



Agents Property
AUCTION

TOGETHER WE GET RESULTS

Auction Catalogue



THIS AUCTION

Monday 30th October

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



Andrew Craig



Michael Poole



Richard Francis
Auctioneer MNAVA

01661 831 360
www.agentspropertyauction.com



Buyers Guide

IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

Particulars of Sale:

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

Price Guides:

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

Option 1 Terms & Conditions:

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

Option 2 Terms & Conditions:

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

Administration Fee:

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

Bidding at Auction:

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

Remote Bidding:

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

Sales Agreed:

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

Amendments to Catalogue:

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

Venue Location

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

Tel: 0191 236 4111

Directions:

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





Order Of Sale

Lot No	Address	Post Code	Partner Agent
OPTION 1			
Lot 1	59 Burnside, Bedlington	NE22 7JJ	Rook Matthews Sayer
Lot 2	10 Holburn Lane Ryton	NE40 3DF	Rook Matthews Sayer
Lot 3	16 Lanