefits From Really Smart Courtyard to the Rear. Gas Central Heating and UPVC Double Glazing. Viewing is Highly Recommended.



EPC Band D

**Call:** Michael Poole 01642 355000

**Price Guide:** £59,950+

**Lot No. 13**

Building Plot At Island View, Amble NE65 0SE



**Description:**

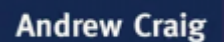
Auction! - Coastal Building Plot with Stunning Sea Views towards Coquet Island Plans Granted for a 3 Bedroom detached Dwelling - Private Road.  
An exciting new opportunity has arisen in the form of this plot of land which offers full planning consent (as per drawings included) to build a three bedroom detached dwelling with stunning sea views towards Coquet Island. Plans of the proposed dwelling are available and viewing is strictly by appointment only. Planning References : Planning15/03393/FUL & 16/00593/VARYCO

**Call:** Rook Matthews Sayer 01665 713358

**Price Guide:** £135,000+

**Lot No. 14**

171 Arnold Street, Bolden Colliery NE35 9BA



**Description:**

Ground floor flat requiring works of upgrading offering investment potential. Comprising two bedrooms, lounge, kitchen, bathroom and shared rear yard.  
EPC Band D


**Call:** Andrew Craig 0191 5190011

**Price Guide:** £19,950+

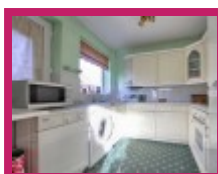
**Lot No. 15**

74 Castle Road, Redcar TS10 2NE



**Description:**

CASH BUYERS ONLY PROPERTY REQUIRES DE-SHALING 2 BED SEMI BUNGALOW ON INGS FARM -  
No Onward Chain- Two Double Bedrooms - Front & Rear Gardens- Parking & Drivewa - Garage- Gas Central Heating - In Need of Some Modernisation



EPC Band E

**Call:** Michael Poole 01642 285041

**Price Guide:** £74,950+


**Lot No. 16**

Former Lloyds Bank, Poulton Street, Kirkham PR4 2AH


**Description:**

Kenricks are delighted to offer this beautifully appointed period building for sale. This former Lloyds Bank with a 1 bedroom self-contained flat situated above and a large garden area to the rear is situated in the busy trading location of Poulton Street in the popular market town of Kirkham in Lancashire. Both the interior and exterior of the building has maintained many of its original features and needs to be viewed to be fully appreciated.  
EPC Band E

**Call:** Kenricks 01253 420420

**Price Guide:** £180,000+

**Lot No. 17**

46 Glendale Avenue, Choppington NE62 5AN


**Description:**
**INVESTMENT OPPORTUNITY**

A one bedroom apartment situated in this residential area of Choppington. We are advised that the property was previously rented £325 pcm (£3900pa)  
At the time of print access has not been gained to the flat, however viewings will be available leading to the auction.  
EPC Band D

**Call:** Mike Rogerson 01670 521122

**Price Guide:** £27,950+

**Lot No. 18**

29 Whitehall Terrace, Sunderland SR4 7SR


**Description:**

The property is located on the corner of Whitehall Terrace and Bancroft Terrace within a parade of residential properties. It is approximately 1 mile from Sunderland City centre. The road is one of the main routes into the City and therefore benefits from a large amount of passing trade. Brief Description The property is an end terrace two storey with single storey extension comprises office accommodation with temporary living accommodation. The GIA is circa 191.21 sq. m. (2,058 sq. ft.) consisting well-presented office space on the ground floor with a two bedroom flat on the first. There is also additional loft space which has been boarded out. The property would suit a variety of uses including changing to residential, subject to planning.  
EPC Band D

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £60,000+

**Lot No. 19**

12 Lesbury Avenue, Choppington NE62 5YD


**Description:**
**INVESTMENT OPPORTUNITY**

Ideal buy to let is this one bedroom apartment situated in this residential area of Choppington. Briefly comprises of entrance hall, living room, bathroom, kitchen and bedroom.  
EPC Band F

**Call:** Mike Rogerson 01670 521122

**Price Guide:** £27,950+

**Lot No. 20**

98 High Street, Carville DH1 1BQ



**Description:**

Offering an ideal investment opportunity, this ground floor shop unit with first floor flat is available with immediate vacant possession. The property occupies a prominent main road position within this densely populated residential area situated just over 2 miles from Durham City Centre. It was for a number of years used as a successful florist business and subject to the usual consents is suitable for a variety of other uses.

EPC Band F for Shop  
EPC Band D for Flat



**Call:** JW Wood Estate Agents 0191 386 9921

**Price Guide:** £54,950+

**Lot No. 21**

156 Northgate, Darlington DL1 1QU



**Description:**

Substantial Four Storey Grade II Listed Building situated in excellent main road location. The property comprises a detached building over four floors with basement level. To the rear is a timber conservatory with terraced patio/garden area. The property has until recently been trading as a Restaurant/Bar and still retains many fixtures and fittings relating to this. Suitable for other uses. Floor Area 531.25 sq m (5718 sq ft)

EPC Band C

**Call:** RA Jackson and Son 0191 257 1253

**Price Guide:** £120,000+

**Lot No. 22**

9 Hawthorn Close, Benwell Village NE15 6AG



**Description:**

We welcome to the market for sale this two bedroom apartment currently let at £495pcm on an AST. Externally there are communal gardens and allocated parking. Conveniently located close local shops and amenities including schools and public transport links. Benefits include gas central heating and double glazing. EPC Band B

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £39,950+

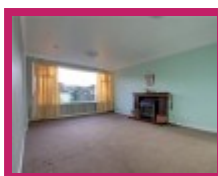
**Lot No. 23**

19 Lichfield Avenue, Eston TS6 9NQ



**Description:**

We Are Delighted To Offer For Sale This One Bedroom Terraced Bungalow. Located Within This Popular Area of Eston, This Property Must Be Viewed to Be Appreciated. Available with Immediate Vacant Possession



**Call:** Michael Poole 01642 955180

**Price Guide:** £39,950+

**Lot No. 24**

7 Simonside View, Jarrow NE32 5TS

**Andrew Craig**



**Description:**

With extensive views over the Don Valley, this spacious ground floor flat is offered for sale with No Onward Chain! Ideal for a variety of buyers, an early inspection is highly recommended. With gas central heating and double glazing the property briefly comprises: Entrance hall. Lounge, good size bedroom, inner hallway, kitchen, bathroom and sun lounge. Externally there is a lawned area to the front with green beyond and a rear garden which enjoys an open aspect.



EPC Band D

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £37,000+

**Lot No. 25**

2 Grange Close, Peterlee SR8 5JT

**kimmitt & roberts**



**Description:**

Refurbished 3 bed terrace, with a refitted kitchen & shower room with gas c.h.s and double glazing with pleasant garden.



EPC Band D

**Call:** Kimmitt and Roberts 0191 518 3334

**Price Guide:** £39950+

**Lot No. 26**

4 Dennison Street, Stockton TS18 3JJ

**Michael Poole**



**Description:**

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

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

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



EPC Band D

**Call:** Michael Poole 01642 355000

**Price Guide:** £44,950+

**Lot No. 27**

51 / 53 Astley Road, Seaton Delaval NE25 0DJ

**ROOK MATTHEWS SAYER**



**Description:**

A pair of flats situated Astley Road, both rented at £300pcm exclusive of council tax and water rates (awaiting sight of tenancy agreements) we have been advised the tenancies will end on the 12.1.2018. No 51 comprising of entrance hall, bedroom, bathroom, living room, kitchen. No 53 at the time of print no access has been gained.



EPC Band C for 51 Astley Road EPC Band C for 53 Astley Road

**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £69,950+

**Lot No. 28**

243 Scarborough Road, Byker NE6 2RY

**Andrew Craig**



**Description:**

UPPER FLAT, Located on Scarborough Road, Byker this two bedroomed upper flat is worthy of an early viewing and will suit a wide range of buyers. Updated to include double glazed windows and gas central heating. The layout comprises :- stairs to upper flat, lounge through dining room, fitted kitchen and bathroom, two bedrooms, shared garden to rear.



EPC Band C

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £40,000+

**Lot No. 29**

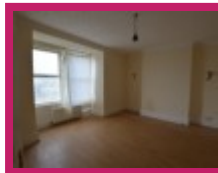
80 Farndale Road, Newcastle NE4 8TT

**ROOK MATTHEWS SAYER**



**Description:**

A three bedroom two reception room end terrace house is available with vacant possession. The property benefits include partially double glazed windows and gas central heating. The property briefly comprise of entrance hall, two reception rooms and a kitchen to the ground floor. there are three bedrooms, bathroom and wc to the first floor. Externally there is a yard to the rear



EPC band: E

**Call:** Rook Matthews Sayer 0191 274 4661

**Price Guide:** £59,950+

**Lot No. 30**

4 Dovecote, Amble NE65 0DX

**ROOK MATTHEWS SAYER**



**Description:**

An attractive property which is worthy of your early appointment to view. The traditionally presented accommodation is surprisingly spacious and would suit a variety of purchasers including those looking for a second home or holiday let in the increasingly popular coastal town of Amble. The accommodation comprises entrance hall, lounge with large log burner set within inglenook fireplace, kitchen, bathroom, one large bedroom plus dressing room/study. The property also has the bonus of a private wall yard. Close by are beautiful beaches and open countryside as well as the wide range of amenities which Amble offers including shops, schools, restaurants and leisure centre.  
EPC Band F

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £54,950+

**Lot No. 31**

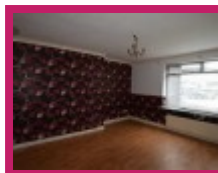
47 Ryton Crescent, Seaham SR7 8BN

**kimmitt & roberts**



**Description:**

We have pleasure in offering for sale this four bedroom terraced home with immense potential. Priced to allow for some updating the property already boasts gas central heating, double glazing etc. Priced to sell. Viewing essential.



EPC Band C

**Call:** Kimmitt and Roberts 0191 581 3213

**Price Guide:** £30,000+

**Lot No. 32**

25 Sunnyside Drive, South Shields NE34 8DH

**Andrew Craig**



**Description:**

GREAT POTENTIAL - A VERSATILE AND VERY SPACIOUS THREE BEDROOM DUTCH STYLE BUNGALOW SITUATED IN THIS POPULAR AND SOUGHT AFTER LOCATION. The property briefly comprises of: - Entrance into spacious hallway, lounge and diner both with bay windows and feature fires, good sized kitchen/breakfasting room with opening into the rear porch and bedroom to the ground floor. To the first floor there are two bedrooms and bathroom. Externally to the front there is a lawned garden with a driveway leading to a detached garage with power and water. The garage can provide off road parking 4/5 cars in total. To the rear there is a well stocked lawned garden.



EPC band F

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £175,000+

**Lot No. 33**

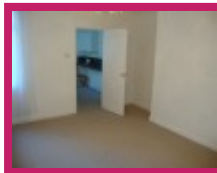
97/99 Blyth Street, Seaton Delaval NE25 0DZ

**ROOK MATTHEWS SAYER**



**Description:**

A pair of flats offered with sale with vacation possession, the flats benefits include gas central heating and double glazing. No 99- comprising of entrance hall, living room, two bedrooms, kitchen and bathroom No 97 - comprising of entrance hall, two bedrooms, living room, kitchen, rear lobby, bathroom. Externally there is a yard to the rear.



EPC Band D for 97 Blyth Street EPC Band D for 99 Blyth Street

**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £69,950+

**Lot No. 34**

18 Bodlewell House, Sunderland SR1 2AS

**Andrew Craig**



**Description:**

A two double bedroom first floor apartment to be sold with Tenants, currently achieving £500pcm. Ideal for investment buyers. Located close to the City Centre for local shops, bus routes and train station.



EPC Band D

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £39,950+

**Lot No. 35**

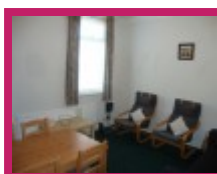
42 Langley Avenue, Stockton TS17 7HE

**Michael Poole**



**Description:**

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



EPC Band D

**Call:** Michael Poole 01642 355000

**Price Guide:** £34,950+



**Lot No. 36**

7 Ninth Street, Blackhall Colliery TS27 4EX



**Description:**

We can for sale this mid terrace property on Ninth Street which comprises of lounge, dining room, kitchen, bathroom/w.c, two bedrooms to first floor and a yard to the rear. This property does come with double glazing throughout and would suit the local investor as it is situated in a popular rental area. OPEN VIEWING - TUESDAY 28TH NOVEMBER AT 11:00AM. ALL WELCOME!



EPC Band D

**Call:** Kimmitt and Roberts 0191 518 3334

**Price Guide:** £20,000+

**Lot No. 37**

91 Laburnum Road, Redcar TS10 3NA



**Description:**

A Great Opportunity to Acquire Yourself a Traditional Style, Two Bedroom Semi Detached Bungalow, Situated in a Very Desirable Redcar East Location. Be it to Create a Home of Your Own or a Tidy Little Investment, This Property has a lot to Offer. Overlooking the Allotments and Zetland Park, with a Drop Kerb and Parking Space to the Front, we are Sure as Soon as You View this Property you will Not fail to be Impressed.



EPC Band E

**Call:** Michael Poole 01642 285041

**Price Guide:** £85,000+

**Lot No. 38**

9 Prospect Terrace, Stanley DH9 7TR



**Description:**

An ideal project for builders/ investors or families, this large terraced house requires full refurbishment and comprises, on the ground floor: Entrance lobby, hallway, sitting room, dining room, utility, lounge and kitchen breakfast room. To the first floor, there are four large bedrooms and a bathroom. There is a forecourt garden to the front, a large yard and double garage. New Kyo is a small village situated between Annfield Plain and Stanley, which has a few local shops. There are a good range of local shops, a Tesco, a primary school and doctors within Annfield Plain. A comprehensive range of shops and facilities is situated in Stanley, along with the North Durham Academy.



EPC Band G

**Call:** J W Woods 01207 235221

**Price Guide:** £40,000+

**Lot No. 39**

37/39 Brancepeth Avenue, Benwell NE4 8EA



**Description:**

A pair of flats situated on Brancepeth Avenue, Benwell. EPC Bands C for both

**Call:** Rook Matthews Sayer 0191 274 4661

**Price Guide:** £69,950+

**Lot No. 40**

101 Camden Street, Stockton TS18 3LA



**Description:**

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


**Call:** Michael Poole 01642 355000

**Price Guide:** £39,950+

**Lot No. 41**

32 Park Road, Lynemouth NE65 9JD



**Description:**

This three bedroom mid terrace is located on the popular Park Road in Lynemouth. With a long garden to the front with off street parking and yard to rear it is an ideal family home. The accommodation comprises of spacious lounge, kitchen and rear lobby to bathroom. To the first floor there are three bedrooms the master with en-suite shower room. With gas central heating and double glazing there is plenty on offer for the price. No upper chain, viewing recommended.



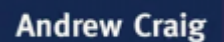
EPC Band C

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £32,950+

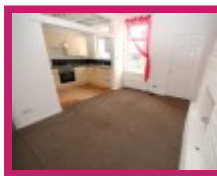
**Lot No. 42**

75 Carley Road, Sunderland SR5 2RP



**Description:**

A two bedroom upper flat offered with no chain involved. Benefits from upvc double glazing. Ideal for investment buyers. Situated close to local shops, schools and amenities.



EPC Band E

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £27,000+

**Lot No. 43**

38/40 Irthing Avenue, Byker, Newcastle NE6 2TQ



**Description:**

An ideal investment opportunity to purchase this pair of flats which we are advised are currently rented at a combined income of £875pcm.

Number 38 is rented at £375pcm comprising of entrance hall, three bedrooms, living room, dining room, kitchen and bathroom.

Number 40 is rented at £400pcm- at the time of print no access has been gained to the property the vendor has advised it is a two bedroom flat.

We are awaiting sight of the tenancy agreements.

EPC Band D

**Call:** Rook Matthews Sayer 0191 0191 276 1283

**Price Guide:** £69,950+

**Lot No. 44**

Proposed Building Plot, 8 East Road, Kentley Bank TF2 0DE


**Description:**

An opportunity to acquire this development site, following demolition of existing bungalow and garage and subject to planning, for two or three detached units. Situated in this popular residential area, and close to all amenities. The previous permission that has lapsed was for 2 x 4 bed detached houses. The total site is circa 1500 m2 and we are informed that main services are nearby. Subject to planning and contract.


**Call:**
**Price Guide:** £165,000+

**Lot No. 45**

30 Woodlea, Newbiggin NE64 6HQ


**Description:**

A two bedroom semi-detached house situated on Woodlea in the coastal town of Newbiggin-by-the-Sea. Within close proximity of local shops, schools and offering good road and bus links to neighbouring towns. The property is warmed via gas central heating and benefits from double glazing ( not to kitchen window ) Accommodation briefly comprising of; Entrance hallway, lounge/diner, kitchen. To first floor; two bedrooms and family bathroom. Externally to the front there is a garden with lawn and driveway offering off-street parking. To rear; enclosed garden.



EPC Band D

**Call:** Mike Rogerson 01670 361911 RMS 01670 850850

**Price Guide:** £44,950+

**Lot No. 46**

50 Whitegate Drive, Blackpool FY3 9AN


**Description:**

Former Lloyds Bank Plus 2 Bed (S-C) Flat, Central Blackpool, Busy All Year Round Trading Location, Substantial Corner Property, suitable for a Number of Uses, Car Parking and Secure Yard, Offered with Vacant Possession, Viewing Recommended. Kenricks are delighted to offer this substantial corner property for sale. This former Lloyds Bank with a 2 bedroom self-contained flat situated above with car parking and secure yard is situated in a prominent corner position in Whitegate Drive in Central Blackpool.

Kenricks are delighted to offer this substantial corner property for sale. This former Lloyds Bank with a 2 bedroom self-contained flat situated above with car parking and secure yard is situated in a prominent corner position in Whitegate Drive in Central Blackpool.

**Call:** Kenricks 01253 420420

**Price Guide:** £110,000+

**Lot No. 47**

246-248 High Street East, Wallsend NE28 7RX


**Description:**

A two storey plus loft end terrace red brick building, consisting tenanted ground floor retail unit, tenanted first floor 3 bedroom flat and vacant ground/first floor 2 bedroom maisonette. The retail unit located on the ground floor has a floor area circa 926.23 sq. ft. and is tenanted to a business trading as Lifestyle express. The 3 bedroom flat (246 High Street) is located on the first floor and is presented to a high standard it consists living room, kitchen, 3 bedrooms, bathroom and boarded loft, it has a private access via the rear of the property. It is currently let to a family member on an informal basis. The 2 bedroom flat (4 Ash Grove) is located over the ground and first floors and consists living room, shower room and 2 bedrooms. This is currently vacant and requires some work, it is accessed from the side of the building. The residential part of the property has double glazing, gas central heating and has recently had a new roof. We have verbally been informed the retail unit has separate services but the residential part will need to be split including council tax. The two flats are currently connect via a door and will need to be divided. EPC Band D

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £145,000+

**Lot No. 48**

165-167 Prince Edward Street, South Shields NE34 8PL

**Andrew Craig**



**Description:**

Prince Edward Road, South Shields former bank suitable for commercial uses of all types. Located at in the busy area of The Nook where there is a range of businesses. Current unit comprises of entrance in to reception room, hallway with door in to two rooms and behind counter area. The hallway has a under stairs cupboard with stairs to first floor where there are three rooms, kitchen area, room with wash facilities and separate W.C. Externally there is an open area to the rear with bricked wall. EPC Band G

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £105,000+

**Lot No. 49**

130 Wellington Walk, Washington NE37 3EP

**Andrew Craig**



**Description:**

At the time of print Agents Property Auction have not gained access to the property. We are verbally advised that the subject property is a studio apartment in need of updating. The property is currently tenanted and a Section 21 Notice has been served on the current tenant on 1st November 2017 to vacate the property on or before 3rd January 2018. EPC Band C

**Call:** Andrew Craig 0191 4921234

**Price Guide:** £5,000+

**Lot No. 50**

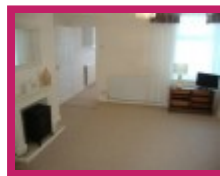
91/93 Astley Road, Seaton Delaval NE25 0DL

**ROOK MATTHEWS SAYER**



**Description:**

A pair of flats offered for sale with vacant possession, benefiting from gas central heating and double glazing. No 91 - entrance hall, bathroom, living room, two bedrooms, kitchen. No 93 - entrance hall, bedroom, bathroom, living room, kitchen.



EPC Band C for 91 Astley Road  
EPC Band D for 93 Astley Road

**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £69,950

**Lot No. 51**

2-4 Forster Avenue, Bedlington NE22 6EW

**ROOK MATTHEWS SAYER**



**Description:**

The property is located on Forster Avenue in the middle of a local authority housing estate on the north side of the B1331 which is one of the main roads leading into Bedlington from the A1. The surrounding properties comprise a mixture of private and social housing. A substantial two storey semi detached building originally constructed in the 1960s as a residential childrens home. The property occupies an L shaped site with frontage to Forster Ave. There are two converted flats attached to the north west corner of the building that are not included as part of the property. The property is currently used as a childrens day nursery under the Name Bedlington Bears. It is available as a going concern or as a vacant unit and could possibly lend itself to residential conversion to 6 flats subject to obtaining all necessary local authority consents and approvals. There is a small garden to the left hand side of the building and play area to the rear.

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £115,000+



MERRY  
*Christmas*  
&  
HAPPY NEW YEAR

From everyone at Agents Property Auction

**Lot No. 52**

Former Bridge House Hotel, Catterick Bridge DL10 7PE


**Description:**

The subject property is an extensive former public house and hotel with car park and grounds that is a Grade II Listed Building overlooking Catterick Race Course and backing onto the River Swale. Most recently, the property has been used as a public house, restaurant and hotel occupying the original structure and significant additions that have been introduced over subsequent centuries. The building extends to a variety of internal areas over multiple levels however we have not obtained internal access and therefore are unable to comment further. Interested parties should also note that the property has been vacant for a number of months we are advised that the property has been significantly damaged as a result of vandalism within the intervening period. . The road bridge carries the A6136 road (once the Great North Road). It was originally built in 1422, rebuilt in the late 16th century and widened in 1792. It is now a Grade II\* listed building. The gardens overlook the stone arches.  
EPC Band E

**Call:** RA Jackson & Son 0191 257 1253

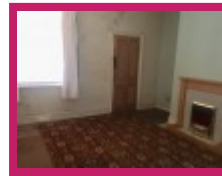
**Price Guide:** £350,000+

**Lot No. 53**

7 Front Street, Camperdown NE12 5UT


**Description:**

Mike Rogerson Estate Agents welcome to the market this spacious two bedroom ground floor flat located on Front Street in Camperdown. Conveniently located with excellent road and bus links. The layout of the accommodation on offer briefly comprises ; entrance hallway, large bedroom one, bedroom two, lounge, kitchen, bathroom. Externally there is a garden to the front, with on street parking and to the rear is a yard.



EPC Band to be confirmed

**Call:** Mike Rogerson 01670 732400

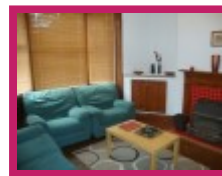
**Price Guide:** £49,950

**Lot No. 54**

2 Lightfoot Grove, Stockton TS18 3EE


**Description:**

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



EPC Band C

**Call:** Michael Poole 01642 355000

**Price Guide:** £44,950+

**Lot No. 55**

18 Hardwick Street, Horden SR8 4JH


**Description:**

A perfect opportunity for the local investor to acquire this two bedroomed mid terraced home which offers solid fuel central heating system and is within walking distance to local amenities. To the exterior there is an enclosed rear yard.



EPC Band F

**Call:** Kimmitt and Roberts 0191 518 3334

**Price Guide:** £19,000+

**Lot No. 56**

300 Stanhope Road, South Shields NE33 4QZ

**Andrew Craig**



**Description:**

Two bedroom, upper flat being sold with vacant possession. This property offers spacious rooms and a modern four piece bathroom suite. Located close to transport links, local amenities and is on a main bus route to the town centre and neighbouring towns. Briefly the property comprises entrance into hallway with stairs to the first floor, lounge opening in to dining room, two bedroom, bathroom and kitchen with a rear stairs case leading out to the shared yard. Call now to view.



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £29,950+

**Lot No. 57**

106/108 St Pauls Road, Jarrow NE32 3AS

**Andrew Craig**



**Description:**

Investment Opportunity! Conveniently located for Jarrow Town Centre, the property offers excellent potential. Details of the ground floor to follow but we understand that it comprises of two bedrooms and is presently tenanted at a monthly rent of £280.00 (awaiting sight of tenancy agreement.) The first floor flat, is in need of modernisation and comprises: Entrance hall, landing, lounge/dining room, kitchen, two bedrooms and bathroom/w.c. with an enclosed yard to the rear. The first floor flat is presently offered with vacant possession.



EPC Band D for both properties

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £49,950+

**Lot No. 58**

4 Furness Street, Hartlepool TS24 8DN

**kimmitt & roberts**



**Description:**

A three bed end terrace property situated in a popular rental area. The property comprises of a lounge, dining room, kitchen, bathroom/w.c, three bedrooms to first floor and a yard to the rear of the property. An ideal opportunity for the local investor.



EPC Band D

**Call:** Kimmitt and Roberts 0191 518 3334

**Price Guide:** £20,000+

**Lot No. 59**

61 Hilda Park, Chester Le Street DH2 2JR

**WOOD**  
ESTATE AGENTS



**Description:**

Excellent opportunity to acquire a well proportioned and well presented semi detached bungalow with 16ft attached garage and a particularly attractive plot with well tacked, good size gardens to both front and rear. There is also ample block paved parking to front. The property includes gas central heating via radiators, uPVC double glazing and uPVC roofline. The accommodation comprises Porch, Hall, Lounge with fire and fireplace, Kitchen, two double Bedrooms with fitted wardrobes to master and Bathroom/wc with white suite and shower. Viewing of the bungalow and its excellent plot are highly recommended. Hilda Park is a modern residential development at South Pelaw where there are local shops, schools and amenities. Nearby Chester le Street offers a wide range of facilities including the first class County Cricket Ground, leisure facilities and attractive Riverside Park area. The town has excellent road links to Durham City, Gateshead, Newcastle upon Tyne and Sunderland

EPC Band E

**Call:** JW Wood Estate Agents 0191 388 7245

**Price Guide:** £94,950+

**Lot No. 60**

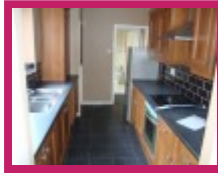
55 Brownlow Road, South Shields NE34 0QT

**Andrew Craig**



**Description:**

A great opportunity to purchase this 2 bedroomed ground floor flat sensibly priced and appealing to a wide range of potential buyers to include the buy to let investor and the first time buyer. The property does require some refurbishment, however, benefits do include double glazed window's, gas central heating, kitchen and is offered for sale with vacant possession. The property briefly comprises, entrance lobby, entrance hall, 2 bedrooms, store room, living room, kitchen, rear lobby and a bathroom/w.c. Externally there is a shared yard to the rear.



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £39,950+

**Lot No. 61**

67 Jackson Street, Redcar TS12 2TE

**Michael Poole**



**Description:**

A Traditional Style Terraced Home Situated in a Popular Village Location. Offered to the Market with No Onward Chain and Keenly Priced. This Property Could Make a Tidy Little Investment or a Lovely Home for Yourself. No Onward Chain, Gas Central Heating, UPVC Double Glazing, Two Good Size Bedrooms, Rear Courtyard Garden, Rural Village Location  
We Recommend Early Viewing to Avoid Disappointment Would Make a Lovely Home or Tidy investment



EPC Band C

**Call:** Michael Poole 01642 285041

**Price Guide:** £29,950+

**Lot No. 62**

26 Park Terrace, West Moor NE12 7EN

**ROOK MATTHEWS SAYER**



**Description:**

Requiring full modernisation is this two bedroom older style mid terrace house situated close to all local amenities. The accommodation comprises; entrance porch, lounge to the front with stairs to the first floor, dining room with a feature oven/fireplace which leads to the kitchen. To the first floor, two bedrooms and shower room/W.C. Externally to the front is a paved area with mature borders and to the rear mainly paved with mature borders. The property benefits from partial UPVC double glazing.



EPC Band to be advised

**Call:** Rook Matthews Sayer 0191 2667788

**Price Guide:** £49,950+

**Lot No. 63**

9 Tees Street, Horden SR8 4NF

**kimmitt & roberts**



**Description:**

This is a two bed mid terraced property, an ideal opportunity for local investor or developer. Briefly comprises lounge, kitchen, bathroom/W.C, two bedrooms and yard to year.  
EPC Band tbc

**Call:** Kimmitt and Roberts 0191 518 3334

**Price Guide:** £17,000+



**Lot No. 64**

19 Henley Square, Lynemouth NE61 5XU



**Description:**

Two bedroom mid terrace home is offered for sale in Lynemouth. Most windows are double glazed and there is gas central heating installed. Spacious room sizes and long garden to the front. Briefly comprising of entrance lobby, good sized lounge and kitchen to the rear. To the first floor there is a large master bedroom, second double bedroom, both with feature fireplaces plus a wet room. To the front of the property the long garden is mainly laid to lawn with borders and shrubs, there is a yard to the rear providing off street parking. No upper chain, viewings available.



EPC Band C

**Call:** Rook Matthews Sayer 01670 511 711

**Price Guide:** £35,000+

**Lot No. 65**

Locomotion No 1, Newton Aycliffe DL5 6QG



**Description:**

Building incorporating a former stationmasters house, ticket office and platform at Heighington Station, next to the level crossing where the first ever locomotive to haul a passenger train was hoisted on to the track in 1825. More recently, the property has been used as a public house and restaurant occupying the original platform with an additional courtyard for outside drinking. The building extends to a variety of internal areas over multiple levels however we have not obtained internal access and therefore are unable to comment further. Interested parties should also note that the property has been vacant for a number of months we are advised that the property has been affected by vandalism within the intervening period. Site Area approximately 9648 sqm 2.38 acres. EPC Band D

**Call:** RA Jackson and Son 0191 257 1253

**Price Guide:** £230,000+

**Lot No. 66**

19 Holeyn Road, Throckley NE15 9PG



**Description:**

This is an opportunity to purchase a four bedroom property located on Holeyn Road. The property will require updating however benefits from gas radiator heating and double glazing (where stated). The accommodation briefly comprises; an entrance hall, lounge and kitchen, the first floor has four bedrooms and a bathroom/wc. Externally there is an enclosed rear garden and to the front there is a drive leading to the garage. Rook Matthews Sayer would recommend an internal viewing to appreciate the accommodation and location on offer.



EPC Band to be advised

**Call:** Rook Matthews Sayer 0191 267 1031

**Price Guide:** £60,000+

**Lot No. 67**

The Old Pumping Station, Speeds Lane, Broseley TF12 5RQ



**Description:**

A great development opportunity - Planning permission has been granted for a two bedroom detached dwelling following demolition of the redundant pumping station. Delightful location on the fringes of Broseley with views across towards Benthall. Planning application number 16/01406/FUL

**Call:** Harwood 01952 881010

**Price Guide:** £54,950+

**Lot No. 68**

29 Earsdon Close, Newcastle NE5 2RL

**ROOK  
MATTHEWS  
SAYER**



**Description:**

This is a three bedroom mid terrace house offering no onward chain. The property has double glazing and gas radiator heating and the accommodation briefly comprises; an entrance hall, lounge, kitchen/dining room, cloakroom/w.c. and a rear porch, the first floor has three bedrooms and a bathroom/wc. Externally there is a rear garden and the front has a storage cupboard. Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation this property has to offer. EPC band D.

**Call:** Rook Matthews Sayer 0191 267 1031

**Price Guide:** £47,000+

**Lot No. 69**

West Farm, Whickham Highway, Whickham NE16 4EP

**Andrew Craig**



**Description:**

A rare opportunity to acquire a Grade II listed farmhouse in a prime location on Whickham Highway. Whickham Village provides an array of shops, schools, pubs and local restaurants together with good road links to Newcastle and Gateshead together with transport links to all major towns and the ever popular Metro Centre and Newcastle International Airport. The picturesque Derwent Valley is within easy reach, literally on the doorstep offering a rural retreat and country walks and cycle paths. This Stone built property built circa 1750 would benefit from a renovation programme to give any purchaser a superb family home, the internal layout currently offers two spacious reception rooms, breakfasting kitchen ground floor w.c., and workshop. To the first floor there are three bedrooms with an office which could create a fourth bedroom and bathroom. Externally there is a paved garden to rear and side with a courtyard for parking. A not to be missed opportunity for which an early viewing is strongly recommended EPC Band D

**Call:** Andrew Craig 0191 4889090

**Price Guide:** £159,950+

**Lot No. 70**

14 North View, Ryton NE40 3BG

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Rook Matthews Sayer are proud to offer this charming 2 bedroom mid terraced property to the market. The home briefly comprises of a lounge and a large dining kitchen. To the first floor there are 2 good size bedrooms and a bathroom. Close to public transport links, and local amenities, viewings are essential. EPC Band D

**Call:** Rook Matthews Sayer 0191 4131313

**Price Guide:** £64,950+

**Lot No. 71**

27 Roman Road, South Shields NE33 2HA

**Andrew Craig**



**Description:**

A lovely one bedroom ground floor flat situated in this ever popular coastal location of the Lawe Top, South Shields. Ideally located within walking distance to the beautiful coastline, parks and Town Centre where a range of amenities, shops and public transport links can be found. Briefly comprising of: - Entrance hall, spacious bedroom, lounge, kitchen and bathroom/w.c. Externally to the rear lies a shared yard. Further benefits include gas central heating and double glazing. The property would be ideal for a couple or single person. A viewing is highly recommended. \*\*Offered With Vacant Possession!!\*\*

EPC Band D



**Call:** Andrew Craig 0191 4271722

**Price Guide:** £39,950+

**Lot No. 72**

19 Woodhorn Road, Ashington NE64 6JA

**ROOK  
MATTHEWS  
SAYER**



**Description:**

This three bedroom semi detached home with garage and gardens is offered for sale with some updating required. Situated on Woodhorn Road in Newbiggin by the Sea, close to local facilities and the sport centre it is an ideal family property. Briefly comprising of entrance hall, lounge with bay window and separate dining room which is open to the kitchen. On the first floor there are three bedrooms, bathroom and separate w.c. Externally there is a garden and long drive to the front leading to the integral garage. To the rear a low maintenance garden. With gas central heating, double glazing and no upper chain this property is worthy of an inspection.



EPC Band D

**Call:** Rook Matthews Sayer 01670 850 850

**Price Guide:** £59,950+

**Lot No. 73**

No 3 Garage, Greenside Crescent, Denton Burn NE15 7HR

**ROOK  
MATTHEWS  
SAYER**



**Description:**

For Sale By Auction is this detached garage and driveway set in the heart of Denton Burn and located within close proximity to local shops and amenities. Having easy access to major A1 and A69 road links. Newcastle City Centre and Airport are also nearby. Ideal for car or storage use.

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £5,000+

**Lot No. 74**

12 Witney Close, Witherwack, Sunderland SR5 5RY

**Andrew Craig**



**Description:**

A spacious three bedroom semi detached home with gardens and garage offering ready to move into living space that is sure to appeal to first time buyers, growing families and investors alike. There are a wide range of local shops, schools and amenities close to hand and the property has no vehicle access to front. Viewing recommended.



EPC Band C

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £49,950+

**Lot No. 75**

29 Baker Street, Town End Farm, Sunderland SR5 4EZ

**Andrew Craig**



**Description:**

An extended two bedroom end link home offered to the market with no onward chain. Well appointed throughout and benefiting from front and rear gardens making this property an ideal purchase for growing families or those looking for a starter home. Located close to local shops, schools, Bunny Hill Medical Centre and the A19 for commuting. Viewing recommended.



EPC Band C

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £59,950+

**Lot No. 76**

26 Bavington Drive, Fenham NE5 2HS


**Description:**

A three bedroom ground floor flat currently rented let under an 6 month AST from 29 September 2017 at £475 pcm. At the time of print no access had been gained to the property. EPC Band E

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £59,950+

**Lot No. 77**

7 Thornely Road, Wheatley Hill DH6 3NR


**Description:**

An ideal opportunity for the local investor to acquire this affordable three bedroomed mid terrace home which comes with gas central heating system, double glazing, two reception rooms and ground floor bathroom/w.c. To the exterior there is an enclosed rear yard.



EPC Band D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £19,950+

**Lot No. 78**

76/76a Ryhope Street South, Sunderland SR2 0AB


**Description:**

A two storey end of terrace comprising of a ground floor commercial unit which we are advised is currently used a cafe/sandwich shop generating a rental income of £80 per week on a Commercial Lease from 21 November 2016 for period of three years. First floor is a flat which is let at on a 6 month AST at £399 pcm from 2 October 2017. At the time of print no access had been gained to the properties. EPC Bands E

**Call:** Andrew Craig 0191 5653377

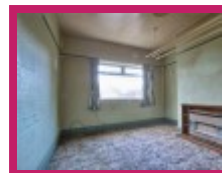
**Price Guide:** £65,000+

**Lot No. 79**

31 Westfield Avenue, Redcar TS10 1HF


**Description:**

Situated in an Envidable Residential Location This Good Size Home Would Make a Tidy Little Investment or a Lovely Property For Yourself. Offered to the Market with No Onward Chain and Located on a Good Size Plot. We Advise Early Viewing to Avoid Disappointment.



EPC Band to be confirmed

**Call:** Michael Poole 01642 285041

**Price Guide:** £64,950+

**Lot No. 80**

44 Derby Street, Jarrow NE32 3AT

**Andrew Craig**



**Description:**

A Three Bedroom Upper Flat on a pedestrianised street in a convenience location for Metro and shops. Offering 3 bedrooms, lounge, a remodelled kitchen and bathroom with mixer shower. Benefits from fresh decor, new floor coverings, gas central heating, double glazing and there's a separate yard to rear. EPC E



**Call:** Andrew Craig 0191 4280025

**Price Guide:** £29,950+

**Lot No. 81**

177 Sunderland Road, Gateshead NE8 3EX

**Andrew Craig**



**Description:**

One bedroom ground floor flat on Sunderland Road. Conveniently situated for metro station and local amenities of Felling. Comprises briefly: Hall, lounge, dining kitchen, bedroom and bathroom. Great opportunity for an investor looking to add to their portfolio. Early viewing essential. EPC Band C

**Call:** Andrew Craig 0191 4771181

**Price Guide:** £24,950+

**Lot No. 82**

3 Victoria Terrace, Gateshead NE9 7JJ

**Andrew Craig**



**Description:**

A two bedroom house offered for sale with a tenant in place on a regulated tenancy and generating £71 per week. At the time of print no access had been gained to the property. EPC Band tbc

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £44,950+

**Lot No. 83**

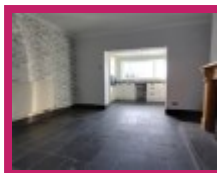
33 Queen Street, Lazenby, Eston TS6 8EB

**Michael Poole**



**Description:**

We Are Delighted to Welcome to the Market This Two-Bedroom mid terraced house. Located Within The Sought After Village of Lazenby. The property benefits from gas central heating and double glazing.



EPC Band D

**Call:** Michael Poole 01642 955180

**Price Guide:** £39,950+

**Lot No. 84**

26 Frenchmans Way, South Shields NE34 7TS

**Andrew Craig**



**Description:**

We offer for sale this 2 bedroom semi detached property which has spacious well maintained gardens to the front and rear in this residential area in South Shields. Comprising of entrance hallway, bathroom / WC, lounge, kitchen, to the first floor there are two bedrooms. Benefitting from double glazing and gas central heating via a back boiler this property is offered for sale with no upper chain. EPC Band E



**Call:** Andrew Craig 0191 4271722

**Price Guide:** £44,950+

**Lot No. 85**

17 Warren Street, Horden SR8 4NA

**kimmitt & roberts**



**Description:**

We are pleased to offer for sale by auction this two bedroomed mid terraced located on a well-established residential site with views over the roof tops to the sea from bedroom two. The property is offered for sale with vacant possession and benefits from double glazed windows and gas central heating system EPC RATING D



**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £19,950+

**Lot No. 86**

33b Escomb Road, Bishop Auckland DL14 6TZ

**ROOK MATTHEWS SAYER**



**Description:**

The site comprises a mixture of storage units, workshops, office space and land, all varied in size. This would be an ideal development for commercial and/or residential use, subject to planning. Close links to Bishop Auckland (walking distance), Evergreen Primary School, Asda Superstore & Morrisons, as well as the main shopping parades on Newgate Street.



**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £125,000+

**Lot No. 87**

Rosewood Cottage, Allison Street, Amble NE65 ONX

**ROOK MATTHEWS SAYER**



**Description:**

This pleasant detached bungalow is found in a secluded area of Amble with a wide variety of amenities including shops, post office, health centre and a bus route all within easy reach. Available with no upper chain, the bungalow offers a high standard of accommodation throughout which briefly comprises large entrance hallway, lounge, dining room/kitchen, two double bedrooms, bathroom - an added bonus being that there is also a modern annexe accessible from a bedroom leading into a kitchen/lounge with shower room (this originally was the garage). Externally are well maintained gardens set with borders, paving and shrubs. An exceptionally attractive property which we recommend your early appointment to view. No upper chain. EPC Band D

**Call:** Rook Matthews Sayer 01665 713358

**Price Guide:** £115,000+



**Lot No. 88**

16 Riversdale House, Stakeford NE62 5LG



**Description:**

Mike Rogerson welcome to the market this one bedroom second floor flat located at Riversdale House on the Wansbeck Estate in Stakeford. Within close proximity of local amenities and offering good road and bus links to neighbouring towns. The property benefits from gas central heating and is double glazed throughout. Accommodation briefly comprising of; Entrance, fitted bathroom, open-planned lounge/kitchen and one bedroom. EPC Rating - D



**Call:** Mike Rogerson 01670 521122

**Price Guide:** £16,000+



**Lot No. 89**

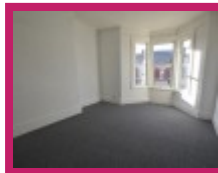
66 Gerald Street, Benwell NE4 8QH



**Description:**

For Sale By Auction is this well presented first floor 5/6 bedroom maisonette in Gerald Street Benwell and located within close proximity to local shops and amenities. The property briefly comprises of an entrance lobby leading to the first floor landing offering lounge, second reception or bedroom, fitted kitchen, a bathroom and two further bedrooms. To the second floor there are three further bedrooms and a box room.

Externally there is a yard to the rear. Other benefits include double glazing and gas central heating



EPC Band E

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £54,950+



**Lot No. 90**

24 Ross Street, Middlesbrough TS1 4EJ



**Description:**

2 bedroom terraced property, in need of some tlc but priced accordingly. Middlesbrough location. Available with no forward chain. Viewing highly recommended  
EPC Band tbc

**Call:** Michael Poole 01642 254222

**Price Guide:** £22,500+

# The loan for one project that provides funds for the next

Our new refurbishment bridging product is ideal for investors who want to purchase a property, carry out light refurbishments\* and then release their investment quickly to move onto the next project.

- Loans from £26,000 to £5,000,000
- LTV up to 75%
- Flexible terms

For more information call 0161 933 7155  
or visit [togetherness.com/auctionfinance](https://togetherness.com/auctionfinance)

Any property used as security, including your home, may be repossessed if you do not keep up repayments on a mortgage or any other debt secured on it.

\* Light refurbishment includes the replacement or refurbishment of kitchens and bathrooms, rewiring, decorative attention or internal re-configuration. It does not include anything that requires planning permission or structural changes.







Agents Property  
**AUCTION**

## 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. 91**

45 Whitehouse Road, Billingham TS22 5AT

Michael Poole



### Description:

This is a fine example of a larger style Moore & Cartwright built semi detached bungalow with NO ONWARD CHAIN. Having been very well cared for over the years, it does need a little modernisation in places but rest assured, you'll end up with a lovely forever home as the always popular Wolviston Court location is great! Comprising briefly entrance porch, hall, lounge with living flame gas fire, inner hallway, kitchen, bathroom, dining room/bedroom and two further bedrooms. The southerly facing rear garden is larger than might first be expected and therefore affords some room for expansion if needs be. Other features worthy of a mention includes a detached garage, block paved driveway, UPVC double glazing and central heating with a Worcester Bosch combi boiler.

EPC Band F



**Call:** Michael Poole 01642 955140

**Price Guide:** £94,950+

**Lot No. 92**

2 Polmaise Street, Blaydon NE21 4DB

ROOK  
MATTHEWS  
SAYER



### Description:

A quite unique proposition of an end terrace house that is need of refurbishment. The home briefly comprises an entrance porch, hallway with staircase, 2 formal reception rooms and a kitchen. To the first floor there are 2 double bedrooms, a single bedroom and a family bathroom. To the second floor there is attic space. Externally there is a paved front garden and a private rear yard. A fantastic opportunity, viewings come highly recommended.

EPC Band F



**Call:** Rook Matthews Sayer 0191 413 1313

**Price Guide:** £79,950+

**Lot No. 93**

24 Vale View, Burnhope, Stanley DH7 0EA

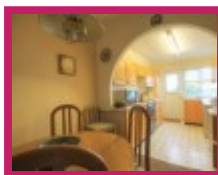
WOOD  
ESTATE AGENTS



### Description:

Ideally suited to those looking to down-size, 1980s-built, two bedroomed semi-detached bungalow with UPVC double glazing and electrical heating. The property occupies a pleasant position set back from the main road and requires some modernisation and improvement. The accommodation comprises: entrance hallway leading to two bedrooms (with fitted wardrobes), a bathroom/WC, a large lounge with patio doors to conservatory and an 18ft kitchen/dining room. Externally the property has a lawned garden to the front with a smaller low maintenance garden to the rear. The property also has the benefit of a garage, which is located in a nearby block to the rear.

EPC Band D



**Call:** J W Woods 01207 235221

**Price Guide:** £54,950+

**Lot No. 94**

1 Deepdale Street, Houghton Le Spring DH5 0DQ

**Andrew Craig**

**kimmitt & roberts**



**Description:**

Looking for a large garden? Look no further, we offer for sale this 2 bedroom semi detached house offering good size living accommodation and a much larger than average rear garden. The property itself is offered for sale with vacant possession and benefits include double glazed windows, gas central heating. The property briefly comprises of a living room, dining kitchen, and to the first floor there are 2 bedrooms, a bathroom and stairs to access to the loft area. Externally there is a garden to the front whilst to the rear is an ample lawned garden which needs to be viewed to fully appreciate the size.



EPC Band E

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £44,950+

**Lot No. 95**

28 The Wills Building, Heaton NE7 7RW

**ROOK MATTHEWS SAYER**



**Description:**

A beautifully presented mezzanine apartment in The Wills Building, Heaton. Located on the ground floor this one bedroomed property is ideal for a first time buyer and ready to move straight in to. Internally the property comprises, communal entrance, kitchen, lounge, master bedroom and bathroom. There is a further staircase with access to the mezzanine level which can be used as a second bedroom with an en-suite shower room.



EPC Band D

**Call:** Rook Matthews Sayer 0191 276 1283

**Price Guide:** £84,950+

**Lot No. 96**

Branstone, Ulgham, Morpeth NE61 3AR

**ROOK MATTHEWS SAYER**



**Description:**

A stunning, three bedroom detached home occupying a spacious plot in the centre of Ulgham Village. Ulgham is a small village approximately 4 miles from the A1 and just over 5 miles from Morpeth, it is also very well placed for access to surrounding areas including Northumberland's coastline and countryside. The property has been extensively renovated by the current owners and offers tasteful accommodation presented to an extremely high standard. Briefly comprising of:- Entrance hall, reception room, open plan lounge, kitchen and dining area with multi fuel stove in large Inglenook fireplace and stairs to the first floor. The first floor has a large master bedroom, two further double bedrooms and bathroom/wc. Externally the property has attached storage/outhouses, sizeable gardens to the front and rear with gravelled area for off street parking. The property also has planning permission (App No: 16/04011/FUL) for demolition of the rear outbuildings and erection of a two storey extension and detached double garage The property offers versatile accommodation suitable for a range of purchasers and viewing at the earliest opportunity is strongly recommended to fully appreciate. EPC Band D

**Call:** Rook Matthews Sayer 01670 511711

**Price Guide:** £265,000+

**Lot No. 97**

82 Whiteleas, South Shields NE34 8LH

**Andrew Craig**



**Description:**

A fantastic investment opportunity for either a first time or buy to let purchaser due to the attractive rental yields on return this really is a not to be missed opportunity. Situated within the ever popular Whiteleas area of South Shields this is a semi detached which has been well maintained and improved throughout. The tidy well presented accommodation briefly comprises; Entrance hall with stairs up, Lounge with feature fire in surround, dining room and kitchen offered with some appliances available. To the first floor there are three bedrooms and bathroom/w.c. Externally there are gardens to both front and rear and viewing comes highly recommended to fully appreciate.



EPC Band to be confirmed

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £69,950+

**Lot No. 98**

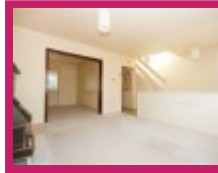
9 The Hawthorns, Eighton Banks, Gateshead NE9 7LF

**Andrew Craig**



**Description:**

Spacious Three Bedroom Semi Detached House ideal for growing families, professionals and investors. Requiring some updating which is reflected in the asking price. Pleasantly positioned on The Hawthorns within this popular area of Eighton Banks. Briefly comprises: Porch, lounge, dining area, extended kitchen, three bedrooms and bathroom with white suite. Driveway, garage and gardens to the front and rear. Viewing highly recommended to appreciate the full potential.



EPC band: F

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £130,000+

**Lot No. 99**

51 North Street, Winlaton NE21 4EF



**Description:**

A well presented two bedroom semi detached house situated in this much sought after street in Winlaton. The property features gas central heating, upvc double glazing, off street parking, and two double bedrooms. The property comprises:- entrance hallway, living room, fitted kitchen, bathroom/wc, stairs to first floor landing, and two double bedrooms. Externally there is a rear outhouse with off street parking for a small car. Available now with no upward chain, viewings is essential!!



EPC Band D

**Call:** Yellow 0191 4141313

**Price Guide:** £54,950+

**Lot No. 100**

10 Lanercost Gardens, Gateshead NE10 9RS

**Andrew Craig**



**Description:**

Appealing to a range of buyers this three bedroom house is a must view property. Detached family home, pleasantly situated within this cul de sac offering spacious accommodation and potential to extend as it benefits from a good sized gardens front, side and rear. Two reception rooms and spacious dining kitchen, three bedrooms and modern stylish bathroom with en suite. Driveway parking to the front and garage with electric shutter door. Viewing comes highly recommended to appreciate size, location and potential.



EPC Band D

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £134,950+

**Lot No. 101**

Brigwood Cottage, Brigwood, Haydon Bridge NE47 6EX



**Description:**

Situated in the popular village of Haydon Bridge, lies Brigwood Cottage, a three bedroom semi-detached home which is bright and spacious with a pleasant garden and off-street parking. Benefiting from UPVC double glazing and oil central heating, the property enjoys a central location with excellent road and rail commuter links. Haydon Bridge has a thriving community, with a range of shopping, restaurants/public houses, first and high school. the accommodation briefly comprises: sitting room; dining room; lounge; breakfasting kitchen; study; three bedrooms; bathroom; externally is a gravelled parking area and an enclosed lawned garden. The property is offered for sale with no forward chain.



EPC Band E

**Call:** Rook Matthews Sayer 01434 601616

**Price Guide:** £125,000+

**Lot No. 102** 119 Steward Crescent, South Shields NE34 7EQ

**Andrew Craig**



**Description:**

A well presented and ready to move into a 3 bedroomed semi detached house situated on a no through road within a popular residential estate. The property benefits include double glazed windows, gas central heating, garden and is offered for sale with vacant possession. The property briefly comprises entrance hall, living room, dining area, kitchen and on the first floor, 3 bedrooms, bathroom and a separate w.c.



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £69,950+

**Lot No. 103** 71 Grange Road, Morpeth NE61 2UE

**ROOK MATTHEWS SAYER**



**Description:**

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



EPC Band D

**Call:** Rook Matthews Sayer 01670 511711

**Price Guide:** £139,950+

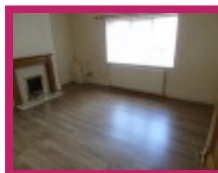
**Lot No. 104** 3a Dean Terrace, Ryton NE40 3HQ

**ROOK MATTHEWS SAYER**



**Description:**

Offered for sale with no upper chain, internal viewing is recommended to appreciate the size of the accommodation of this first floor flat which comprises of lobby, hall, lounge, kitchen, two bedrooms and a bathroom.  
EPC Band C



**Call:** Rook Matthews Sayer 0191 4131313

**Price Guide:** £44,950+

**Lot No. 105** 52 Derwent Close, Seaham SR7 7BT

**kimmitt & roberts**



**Description:**

We have pleasure in offering for sale this one bedroom first floor flat with Combi gas fired Central Heating and Double Glazing. Offered with no onward chain, the property has refurbished accommodation which comprises; Entrance Hall with Stairs to First Floor, Hallway, leading to refitted Bathroom with white suite, Lounge, Bedroom and Refitted kitchen with integrated appliances. Derwent Close is a popular residential cul-de-sac, close to Seaham Sea Front and just off Denehouse Road. Seaham is ideal for commuting being located adjacent to the A19 highway giving access to both the North and South.



EPC Band C

**Call:** Kimmitt and Roberts 0191 5813213

**Price Guide:** £39,950+

**Lot No. 106** 1 Bamburgh Cottages, Burgham Park NE65 9QY

**ROOK  
MATTHEWS  
SAYER**



**Description:**

A three bedroom holiday cottage set within Burgham Park and Golf Course. The property is of recent construction, and is finished to an exceptional standard with a range of high quality fixtures, fittings and furnishings to be included. Located just 1 mile from the A1, approximately 10 miles from Morpeth and 12 miles from Alnwick, the property is superbly located for access to the regions many attractions. The accommodation has under floor heating, timber framed double glazing and briefly comprises of:- Entrance hall, two ground floor ensuite bedrooms, rear porch/utility area, first floor landing, open plan lounge, kitchen and dining area with balcony overlooking the golf course and a master bedroom with ensuite. Externally the property has off street parking.

EPC Band tbc



**Call:** Rook Matthews Sayer 01670 511711

**Price Guide:** £179,950+

**Lot No. 107** 27 Hallstile Bank, Hexham NE46 3PQ

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Located in one of the oldest streets in Hexham, just off the market square, this two/three bedroom stone and slate built terraced home with garage and gardens to the rear is bright and spacious, benefitting from newly installed double glazing and gas central heating. The property will appeal to a number of buyers: professional couples, young families and those in retirement. Hallstile Bank is conveniently located within walking distance of all local schools, shops and leisure facilities, with excellent rail and road links close by. The accommodation briefly comprises vestibule with half glazed door to reception hall; sitting room situated to the front elevation; dining room enjoying views of the rear patio yard and garden; kitchen with access to the patio yard and garden; to the first floor there is a spacious landing; bathroom; double bedroom to the front with access to a single bedroom; double bedroom to the rear elevation; externally to the rear there is a pleasant patio yard with steps leading to a lawn area; gated access to rear lane; double garage with up and over door; access to the garden.

EPC Band D

**Call:** Rook Matthews Sayer 01434 601616

**Price Guide:** £174,950+

**Lot No. 108** 13 Thirston Way, Kenton NE3 3EQ

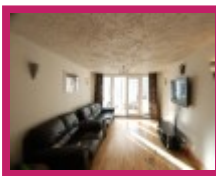
**ROOK  
MATTHEWS  
SAYER**



**Description:**

Well presented mid link property offering generous accommodation throughout. Briefly comprising: entrance hall, w.c, lounge, dining room, conservatory, breakfasting kitchen, three bedrooms and a bathroom/w.c. Externally the property benefits from a garden to the rear.

EPC Band D



**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £69,000+

**Lot No. 109** 75 Northcote Street, South Shields NE33 4DJ

**Andrew Craig**



**Description:**

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



**Call:** Andrew Craig 0191 4271722

**Price Guide:** £49,950+

**Lot No. 110** 7 Bewick Street, South Shields NE33 4JU

**Andrew Craig**



**Description:**

Ready to move into, two bedroom end terrace property ideal first time buy starter home. The property has been well maintained and decorated to a good standard throughout. Located close to transport links and close to the town centre for various local amenities. Briefly the property comprises entrance hallway way, lounge and kitchen breakfast room. To the first floor are two good proportioned bedrooms and fitted family bathroom suite. Externally to the rear is a well maintained garden with lawn and pebbled seating area which looks a lovely place to spend those summer months. Early viewing recommended.



EPC band: E

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £39,950+

**Lot No. 111** 8 Fairville Road, Stockton on Tees TS19 7NA

**Michael Poole**



**Description:**

An extended semi-detached house in central Fairfield, previously extended and comprises; Lounge/Dining room, Kitchen, Dining Room and three good-sized Bedrooms and Bathroom are to the first floor. The gardens are very well cared for and a set of recently installed gates open to a block paved driveway and garage.



EPC Band E

**Call:** Michael Poole 01642 355000

**Price Guide:** £94,950+

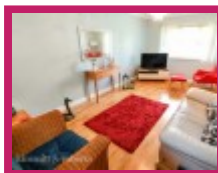
**Lot No. 112** 8 Victoria Mews, Easington Village, Peterlee SR8 3JN

**kimmitt & roberts**



**Description:**

A rare opportunity to purchase this beautifully presented, stylish five bedroomed detached offering underfloor gas central heating, double glazing, stylish and modern kitchen/breakfast room, two reception rooms, additional garden room with log burner, five bedrooms (four of which are doubles and two having en suite shower rooms) and family bathroom/w.c., To the exterior there is an enclosed walled garden enjoying views of village green, side garden and driveway leading to single garage to the rear. Rarely do properties of this calibre and quality become available upon the open market and with no upward chain it offers fantastic value for money.



EPC Band C

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £219,950+

**Lot No. 113** 321 Sunderland Road, South Shields NE34 8PT

**Andrew Craig**



**Description:**

This well presented three bedroom semi detached family home situated on Sunderland Road, South Shields. Ideally situated within easy access to local amenities, popular schools, shops and good transport links. The property boasts spacious living space and is neutrally decorated throughout giving a ready to move in feel. Floor plan comprises to the ground floor; entrance hall, lounge and kitchen/diner. To the first floor there are three bedrooms two which are double and a family bathroom. Externally lies a lawned garden to the rear with a chip stone and patio area. To the front there is a brick paved driveway providing off road parking. The property benefits from gas central heating and double glazing.



EPC Band C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £99,950+

**Lot No. 114**

Easington House, North Coronation Street, Murton SR7 9AX

**kimmitt & roberts**



**Description:**

Individually designed and extended we have pleasure in offering for sale this unique three bedroom detached family home in this pleasant street. The accommodation comprises; Lounge, Kitchen, Dining Room/Sitting Room, Three Bedrooms and a Family Bathroom. Externally there are gardens to the front and side and an enclosed yard to the rear. The property is in need of updating but is priced accordingly. No Chain. Priced to Sell.



EPC Band D

**Call:** Kimmitt and Roberts 0191 5813213

**Price Guide:** Was £79,950, now £44,950+.

**Lot No. 115**

91 Melbourne Gardens, South Shields NE34 9DH

**Andrew Craig**



**Description:**

Mid terrace property for sale with vacant possession located close to Brockley Whins Metro station and main road links with access to the A19, local amenities, schools and bus routes in to the town centre. Benefiting from alarm system, gas central heating and double glazing briefly the property comprises of entrance hallway, lounge, kitchen diner, utility room. To the first floor is the landing with access to loft space, two bedrooms and bathroom. Externally to the front is a driveway for off road parking for one car with a low maintenance chip stone garden. To the rear is a low maintenance sunny south facing garden with patio area with a range of various shrubs and bushes.



EPC Band C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £59,950+

**Lot No. 116**

20 Kirkstone Close, Houghton Le Spring DH5 8DW

**kimmitt & roberts**



**Description:**

Kimmitt & Roberts are delighted to offer for sale by auction this spacious semi detached family home which occupies a fine corner plot. The accommodation comprises entrance hall, living room, kitchen/dining room, outhouse, landing, three bedrooms and family bathroom. Externally, the property benefits generous lawned garden with block paved driveway to the front and patio garden with perimeter fencing to the rear. Early viewings are highly recommended.



EPC Band D

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £60,000+

**Lot No. 117**

18 The Turnstile, Lynthorpe, Middlesbrough TS5 6BY

**Michael Poole**



**Description:**

Individuality and style is what this substantial semi-detached family home has to offer. Style because the property has been extended in two directions then tastefully modernised and improved to provide a large four bedroom/two bathroom family sized home. Individuality because it's got something lots of other homes cry out for, plenty of secure parking and a 16ft x 14ft garage. The accommodation comprises briefly entrance hall, lounge, dining room, kitchen, utility room and a large 32ft garden/rear sitting room. The first floor has four bedrooms (master with shower room en-suite) and family bathroom. Outside, there are neat private gardens to the front and rear.



EPC Band D

**Call:** Michael Poole 01642 254222

**Price Guide:** £149,950+

**Lot No. 118** 29 Ash Grove, Ryton NE40 3RF



**Description:**

A well presented two bedroom mid link property situated in this much sought after street in Ryton. The property features PV solar panels, a fitted dining kitchen, westerly facing gardens and two double bedrooms. The property comprises:- entrance hallway, living room, fitted dining kitchen, rear hall, stairs to first floor landing, two double bedrooms, shower room, and a separate wc. Externally there are generous gardens to the front and rear. Available now with no upward chain, viewing is essential!!!



EPC Band D

**Call:** Yellow 0191 4141313 RMS 0191 4131313

**Price Guide:** £59,950+

**Lot No. 119** 15 Wheathall Drive , Whitburn, Sunderland SR6 7HD

**Andrew Craig**



**Description:**

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



EPC Band E

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £119,950+

**Lot No. 120** 50 Regent Court , South Shields NE33 5RX

**Andrew Craig**



**Description:**

Affordable priced, ideal for first time buyers and families alike is this three bedroom Semi-Detached house situated in this popular location within walking distance to the Town Centre and Sea Front where a range of amenities, shops and transport links can be found. The property benefits from is in need of some upgrading throughout and briefly comprises of: - Entrance hall, cloaks/w.c., lounge, kitchen/diner, three bedrooms and bathroom. Externally there are gardens to the front and rear. Further benefits include gas central heating and double glazing. An internal inspection is highly recommended.



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £54,950+

**Lot No. 121** 23 Grange Road, Ryton NE40 3LU



**Description:**

We offer to the market this exceptional six bedroom period property on Grange Road in Ryton. The property has been refurbished to an extremely high standard and boasts an exciting mix of period features plus luxurious fixtures and fittings including Internet connection, TV and phone points in most rooms. The accommodation briefly comprises of: Entrance lobby , sitting room , lounge with archway and French doors to the orangery with bi-fold doors to the garden, breakfasting kitchen , utility room and ground floor w.c. Stairs lead to the first floor landing, master suite, en-suite shower room, second bedroom also with an en-suite, third bedroom and stunning family bathroom with built in flat screen tv, bath and separate shower enclosure. Stairs lead to the second floor landing and a further two bedrooms both with en-suite facilities. Externally the property benefits from a security system, large driveway, mature front and rear gardens with garage, patio, planted borders, lawn and outbuildings. This property absolutely must be viewed to fully appreciate the size and standard of the accommodation on offer EPC Band C

**Call:** Rook Matthews Sayer 0191 4131313

**Price Guide:** £439,950+



**Lot No. 122** 1 Haig Road, Bedlington NE22 5AW

**ROOK MATTHEWS SAYER**



**Description:**

Spacious, well presented and maintained family home on Haig Road in Bedlington. Double glazed and gas centrally heated the accommodation briefly comprises of; entrance hallway, lounge / dining room, kitchen, utility room, downstairs wc, first floor landing leading to four bedrooms and a family bathroom. Externally the property has gardens to the front, side and rear of the property. To the front a low maintenance garden, blocked paved driveway leading to a single attached garage. To the side a spacious garden with mature shrubs and bushes, green house, walled surrounds and to the rear of the property a low maintenance garden mainly gravelled, patio area and fencing to boundaries.



EPC Band D

**Call:** Rook Matthews Sayer 01670 531114

**Price Guide:** £84,950+

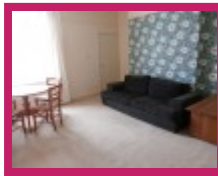
**Lot No. 123** 1 King Street, Alnwick NE66 1XL

**ROOK MATTHEWS SAYER**



**Description:**

Situated close to Alnwick town centre, and with unrestricted on street parking, this spacious first floor apartment extends to entrance lobby and large landing, sitting room/ dining room, fitted kitchen, two bedrooms and shower room. Gas fired central heating is included and there are rear stairs down to a small yard. The property is ideally suited to first time buyers and investors



EPC Band E

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £59,950+

**Lot No. 124** 8 Blagdon Terrace, Seaton Burn NE13 6EY

**ROOK MATTHEWS SAYER**



**Description:**

Ideal investment opportunity. Traditional two bedroom mid terrace house. Popular location. No onward chain. A traditional two bedroom mid terrace house which has been partially refurbished to incorporate modern central heating boiler, rewire and double glazing. The property does need further improvements however would provide an ideal investment opportunity. Briefly comprising lounge, kitchen (to be installed if required), two first floor bedrooms, bathroom, gas fired central heating, double glazing, garden and rear yard with off street parking.



EPC Band C

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £55,000+

**Lot No. 125** 20 Bank Top, Woodside, Ryton NE40 4QN

**ROOK MATTHEWS SAYER**



**Description:**

A unique proposition of two separate 1 bedroom cottages to be sold as a single Lot. The overall footprint comprises 3 formal reception rooms, 2 kitchens, 2 utility rooms, 2 bathrooms and a separate W/C and 2 bedrooms. The properties sit on a generous plot with stunning views. Additional benefits include a large private driveway, a detached double garage, and double glazing.

EPC Band D

**Call:** Rook Matthews Sayer 0191 4131313

**Price Guide:** £249,950+

**Lot No. 126** 25 Grange Court, Widdrington NE61 5NZ



**Description:**

A three bedroom, mid terrace home situated in Widdrington Station. The property is available with no further chain and has double glazing and gas central heating. Widdrington Station has a range of local amenities including Co-op, doctor, library, and first school, with further amenities available in Morpeth, Ashington and Amble. The accommodation briefly comprises of:- Entrance hall, ground floor cloaks/WC, lounge diner, kitchen, first floor landing, three bedrooms and bathroom/WC. Externally there is an enclosed garden to rear.



EPC Band D

**Call:** Rook Matthews Sayer 01670 511 711

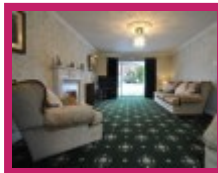
**Price Guide:** £54,950+

**Lot No. 127** 24 Dalton Heights, Seaham SR7 8LB



**Description:**

This is an exceptional detached bungalow, thoughtfully designed and beautifully presented throughout. The living accommodation is situated at the front of the house which includes the living room, dining room, kitchen, conservatory and bathroom. The three well proportioned bedrooms are located on the lower level, the master bedroom having an en-suite. Its recent additions include Combi gas central heating. It stands upon a generous site, with an open lawned garden to front. There is a secluded rear garden with patios and lawned area. The drive, which leads to the larger than average garage, is block paved and provides parking for at least 3 cars.



EPC Band D

**Call:** Kimmitt and Roberts 0191 581 3213

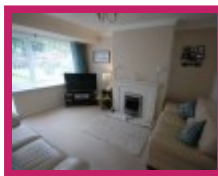
**Price Guide:** £210,000+

**Lot No. 128** 13 Fairfield Drive, Ashington NE63 9SJ



**Description:**

Situated on a corner plot this extended four bedroom semi detached home is well-presented and spacious. With gas central heating and double glazing this is an ideal family home in North Seaton. Briefly comprising of entrance hall, open plan lounge/diner, second reception room, kitchen and utility with a door into the garage. To the first floor there are four bedrooms the master with dual aspect and a family bathroom. Gardens on three sides with lawns, borders and patio, Driveway to the rear leading to the attached garage. Viewing recommended. No upper chain.



EPC Band D

**Call:** Rook Matthews Sayer 01670 850 850

**Price Guide:** £119,950+

**Lot No. 129** 5 Ellison Meadow, Horden SR8 4QG



**Description:**

Situated in a well appointed cul de sac it gives us immense pleasure to offer for sale upon the open market this spacious four bedroomed detached family residence. Boasting gas central heating system, double glazing and having gardens to front, side and rear along with driveway leading to single garage. Offering stylish decor throughout briefly comprising entrance hall, cloaks/wc, lounge, kitchen/dining room, family room, four double bedrooms, the master having En suite facility and family bathroom/wc. One of only five properties in this location early viewing is certainly a must!



EPC Band C

**Call:** Kimmitt and Roberts 0191 518 3334

**Price Guide:** £175,000+

**Lot No. 130** 1 Durham Road, Bishop Auckland DL14 7HU



**Description:**

Situated in one of Bishop Auckland's most sought-after addresses, this substantial chain free property requires some refurbishment but will make an excellent family home. With gas central heating, the living accommodation is substantial, including an entrance hall, cloaks WC, lounge, dining room, kitchen and breakfast room, four good sized bedrooms and bathroom. Gardens and double garage with ample off road parking.



EPC Band F

**Call:** JW Wood Estate Agents 01388 604 273

**Price Guide:** £285,000+

**Lot No. 131** 2 St Albans Crescent, Windy Nook NE10 9SR

**Andrew Craig**



**Description:**

Attractively presented two bedroom first floor flat pleasantly positioned within Windy Nook. Stylish modern kitchen, impressive bathroom with white contemporary suite. Spacious Lounge, master bedroom with fitted wardrobes and well proportioned second bedroom. With gas combination heating system, double glazing and private rear yard. Ideal for first time buyers, professionals and investors looking for a buy to let. We would expect to achieve a rent of around £425 pcm for this property.



EPC Band E

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £49,950+

**Lot No. 132** 17 Moor Croft, Newbiggin By The Sea NE64 6AW

**ROOK MATTHEWS SAYER**



**Description:**

This lovely two bedroom terraced home is situated within walking distance of the sea front in Newbiggin by the Sea. Newbiggin has local shops, restaurants, sports centre and on a bus route. With modern kitchen and decor this is an ideal family home/investment. Briefly comprising of entrance lobby, good sized lounge with inglenook fireplace and kitchen to the rear. To the first floor there are two bedrooms and a large bathroom. No upper chain. Viewings available.



EPC Band C

**Call:** Rook Matthews Sayer 01670 850 850

**Price Guide:** £49,950+

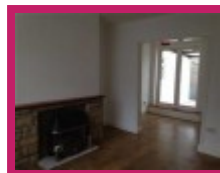
**Lot No. 133** 85 Burnside Avenue, Cramlington NE23 7AT

**MIKE ROGERSON**



**Description:**

Two bedroom end terrace - excellent opportunity for first time buyers - gardens to front and rear - off street parking - extended to the rear. A two bedroom end terraced house situated in Annitsford. The property comprises of Entrance Hallway, Kitchen with integrated appliances, Living Room, Rear Extension, family bathroom and two bedrooms. The property benefits from gas central heating via back boiler and UPVC double glazing throughout. Externally there is a driveway to the front providing off street parking and to the rear is a low maintenance lawn area.



EPC Band E

**Call:** Mike Rogerson 01670 732400

**Price Guide:** £59,950+



Personal & Family

@SintonsLaw

sintons-llp



BESPOKE  
LEGAL  
advice  
tailored  
FOR YOU & YOUR  
family's needs

## If you're moving... move with Sintons

Whether you are a first time buyer, up or downsizing or a property investor, a member of our dedicated conveyancing team will provide a highly personal service at a competitive price, guiding you through the process from start to finish. With a reputation for professionalism and a wealth of experience, we are streets ahead!



For further advice and information, please contact **Anna Barton** on 0191 226 3743 or email [anna.barton@sintons.co.uk](mailto:anna.barton@sintons.co.uk)



# Sintons

Law

[www.sintons.co.uk](http://www.sintons.co.uk) | **Personal & Family** | Business | Defendant Litigation | Healthcare

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

Sintons LLP is authorised and regulated by the Solicitors Regulation Authority.

**Lot No. 134** 5 Wentworth Terrace, Millfield, Sunderland SR4 7AD

**Andrew Craig**



**Description:**

A spacious three bedroom mid terraced property retaining many period features with a pleasant outlook over looking St Mark's Church. Neutrally decorated and benefiting from upvc double glazing and gas central heating making this home ready to move into. The property boasts an impressive hallway and two reception rooms, ideal for the growing family. Located within close distance to Millfield Metro Station, local shops, schools and Sunderland Royal Hospital. Viewing a must to appreciate!



EPC Band E

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £74,950+

**Lot No. 135** 22 Oswald Road, Newbiggin NE64 6HX

**MIKE ROGERSON**



**Description:**

We welcome to the sales market this well presented three bedroom terraced house situated on Oswald Road, in Newbiggin by the Sea, close to local amenities, shops, leisure centre and road links to neighbouring towns. The Property benefits from gas central heating, double glazing and is sold with no upper chain. Accommodation briefly comprises of entrance hall, toilet, lounge, kitchen diner, bathroom, to first floor three bedrooms. Externally paved garden to front and paved garden to rear



EPC Band D

**Call:** Mike Rogerson 01670 521122

**Price Guide:** £45,000+

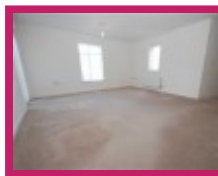
**Lot No. 136** 11 Aspen Place, South Shields NE34 8BZ

**Andrew Craig**



**Description:**

Viewing is a must to fully appreciate the size and quality of this fantastic modern and ready to move into home. A three bedroom top floor apartment situated in a well regarded block on the popular Cleadon Vale development. Close to shops, Health Centre and main bus routes. The property is on of the larger styles on the development and has its own loft space. Briefly comprising of: - Secure entrance door into communal hallway with stairs to the second floor and door into apartment. Open plan lounge/kitchen diner, three bedrooms (master with en-suite), family shower room with double shower cubicle and an allocated parking bay to the rear. Further benefits include gas central heating and double glazing. An internal inspection is highly recommended.



EPC Band B

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £94,950+

**Lot No. 137** 3 Beaconsfield Terrace, Alnwick NE66 1XB

**ROOK MATTHEWS SAYER**



**Description:**

Beaconsfield Terrace is close to Alnwick town centre in the older part of the town. The ground floor entrance lobby and hall give access to the sitting room with bay window, separate dining room and fitted kitchen. The first floor includes master bedroom with en-suite, second bedroom with en-suite, single room and family bathroom. Stairs lead to second floor with a large double bedroom enjoying views out over the rooftops and further en-suite shower room. Gas central heating is included. To the front of the property is a small town garden with steps and cast iron railings, whilst to the rear is an attractive enclosed yard with gate out to the rear lane.



EPC Band D

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £214,950+

**Lot No. 138** 69 Bedford Avenue, South Shields NE33 4QJ

**Andrew Craig**



**Description:**

Two bedroom first floor flat located close to the town centre and a variety of local amenities. Sold with vacant possession this is a great opportunity for first time buyers, investors and couples and is close to local transport links. Briefly the property comprises communal entrance with stairs to first floor, entrance door into hallway, lounge, kitchen bathroom and two bedrooms. Externally there is a communal garden area.



EPC Band C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £36,000+

**Lot No. 139** 10 Violet Street, Houghton Le Spring DH4 5BD

**kimmitt & roberts**



**Description:**

We are delighted to present to the market this deceptively spacious mid terrace property located within close proximity to Houghton Le Spring town centre. The property is ideally located for access to transport links, commuter routes and schoolcatchment areas. Accommodation comprises entrance lobby, living room, dining room, kitchen, rear lobby, bathroom, landing and two double bedrooms. Externally, the property benefits a yard to rear. Early viewing comes highly recommended.



EPC Band D

**Call:** Kimmitt and Roberts 0191 584 8080

**Price Guide:** £59,950+

**Lot No. 140** 91 Drayton Road, Sunderland SR6 8HJ

**Andrew Craig**



**Description:**

A well appointed family home in a popular area which offers modern open plan living to the ground floor. Ideally located for coastal walks along Seaburn beach, local bars and restaurants as well as the shops and amenities of Sea Road. The accommodation briefly comprises of: Entrance porch, hallway, lounge with bay window which opens to dining room with bay window which leads to kitchen, to the first floor there are three bedrooms and modern family bathroom. Off street parking is available by block paved driveway which leads to single garage & to the rear there is a low maintenance garden. The property also benefits from double glazing & gas central heating.



EPC Band D

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £159,950+

**Lot No. 141** 37 The Ridgeway, South Shields NE34 8BB

**Andrew Craig**



**Description:**

Three bedroom mid terraced family home for sale offering good sized living accommodation. Ideal for the first time buyers and the growing family. Located close to popular schools, short journey to into the town centre, close to local amenities and main roads for transport links. Briefly the property comprises entrance into hallway, lounge, kitchen and sun room. To the first floor there are three good sized bedrooms and a bathroom. Externally the property benefiting from driveway for off road parking and to the rear is a south facing paved garden.



EPC Band F

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £74,950+

**Lot No. 142** 20 Duke Street, Whitley Bay NE26 3PP

**ROOK MATTHEWS SAYER**



**Description:**

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



**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £145,000+

**Lot No. 143** 10 Princess Road, Gosforth NE3 5NP

**Andrew Craig**



**Description:**

SUPERBLY LOCATED BUNGALOW. Brunton Park is a sought after part of Gosforth due to its close proximity to local amenities. This lovely two double bedroomed bungalow will prove popular amongst those looking for a well positioned bungalow overlooking the green and within walking distance of shops, doctors surgery and bus stop. Double glazed windows and gas central heating are updated although the property is a little dated in décor. Comprises :- entrance hall, lounge, two bedrooms, fitted kitchen, and bathroom/wc. Externally there are gardens front and rear and a single garage. MUST BE SEEN



EPC Band tbc

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £220,000+

**Lot No. 144** 9 Lyndale Avenue, Blyth NE24 4DY

**ROOK MATTHEWS SAYER**



**Description:**

Viewing of this two bedroom semi detached Bungalow is essential to appreciate all that this property has to offer. Located on Lynndale Avenue in Blyth EPC:TBC Having the added benefit of a detached single garage and a good size rear garden, we anticipate interest will be high for this property due to the realistic pricing and popular location. The property briefly comprises; Entrance hallway, lounge, breakfasting kitchen, bathroom and two double bedrooms. Externally there is a detached single garage, front and rear garden with two garden sheds.

**Call:** Rook Matthews Sayer 01670 352 900

**Price Guide:** £69,950+

**Lot No. 145** Catswell Cottage and Adderstone Main Lodge, near Belford NE70 7HS

**ROOK MATTHEWS SAYER**



**Description:**

Catswell Cottage-A very quaint two double bedroom cottage situated adjacent to the main house and which has been run as a holiday let. Briefly comprises to the ground floor entrance sun room, bathroom, entrance door into lobby, lounge, fitted dining kitchen. To the first floor two double bedrooms and shower room. Benefitting from double glazing and oil fired central heating, this property is a superb addition to the main house. EPC Band E

Adderstone Mains Lodge- A superb detached three bedroom bungalow. The property further benefits from an attached double garage with a room over with a separate entrance which could be developed to provide further accommodation. The property itself stands within attractive gardens with an extensive pond. Comprises, entrance hall, lounge with French doors onto the patio area, dining kitchen, three bedrooms, the master having an en-suite shower room and bedroom two having an access door into the main bathroom. Outside the property benefits from a gated driving providing space for off road parking. EPC Band F

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £375,000+

**Lot No. 146** 20 West View, Wideopen NE13 6EG

**Andrew Craig**



**Description:**

No Onward Chain on this well presented bungalow situated on West View, Wideopen. This two bedroomed semi detached bungalow should appeal to a wide range of buyers being within easy reach of amenities (bus routes, local shops and schools) whilst being close to open countryside. Briefly comprises:- Entrance hall, lounge (which could be utilised as an extra bedroom), dining room, two bedrooms, shower room/w.c. Externally there are gardens to front and rear plus driveway for off street parking. Benefits include double glazed windows, gas central heating, modern kitchen and shower room. A spacious bungalow on a good plot which deserves an early viewing.



EPC band: D

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £115,000+

**Lot No. 147** 5 Surrey Terrace, Birtley DH3 2EA

**Andrew Craig**



**Description:**

This must see mid terraced property located in Surrey Terrace offers a well presented home for a first time buyer. The layout comprises entrance lobby, lounge, fitted kitchen a ground floor w.c. To the first floor there are two bedrooms and bathroom. Other benefits include gas central heating and double glazing. Externally there is a garden to front with lawn and borders and a rear garden decked for ease of maintenance. Being well located for nearby amenities and transport/road links to surrounding Towns, Villages and Cities, not to mention access to the A1 ideal for anyone needing to commute on a daily basis. This property should be viewed to be fully appreciated



EPC Band D

**Call:** Andrew Craig 0191 4921234

**Price Guide:** £64,950

**Lot No. 148** 35 Arlington Road, Middlesbrough TS5 7RD

**Michael Poole**



**Description:**

Three-Bedroom Semi-Detached Family Home- No Forward Chain- Double Glazing -Recently Re-Wired- Gas Central Heating - Loft Room. Offered with no forward chain. The property offers two floors of living accommodation and briefly comprises, entrance hall, lounge, dining room, kitchen, landing, WC, bathroom and three bedrooms. Externally we have enclosed gardens to the front and rear along with a detached garage and driveway to the side of the property.  
EPC Band E

**Call:** Michael Poole 01642 254222

**Price Guide:** £104,950+

**Lot No. 149** 55 Corporation Road, Redcar TS10 1EY

**Michael Poole**



**Description:**

A Striking Traditional Semi Detached Home, situated in a Very Popular Residential Location and Occupying a Good Size Plot. Having Undergone Extensive Refurbishment in Many Areas, this Good Size Family Home Offers an Imaginative Blend of Contemporary Styling that Works Magnificently Throughout the Property Without Losing Many of the Original Features. Viewing is Essential to Fully Appreciate what this Home has to Offer.



EPC Band E

**Call:** Michael Poole 01642 285041

**Price Guide:** £105,000+



**Lot No. 150** 3 Derwentside Gardens, High Heaton NE7 7QL



**Description:**

If you're looking for a house with the wow factor then look no further! This sensational home on Derwentside Gardens is a perfect family home! Located close to Craggside Primary School, Paddy Freemans Park, The Freeman Hospital as well as local coffee shops and restaurants. Renovated to a high standard this corner plot property is too good to miss. Internally the property comprises, entrance hall, lounge, kitchen/dining room with integrated appliances and bifolding doors leading to the rear garden. To the first floor there are 3 bedrooms and a 4 piece family bathroom/WC. Externally there are gardens to the front, rear and side with a decked area, paved area and an artificial lawn. There is also a driveway and an attached garage. Additional benefits include gas central heating and double glazing. EPC Band D

**Call:** Rook Matthews Sayer 0191 2671283

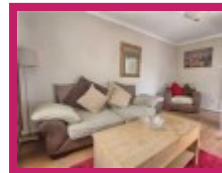
**Price Guide:** £220,000+

**Lot No. 151** 24 Harebell Close, Ingleby Barwick TS17 0SL



**Description:**

If you are in the market for a first time home of your own or a READY TO GO rental property, then this ground floor leasehold flat is worthy of a viewing. It has the advantage of NO ONWARD CHAIN, UPVC double glazing, central heating with a combi boiler, parking for up to two cars to the rear and a private garden. There is also the option of buying it fully furnished. Comprising briefly entrance lobby, lounge, kitchen with Beech style units and appliances, double bedroom and bathroom with a white suite.



EPC Band C

**Call:** Michael Poole 01642 763636

**Price Guide:** £64,950+

**Lot No. 152** 14 Thirlmere Court, Hebburn NE31 2RP



**Description:**

Offered with No Onward Chain is this semi detached property which is situated in a popular residential area in Hebburn with Green to the front. Requiring some updating but priced accordingly, an early inspection is strongly recommended. With gas central heating and double glazing the accommodation briefly comprises: Entrance hall, lounge and dining kitchen to the ground floor. On the first floor, there are two double bedrooms and bathroom/w.c. Externally, there are excellent sized gardens to front and rear, which are mainly laid to lawn.



EPC Band E

**Call:** Andrew Craig 0191 428 1428

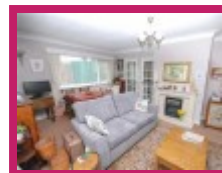
**Price Guide:** £69,950+

**Lot No. 153** 10 Thropton Crescent, Regent Farm, Gosforth NE3 3HT



**Description:**

FABULOUS CORNER PLOT WITH POTENTIAL FOR FURTHER EXPANSION. Semi detached bungalow with driveway allowing parking for multiple vehicles, detached garage and good sized gardens to front and rear. The internal accommodation briefly comprises:- hallway, lounge/dining room, kitchen, conservatory, two double bedrooms and wet room/w.c. The property is situated on the highly desirable Regent Farm Estate which is well placed for all the amenities that Gosforth has to offer plus easy access to Metro station and road links. Benefits include recently fitted gas fired combi boiler and upvc double glazing.



EPC Band D

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £165,000+

**Lot No. 154** 9 Ambergate Way, Kenton NE3 3GN

**Andrew Craig**



**Description:**

Modern two bedroom mid link house situated on the modern development of Central Grange. Well placed for access to local amenities including schools, road links and shops. Sure to suit both first time buyers and prospective landlords alike. Briefly comprising entrance hall, ground floor wc, fitted kitchen, lounge with French doors leading to rear, two bedrooms and bathroom. There are gardens to the front and rear. Call now to view!



EPC Band C

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £95,000+

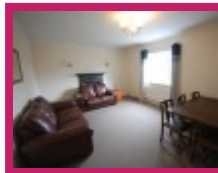
**Lot No. 155** 12 Wiseton Court, South Gosforth Newcastle NE7 7NT

**ROOK MATTHEWS SAYER**



**Description:**

Traditional three bedroom purpose built first floor flat situated in this popular residential area convenient for shops, amenities and transport links to the city centre. The accommodation comprises; entrance hall, lounge, kitchen, three bedrooms and a bathroom/w.c. Externally there are communal gardens and off street parking.



EPC Band D

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £90,000+

**Lot No. 156** Fillys Folly, The Stables, Hartford Hall Estate, Bedlington NE22 6AG

**ROOK MATTHEWS SAYER**



**Description:**

A fantastic opportunity to purchase this unique, two bedroom ground floor conversion apartment set within The Stables on The Hartford Hall Estate. With access to the impressive grounds on the whole estate the property would be ideal for those who enjoy woodland walks. A beautiful open access courtyard via wrought iron gates and water feature the property, comprises of entrance hallway, spacious open plan living/dining room with fitted kitchen, two bedrooms with fitted wardrobes to master and recently fitted shower room. Externally there is a garage in a block near the property with ample loft storage space. The property also benefits from an additional parking bay. With beautifully landscaped grounds.



EPC Band E

**Call:** Rook Matthews Sayer 01670 531 114

**Price Guide:** £159,950+

**Lot No. 157** 33 Jocelyn Way, Acklam, Middlesbrough TS5 8FA

**Michael Poole**



**Description:**

Offered with no forward chain and benefitting from a sought-after cul-de-sac location, this property will appeal to a range of buyers. The property offers two floors of living accommodation and briefly comprises; entrance hall, WC, lounge, kitchen/breakfast room, utility room, landing, four bedrooms, en-suite and family bathroom. Externally, enclosed rear garden which is of a good size and is westerly facing allowing optimum sunshine on bright days. To the front of the property there is off street parking for several vehicles via the block paved driveway which leads to the integral garage.



EPC Band B

**Call:** Michael Poole 01642 254222

**Price Guide:** £225,000+

**Lot No. 158** 26 Claypitt Close, South Shields NE33 1TH

**Andrew Craig**



**Description:**

Three bedroom semi detached home being sold with vacant possession. Ideal for the first time buyer with modern fitted kitchen and contemporary decor throughout making this a ready to move into. Located on a popular development close to town centre, accessible to the coast and local amenities. Briefly the property comprises entrance hallway, lounge, kitchen diner with open plan into utility room. To the first floor there are three bedrooms and family bathroom. Externally there is a low maintenance pebbled area and a lawned south facing rear garden. Call now to view.



EPC Band C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £119,950+

**Lot No. 159** 10 Blackwell Scar, Darlington DL3 8DL

**WOOD**  
ESTATE AGENTS



**Description:**

In one of the most sought after locations in the West End the property offers well-proportioned accommodation with double glazing and gas fired central heating (new boiler installed January 2017) and it briefly comprises on the ground floor; reception hallway, cloakroom/wc, lovely lounge with large bay window and feature fireplace, dining room with feature fireplace and square bay window, 23 ft. UPVC double glazed conservatory and a kitchen fitted with a range of floor and wall units with integrated appliances. To the first floor the large master bedroom has ladies and gents wardrobes and lovely views over the garden, there are four additional bedrooms and two bathrooms both with showers. There is a large loft space with electric power and light and two windows, ideal for converting into further accommodation subject to the necessary permissions etc. being obtained. Externally the property offers quite simply a most beautiful large mature well stocked garden to the rear with a very pleasant patio area. There is a 36 ft. garage and a driveway for additional parking. EPC Band E

**Call:** JW Wood Estate Agents 01325 485 151

**Price Guide:** £349,950+

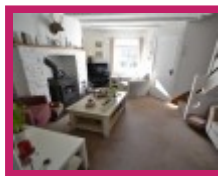
**Lot No. 160** 5 The Village, Catle Eden, Hartlepool TS27 4SL

**kimmitt & roberts**



**Description:**

How excited we feel as a selling agent to be able to offer for sale such a quirky and quaint cottage. Rarely do properties become available upon the open market of this calibre and in such a sought after location. A former estate workers cottage built approximately 1900 it offers fabulous stylish interior and cannot fail to impress on internal inspection. Soaking in lovely rural views and enjoying county walks around the castle grounds it boasts solid fuel central heating system (by way of multi burning stove) double glazing, two reception rooms, two bathrooms/wc and two bedrooms. There is a well stocked open plan garden to front elevation and enclosed courtyard to rear with shed.



EPC Band E

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £124,950+

**Lot No. 161** 50 Ennerdale, Washington NE37 1BW

**Andrew Craig**



**Description:**

A deceptively spacious mid terrace property situated in the popular location of Albany. The property is pleasantly situated in a pedestrianized street making this an ideal home for both growing families and first time buyers. Having undergone a refurbishment programme, this ready to move into property offers an internal layout of:- Entrance hall with cloaks/w.c., modern breakfasting kitchen and lounge which overlooks the rear garden. To the first floor, there are three bedrooms (all with fitted wardrobes) and a modern bathroom. Externally there are low maintenance gardens to both front and rear. Offered with no upper chain, an early viewing is essential to fully appreciate this lovely home.



EPC Band D

**Call:** Andrew Craig 0191 4921234

**Price Guide:** £89,950+

**Lot No. 162** 19 Elizabeth Street, Hartlepool TS27 4AD



**Description:**

Situated in this ever popular village within easy access to coastal walks, this is a well presented and maintained two bedroomed mid terrace bungalow which offers gas central heating system, double glazing and comes ready to move into. Briefly comprises entrance vestibule, lounge, two double bedrooms, kitchen/breakfast room and bathroom/wc. To the exterior is a garden to the front elevation along with enclosed yard to rear. Early viewing recommended in order to avoid disappointment.



EPC Band D

**Call:** Kimmitt and Roberts 0191 518 3334

**Price Guide:** £54,950+

**Lot No. 163** 14 Colwell Road, Ashington NE63 0TT



**Description:**

It is rare to the market that a property in this street is offered for sale. This family detached home is in need of some updating but is in a great location with good sized rear garden and attached garage. Briefly comprising of entrance hall, lounge through diner, kitchen and utility. To the first floor there are three bedrooms, bathroom and separate w.c. Driveway to the front leading to the garage. Good sized garden to the rear. No upper chain. Viewings available.



EPC Band E

**Call:** Rook Matthews Sayer 01670 850 850

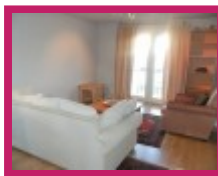
**Price Guide:** £95,000+

**Lot No. 164** 93 Knightsbridge Court, Gosforth NE3 2JZ



**Description:**

THIS MODERN APARTMENT MUST BE SEEN. Must be seen this two double bedroomed apartment is located in the popular Knightsbridge Court, Gosforth and is a must to see. Well placed for access to local amenities to include shops, schools, Metro and road links. Benefits include a balcony, spacious rooms and neutral decor throughout. Briefly comprises communal entrance with secure entry phone system, stairs and lift to apartment which has hallway, lounge with balcony, kitchen with integrated appliances, master bedroom with en-suite, second bedroom and bathroom. Permit off street parking available. The property is being sold with vacant possession.



EPC Band C

**Call:** Andrew Craig 0191 2859024

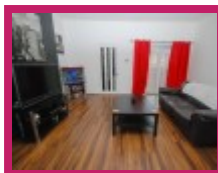
**Price Guide:** £135,000+

**Lot No. 165** 98 Marshall Wallis Road, South Shields NE33 5PR



**Description:**

Offered with no chain involved. A spacious three bedroom mid terrace property located close to amenities including local Metro station, shops and schools. This spacious living accommodation boasts two reception rooms, UPVC double glazing, combi gas central heating and is affordably priced accommodation for the growing family and the investment buyer alike. Viewing highly recommended.



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £59,950+

**Lot No. 166** Greendale, Marske Lane , Skelton TS12 2EU

Michael Poole



**Description:**

Substantially Larger than its Outward Appearance would have you Believe, this is a Hugely Impressive Three Bedroom Detached Bungalow. Having Undergone Extensive Remodelling and Refurbishment Over Recent Years to Provide Imaginative and Well Planned Superbly Presented Accommodation. Situated on a Large Corner Plot and Benefiting from Ample Off Parking Plus Separate Driveway/Hard Standing Area, this Impressive Property has a lot to Offer Inside and Out. Viewing is Essential to Fully Appreciate What this Home has to Offer. Shale report available



EPC Band E

**Call:** Michael Poole 01642 285041

**Price Guide:** £145,000+

**Lot No. 167** 1 Humford Way, Bedlington NE22 5ET

ROOK MATTHEWS SAYER



**Description:**

Rare to the market this spacious, CHAIN FREE and well maintained property would make a fantastic family home for those looking for something a little special. On the highly desirable Bayard Woods estate in Bedlington. Double Glazed and gas centrally heated the accommodation briefly comprises of; spacious entrance hallway, good size lounge, downstairs w.c, breakfasting kitchen, utility room, large conservatory, stairs to the first floor landing, four bedrooms with ensuite to master and family bathroom. Externally there is a large enclosed garden to the rear with lawned and patio areas and to the front an open aspect garden with multi-car drive leading to the double garage.



EPC Band D

**Call:** Rook Matthews Sayer 01670 531 114

**Price Guide:** £299,950+

**Lot No. 168** 101 Burnside, Ashington NE63 9UF

ROOK MATTHEWS SAYER



**Description:**

Viewing is essential to appreciate the size and location of this property situated in a delightful residential cul de sac on Burnside in North Seaton. EPC: This property has been extended and offers spacious, good value accommodation and would suite a multitude of buyers The property benefits from upvc double glazing, gas central heating, gardens, garage and parking. Briefly comprising; Entrance porch, spacious lounge, open plan dining room leading into kitchen, three bedrooms and combined bathroom/w.c, shower room. Externally there are gardens to front and rear and an integral garage.



EPC Band E

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £89,950+

**Lot No. 169** The Old Coach House, Percy Terrace, Nevilles Cross, Durham DH1 4DY

WOOD ESTATE AGENTS



**Description:**

Available with the benefit of immediate vacant possession, we offer for sale this individual detached property with gas fired central heating and double glazing. Converted in the mid/late 1970's, it provides accommodation which briefly comprises: entrance porch, entrance lobby with cloakroom/wc, lounge, dining room, kitchen, two bedrooms and refurbished bathroom/wc. It has a single garage to the rear accessed via a shared drive and there is also off street parking in front of the garage. Timescale subject to probate.



EPC Band D

**Call:** J W Woods 0191 3869921

**Price Guide:** £195,000+

**Lot No. 170**

Acacia House, Ashington NE63 0RZ

**ROOK  
MATTHEWS  
SAYER**



**Description:**

This traditional style semi detached has been upgraded and modernised by the current owner. With oak doors, re-fitted kitchen and bathrooms it is an ideal spacious family home. Briefly comprising of entrance hall, lounge, beautiful kitchen/diner with island and inglenook with a door leading into the converted garage which could be utilised as an office/playroom/dining room. There is also a useful ground floor w.c. To the first floor there are three bedrooms the master with en-suite and a good sized family bathroom with separate shower. Externally gravelled area to the front, lovely rear garden with raised deck verandah. Viewing essential.



EPC Band D

**Call:** Rook Matthews Sayer 01670 850 850

**Price Guide:** £145,000+

**Lot No. 171**

18 Saint Margarets Grove, Redcar TS10 2HW

**Michael Poole**



**Description:**

Substantially Larger Than Its Outwards Appearance Would Have You Believe. This is a Hugely Impressive Five Bedroom Home, Having Gone Extensive Remodelling and Refurbishment Over Recent Years to Provide Imaginative, Well Planned and Superbly Presented Accommodation. Situated in One of Most Envidable Locations in Redcar and Offered to the Market with No Onward Chain. This Impressive Home Offers Excellent Extended Accommodation and as Soon as You Cross the Threshold You Will Not Fail to be Impressed by What it Has to Offer.



EPC Band C

**Call:** Michael Poole 01642 285041

**Price Guide:** £249,950+

**Lot No. 172**

Laburnum House, Ashington NE63 0RZ

**ROOK  
MATTHEWS  
SAYER**



**Description:**

This traditional style semi detached home has been re-furbished by the current owner to provide modern and spacious family accommodation. With a good sized rear garden and off street parking it is situated on the popular West View in Ashington. Briefly comprising of entrance hall, lounge with bay window, dining room, re-fitted kitchen with inglenook, wall and base units with wood worktops and Belfast sink, a rear hall with access to the ground floor shower room. To the first floor there are four bedrooms the master with en-suite and a family bathroom with separate shower. Externally there is a long garden and driveway to the rear, gravelled area to the front. No upper chain.



EPC Band D

**Call:** Rook Matthews Sayer 01670 850 850

**Price Guide:** £149,950+

**Lot No. 173**

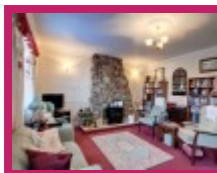
Bank House, Longframlington NE65 8DH

**ROOK  
MATTHEWS  
SAYER**



**Description:**

A characterful, three bedroom end terrace home with garage situated within the centre of the popular village of Longframlington. The property offers many traditional features and has the advantage of double glazing where stated and oil central heating. The accommodation briefly comprises of: - Entrance hall, lounge, breakfasting kitchen, rear hallway, first floor landing, three bedrooms and bathroom/WC. Externally the property has an attached garage with utility room and shower room. There is a roof garden/terrace accessed from the first floor. The property will appeal to a range of purchasers and viewing is highly recommended.



EPC Band F

**Call:** Rook Matthews Sayer 01665 713 358

**Price Guide:** £159,950+

**Lot No. 174** 1a Arncliffe Avenue, Stockton On Tees TS18 3QB

Michael Poole



**Description:**

Larger than might first be thought, this traditional 1930's built double fronted style semi-detached bungalow has the advantage of NO ONWARD CHAIN, UPVC Double Glazing, central heating with a combi boiler, parking for a couple of cars and a secure rear garden. The large loft space has wonderful potential to be converted into an extra bedroom (subject to all necessary approvals of course). Comprising briefly entrance hall, lounge with living flame gas fire, separate dining room, two separate conservatories, kitchen, useful music/hobbies room, two bedrooms and shower room with a four piece suite.



EPC Band F

**Call:** Michael Poole 01642 355000

**Price Guide:** £99,950+

**Lot No. 175** 106 Fox Howe, Coulby Newham TS8 0RX

Michael Poole



**Description:**

With no onward chain and a very sensible price tag, this two bedroom detached bungalow in a delightful, quiet setting, backing onto Newham Grange Country Farm merits a few moments of your time for a viewing. The light, bright and airy interior comprises 19ft lounge/diner, a neat and tidy kitchen with white units and appliances, two bedrooms and bathroom with a white three piece suite. Outside, there is a front lawn and a private rear garden with patio and lawn. The driveway provides parking for several cars which leads into the garage.



EPC Band E

**Call:** Michael Poole 01642 288299

**Price Guide:** £99,950+

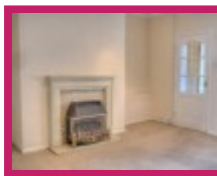
**Lot No. 176** 7a Rothesay Terrace, Bedlington NE22 5AS

ROOK MATTHEWS SAYER



**Description:**

Spacious and chain free two bedroom first floor flat on Rothesay Terrace, Bedlington. Priced to sell this property would make a fantastic first time buy or investment property. Double glazed throughout the property benefits from gas central heating and briefly comprises of; entrance hall with stairs to the first floor landing, lounge/dining room, fitted galley style kitchen, modern bathroom and two good size bedrooms with fitted wardrobes to master. Externally the property has a shared yard to the rear with outside storage cupboard. A great property which simply must be viewed.



EPC Band D

**Call:** Rook Matthews Sayer 01670 531 114

**Price Guide:** £39,950+

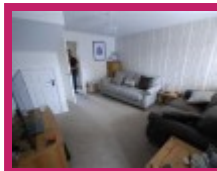
**Lot No. 177** 15 Casey Court, Ashington NE63 9NN

ROOK MATTHEWS SAYER



**Description:**

Immaculately presented three bedroomed semi detached townhouse on the newly developed Seaton Vale Estate. With modern decor throughout this property is an ideal family home. With double glazing and gas central heating the accommodation briefly comprises: Entrance porch, lounge, upgraded kitchen diner, ground floor w.c., stairs to first floor, two bedrooms and family bathroom, stairs to the second floor and master bedroom. Externally there is a newly landscaped garden to the rear and block paved drive to the front. This is an immaculate property that simply must be viewed to appreciate. No upper chain.



EPC Band B

**Call:** Rook Matthews Sayer 01670 850 850

**Price Guide:** £95,000+

**Lot No. 178** 21 Spenser Walk, South Shields NE34 9NF

**Andrew Craig**



**Description:**

End terraced three bedroom family home. Located close to local amenities, schools, road and transport links into the town centre and surrounding areas. The property has a spacious lounge and a kitchen/dining area. Briefly the property comprises of entrance hallway, lounge and kitchen/diner. To the first floor are three bedrooms, bathroom and separate W.C. This is a ideal first time buy or would be great for the growing family. Call now to view.



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £54,950+

**Lot No. 179** 110 Westbourne Road, Linthorpe, Middlesbrough TS5 5BQ

**Michael Poole**



**Description:**

Approach this three bedroom 1920's built three bedroom garden fronted end terraced house as an opportunity to create a lovely home of your own. Yes, a little work isrequired but the end result will be well worth it as the location is great and very convenient! Comprising briefly entrance hall, front lounge, rear sitting/dining room, kitchen and small conservatory on the ground floor. The first floor has three bedrooms and bathroom. Outside, there is a southerly facing garden and garage to the rear. So, if it is a blank canvass you are after and you have the vision and the flair, then this is the perfect house for you as it will make someone a lovely home.



EPC Band D

**Call:** Michael Poole 01642 254222

**Price Guide:** £64,950+

**Lot No. 180** 21 Nottingham Court, Bedlington NE22 6PE

**ROOK MATTHEWS SAYER**



**Description:**

A four bedroom, three storey detached house is situated on Nottingham Court on the always popular Hazelmere estate in Bedlington. The property has excellent access to schools shops and benefits from good road and transport links to neighbouring towns of Morpeth and Cramlington. The property briefly comprises; double glazed entrance door, entrance hallway, lounge, dining kitchen, cloaks/wc, stairs to first floor landing, master bedroom with en-suite and a further three bedrooms. With gardens to the front and rear, and a driveway leading to the single garage, we recommend viewing this property early to avoid disappointment.



EPC Band D

**Call:** Rook Matthews Sayer 01670 531114

**Price Guide:** £164,950+

**Lot No. 181** 8 Balmor Road, Normanby, Stockton TS6 0ER

**Michael Poole**



**Description:**

A three bedroom semi detached house, Boasting many desirable features including, conservatory, off street parking and gas central heating. The property offers two floors of living accommodation and briefly comprises, entrance hall, lounge, dining area, conservatory, kitchen, WC, landing, three bedrooms and family bathroom. Externally we have enclosed gardens to the front and rear along with off street parking and detached garage.



EPC Band C

**Call:** Michael Poole 01642 355000

**Price Guide:** £119,950+



**Lot No. 182** 40 Renwick Road, Blyth NE24 2LQ



**Description:**

Mike Rogerson are pleased to welcome to the Sales market this Fully Refurbished Terraced House situated on Renwick Road Blyth Northumberland. This Property briefly comprises: Entrance, Lounge with newly fitted flooring and blinds to the windows, Fitted Kitchen with tiled flooring and to the First Floor there are Two Bedrooms and The Family Four Piece Bathroom suite. This property has an enclosed private court Yard to the rear with lighting. We have been made aware the owners have replaced the roofing on the property.



EPC Band e

**Call:** Mike Rogerson 01670 361911

**Price Guide:** £59,950+

**Lot No. 183** 171 Brinkburn Avenue, Gateshead NE8 4JX



**Description:**

Appealing to both they buy to let investors and the private residential purchaser is this 2 bedroomed ground floor flat located in this popular residential area and close to local amenities. The property benefits include double glazed windows, gas central heating and is offered for sale with vacant possession. The property briefly comprises entrance hall, 2 bedrooms, living room, kitchen, rear lobby and bathroom/w.c. Externally there is a yard to the rear.



EPC Band E

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £59,950+

**Lot No. 184** 17 Dunsdale Road, Whitley Bay NE25 0NE



**Description:**

Three double bedrooms, semi detached house commanding fine open leafy aspect to rear over cricket ground. Meticulously presented with fashionable decor, complementing floor coverings and latest style fittings including generous use of granite and quality tiling. Other attractions include guest cloakroom, twenty one feet "L" shaped lounge/dining room with French doors to garden, built in appliances to modern kitchen, attached garage, block paved driveway, gas central heating, upvc double glazing and impressive gardens. Viewing is strongly recommended.



EPC: C

**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £174,950+

**Lot No. 185** 26 Claudius Court, South Shields NE33 2DF



**Description:**

Three bedroom mid terrace property being sold with vacant possession. Located within a short distance to the town centre, the coast, local amenities and leisure facilities. The property benefits from gas central heating and off road parking to the rear. Briefly the property comprises entrance hall, ground floor W.C., lounge/diner, rear hallway and kitchen. To the first floor there are three bedrooms and a family bathroom. This property would be an excellent purchase for the growing family. Call for early viewing.



EPC Band C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £99,950+

**Lot No. 186**

10 Angerton Gardens, Fenham NE5 2JB

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Spacious two double bedroom upper flat with panoramic views to the rear. This home is an ideal First Time Buy or Buy To Let Investment. Benefits include double glazing, gas central heating, garden and no onward chain. There are an array of amenities nearby to include public transport links, shops and major road links into and around Newcastle City Centre. Airport and Metro centre are also nearby. The accommodation comprises, entrance, stairs to first floor landing, lounge, kitchen, bathroom and two bedrooms.

EPC Band E

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £59,950+

**Lot No. 187**

1 Ranksborough Street, Seaham SR7 0AS

**kimmitt & roberts**



**Description:**

Situated at the "top" of this highly respected street, with a secluded garden to the front and a garage and parking bay to the rear, this is a well proportioned end terraced house, priced to allow for cosmetic updating. It already has combi gas central heating and UPVC double glazing, and is a home of genuine scope and potential

EPC Band D



**Call:** Kimmitt and Roberts 0191 5813213

**Price Guide:** £59,950+

**Lot No. 188**

2 Axbridge Close, Choppington NE63 5HB

**ROOK  
MATTHEWS  
SAYER**



**Description:**

This Three Bedroom Detached Property situated on Axbridge Close, Sherbourne Park Stakeford. The property comprises -Entrance Porch, Lounge, Kitchen, Utility Room, Conservatory, Stairs To first floor, Three Bedrooms and a Family Bathroom. Externally the property has gardens to front and rear. Single Attached Garage. Viewings Are Highly Recommended

EPC: D



**Call:** Rook Matthews Sayer 01670 531114

**Price Guide:** £140,000+

**Lot No. 189**

20 The Avenue, Pelton DH1 2DT

**Andrew Craig**



**Description:**

A spacious mid terrace house offering ideal living accommodation located within Pelton. Well located for most local amenities including shops and schools. The internal layout provides an entrance hall, lounge and dining room, fitted kitchen. To the first floor, three bedrooms and family bathroom. Externally the property offers a pedestrianized frontage and an enclosed yard to rear with off street parking.

EPC Band D



**Call:** Andrew Craig 0191 4921234

**Price Guide:** £49,950+

**Lot No. 190** 11 Leafield Road, Darlington DL1 5DE



**Description:**

Ideally suiting the first time buyer or the property investor this is a bay windowed, period terraced house which offers character and well proportioned accommodation. While requiring some cosmetic improvement it does have a combination gas boiler and UPVC double glazing throughout.



EPC Band D

**Call:** J W Woods 01325 485151

**Price Guide:** £79,950+

**Lot No. 191** 15 Three Rivers Court, West Boldon NE36 0QJ

**Andrew Craig**



**Description:**

Investment Potential! Enjoying a cul-de-sac position within West Boldon and offering ample car parking provision and benefiting from a good sized garden to the rear, this mid terraced house offers family size accommodation comprising:- Kitchen/dining room, lounge, four bedrooms and bathroom.  
EPC Band C

**Call:** Andrew Craig 0191 5190011

**Price Guide:** £125,000+

**Lot No. 192** 56 Henderson Court, Ponteland NE20 9GY



**Description:**

With a lovely outlook over the communal gardens to the rear and onwards to the school playing fields this lovely apartment is in a fantastic position within this purpose built assisted living retirement complex. Situated on the top (second) floor and in excellent order, this one bedroomed apartment is very definitely not one to be missed. Henderson Court offers residents additional benefits such as a lounge, restaurant, laundry and bespoke care packages. The apartment is ideally positioned for access to the village shops and supermarkets in Ponteland as well as the Health Centre, cafes/restaurants, leisure centre with library and there is a regular bus service into Newcastle City Centre. With electric heating and sealed unit double glazing the accommodation briefly comprises: Secure communal entrance with lift and stair access, private entrance hallway, open plan lounge/kitchen with integral appliances, double bedroom with fitted wardrobes, bath/wet room. There is also a residents lounge, dining room, communal gardens and parking.  
EPC Band B

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £159,950+

**Lot No. 193** 38 Guisborough Street, Eston TS6 9LA



**Description:**

Tastefully decorated by the current owners, this property must be viewed to be fully appreciated. The property offers two floors of living accommodation and briefly comprises; porch, hallway, lounge, kitchen, dining room, landing, three bedrooms and family bathroom. Externally, enclosed gardens to the front and rear along with a detached garage to the rear for off street parking.



EPC Band B

**Call:** Michael Poole 01642 955180

**Price Guide:** £79,950+

**Lot No. 194** 20 Mead Crescent, Forest Hall NE12 9RP



**Description:**

A well presented three bedroom semi detached house . Comprising; sp lounge to the front with stairs to the first floor, arch leading through to the dining kitchen, electric cooker point, space for appliances, space for table and chairs, UPVC French doors out to the rear garden and door to a useful utility area. To the first floor, three bedrooms all with built in wardrobes and a bathroom/W.C. Externally to the front is a small lawned garden with planted borders, block paved driveway, gates access to the southerly backing rear garden which is mainly laid to lawn, block paved patio area, planted borders with fenced boundaries. The property benefits from gas central heating and UPVC double glazing.



EPC Band D

**Call:** Rook Matthews Sayer 0191 2667788

**Price Guide:** £129,950+



## Terms & Conditions

### About us and Important Auction Information

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

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

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

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

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

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

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

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

6. Deposits may be paid by cheque, bankers draft or by prior arrangement into the Client Account of The Agents Property Auction. Unfortunately cash cannot be accepted. Proof of identity and address is required for all bidders in order for us to comply with Money Laundering Regulations. Original documents must be provided, photocopies are not accepted. For proof of identity we can accept – current signed passport, current full UK/EU photo card driving licence, resident permit issued by the Home Office to EU Nationals. Fire Arms Certificate. For proof of address we can accept – A utility bill issued in the last three months (not a mobile phone bill), local authority tax bill, bank or building society statement

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

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

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

9. Variation to this Catalogue An addendum will be available at the auction showing any alterations to the information contained in the catalogue and will be announced by the Auctioneer prior to the lot being offered for sale. It is the Buyers responsibility to check this prior to bidding or attending the auction and we accept no liability for the Buyer (or the Buyer's representative) not doing so.

Our General Auction Terms of Business

#### 1. Interpretation

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

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

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

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

#### 2. Conditions applicable to the auction types

##### 2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

##### 2.2 Option Two Conditions

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

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

2.2.2 upon a successful bid: (a) a sale memorandum will be exchanged. However, this sale memorandum: (i) will only set out the particulars of the lot and successful bid; (ii)



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

### 3. General provisions applicable to Sellers and Buyers

#### 3.1 General Auction Conditions

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

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

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

#### 3.2 Charges and payment

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

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

#### 3.3 Proof of Identity and Proceeds of Crime Act

3.3.1 We are required to satisfactorily identify the Seller, Buyer and any other person who proposes to pay funds into our bank account. Such persons are required to provide to us evidence to verify both identity and the source and flow of any funds which will be provided for the purpose of funding transactions or arrangements. We may keep records of the evidence of identity for at least five years. We reserve the right to conduct a soft imprint online identification search. The Data Protection Act 1998 governs the processing of information relating to individuals, including obtaining, use or disclosure of information. Personal data obtained by us under the Regulations are only processed for the prevention of money laundering and terrorist financing as per the information specified in paragraph 2(3) of the schedule 1 to the DPA. This use is necessary in order to exercise a public function that is in the public interest and to carry out a function permitted by legislation. No other use may be made if the information unless we have consent of the customer or it is allowed by other legislation.

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

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

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

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

made a report

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

#### 3.4 Miscellaneous

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

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

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

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

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

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

#### 3.5 Notices

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

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

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

#### 3.6 Governing law and jurisdiction

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

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

### Common Auction Conditions

#### Introduction

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

#### Glossary

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

#### Auction Conduct Conditions

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

#### Sale Conditions

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

#### Important Notice

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

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

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

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



Check that what is said about the lot in the catalogue is accurate;  
Have finance available for the deposit and purchase price;  
Check whether VAT registration and election is advisable;

The conditions assume that the buyer has acted like a prudent buyer. If you choose to buy a lot without taking these normal precautions you do so at your own risk.  
These common auction conditions (third edition) are reproduced with the consent of the Royal Institute of Chartered Surveyors (RICS).

#### Glossary

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

Wherever it makes sense:

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

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

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

**Agreed completion date**

Subject to condition G9.3:

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

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

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

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

**Auction** The auction advertised in the catalogue.

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

**Auctioneers** The auctioneers at the auction.

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

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

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

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

**Condition** One of the auction conduct conditions or sales conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

**Sale conditions** The general conditions as varied by any special conditions or addendum.

**Sale memorandum** The form so headed (whether or not set out in the catalogue) in which the terms of the contract for the sale of the lot are recorded.

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

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

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

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

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

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

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

**VAT option** An option to tax.

**We (and us and our)** The auctioneers.

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

#### Auction Conduct Conditions

##### A1 Introduction

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

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

##### A2 Our role

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

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

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

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

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

##### A3 Bidding and reserve prices

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

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

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

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

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

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

##### A4 The particulars and other information

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



to check that the information in the particulars is correct.

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

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

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

A5 The contract

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

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

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

A5.4 If you do not we may either:

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

(b) sign the sale memorandum on your behalf.

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

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

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

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

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

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

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

A6 Extra Auction Conduct Conditions

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

General conditions of sale

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

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

G1 The lot

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

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

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

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

(a) matters registered or capable of registration as local land charges;

(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;

(c) notices, orders, demands, proposals and requirements of any competent authority;

(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;

(e) rights, easements, quasi-easements, and wayleaves;

(f) outgoing and other liabilities;

(g) any interest which overrides, within the meaning of the Land Registration Act 2002;

(h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the buyer has made them; and

(i) anything the seller does not and could not reasonably know about.

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

buyer is to comply with it and indemnify the against that liability.

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

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

G2 Deposit

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

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

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

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

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

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

G2.2 The deposit

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

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

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

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

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

G3 Between contract and completion

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

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

(b) pay the premiums when due;

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

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

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

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

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

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

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

Title and identity

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

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

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

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

(c) If the lot is not registered land the seller is to give to the buyer within five business





days an abstract or epitome of title starting from the root of title mentioned in the special conditions (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the buyer the original or an examined copy of every relevant document.

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

- (i) the application for registration of title made to the land registry;
- (ii) the documents accompanying that application;
- (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
- (iv) a letter under which the seller or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration documents to the buyer.

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

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

- (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the buyer; and
- (b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the buyer; and

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

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

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

#### G5 Transfer

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

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

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

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

#### G6 Completion

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

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

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

- (a) direct transfer to the seller's conveyancer's client account; and
- (b) the release of any deposit held by a stakeholder.

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

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

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

#### G7 Notice to complete

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

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

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

- (a) terminate the contract;
- (b) claim the deposit and any interest on it if held by a stakeholder;
- (c) forfeit the deposit and any interest on it;
- (d) resell the lot; and
- (e) claim damages from the buyer.

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

- (a) terminate the contract; and

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

G8 If the contract is brought to an end

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

- (a) the buyer must return all papers to the seller and appoints the seller its agent to cancel any registration of the contract; and
- (b) the seller must return the deposit and any interest on it to the buyer (and the buyer may claim it from the stakeholder, if applicable) unless the seller is entitled to forfeit the deposit under condition G7.3.

#### G9 Landlord's licence

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

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

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

G9.4 The seller must:

- (a) use all reasonable endeavours to obtain the licence at the seller's expense; and
- (b) enter into any authorised guarantee agreement properly required.

G9.5 The buyer must:

- (a) promptly provide references and other relevant information; and
- (b) comply with the landlord's lawful requirements.

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

#### G10 Interest and apportionments

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

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

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

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

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

- (a) the seller receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
- (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
- (c) where the amount to be apportioned is not known at completion apportionment is to be made by reference to a reasonable estimate and further payment is to be made by seller or buyer as appropriate within five business days of the date when the amount is known.

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

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

#### G11 Arrears

##### Part 1 Current rent

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

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

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

##### Part 2 Buyer to pay for arrears

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

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

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

##### Part 3 Buyer not to pay for arrears



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

- (a) so state; or
- (b) give no details of any arrears.

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

- (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy;
- (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment);
- (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require;
- (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order;
- (e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and
- (f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.

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

G12 Management

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

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

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

- (a) the seller must comply with the buyer's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the seller to a liability that the seller would not otherwise have, in which case the seller may act reasonably in such a way as to avoid that liability;
- (b) if the seller gives the buyer notice of the seller's intended act and the buyer does not object within five business days giving reasons for the objection the seller may act as the seller intends; and
- (c) the buyer is to indemnify the seller against all loss or liability the seller incurs through acting as the buyer requires, or by reason of delay caused by the buyer.

G13 Rent deposits

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

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

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

- (a) observe and perform the seller's covenants and conditions in the rent deposit deed and indemnify the seller in respect of any breach;
- (b) give notice of assignment to the tenant; and
- (c) give such direct covenant to the tenant as may be required by the rent deposit deed.

G14 VAT

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

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

G15 Transfer as a going concern

G15.1 Where the special conditions so state:

- (a) the seller and the buyer intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and
- (b) this condition G15 applies.

G15.2 The seller confirms that the seller

- (a) is registered for VAT, either in the seller's name or as a member of the same VAT group; and
- (b) has (unless the sale is a standard-rated supply) made in relation to the lot a VAT option that remains valid and will not be revoked before completion.

G15.3 The buyer confirms that:

- (a) it is registered for VAT, either in the buyer's name or as a member of a VAT group;
- (b) it has made, or will make before completion, a VAT option in relation to the lot and will not revoke it before or within three months after completion;

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

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

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

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

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

- (a) retain and manage the lot for the buyer's own benefit as a continuing business as a going concern subject to and with the benefit of the tenancies; and
- (b) collect the rents payable under the tenancies and charge VAT on them

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

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

G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

- (a) to make an election on completion under Section 198 of the Capital Allowances Act 2001 to give effect to this condition G16; and
- (b) to submit the value specified in the special conditions to HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17 Maintenance agreements

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

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

G18 Landlord and Tenant Act 1987

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

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

G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

- (a) in its condition at completion;
- (b) for such title as the seller may have; and
- (c) with no title guarantee; and the buyer has no right to terminate the contract or any other remedy if information provided about the lot is inaccurate, incomplete or missing.

G19.5 Where relevant:

- (a) the documents must include certified copies of those under which the practitioner is appointed, the document of appointment and the practitioner's acceptance of appointment; and
- (b) the seller may require the transfer to be by the lender exercising its power of sale under the Law of Property Act 1925.

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

G20 TUPE

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

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

- (a) The seller must notify the buyer of those employees whose contracts of employment will transfer to the buyer on completion (the "Transferring Employees"). This notification must be given to the buyer not less than 14 days before completion.
- (b) The buyer confirms that it will comply with its obligations under TUPE and any special



conditions

(c) in respect of the Transferring Employees.

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

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

#### G21 Environmental

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

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

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

#### G22 Service Charge

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

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

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

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

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

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

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

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

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

#### G23 Rent reviews

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

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

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

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

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

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

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

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

#### G24 Tenancy renewals

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

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

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

G24.4 Following completion the buyer must:

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

#### G25 Warranties

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

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

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

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

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

#### G26 No assignment

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

#### G27 Registration at the Land Registry

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

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

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

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

#### G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

#### G29 Contracts (Rights of Third Parties) Act 1999

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

#### G30 Extra General Conditions



# Agents Property AUCTION

TOGETHER WE GET RESULTS

## Upcoming Auctions

---

Wednesday 31st January 2018  
Wednesday 28th February 2018  
Wednesday 28th March 2018  
Monday 30th April 2018  
Thursday 31st May 2018  
Thursday 28th June 2018  
Monday 30th July 2018  
Wednesday 29th August 2018  
Thursday 27th September 2018  
Wednesday 31st October 2018  
Wednesday 12th December 2018



Andrew Craig

THE WOOD  
ESTATE AGENTS

kimmitt & roberts

Michael Poole

MIKE  
ROGERSON



**Richard Francis**  
Auctioneer MNAVA



see website for auction terms & conditions

Agents Property Auction,  
14a Front Street, Prudhoe, Northumberland, NE42 5HN.  
Tel: 01661 831 360

Website: [www.agentspropertyauction.com](http://www.agentspropertyauction.com)  
Email: [info@agentspropertyauction.com](mailto:info@agentspropertyauction.com)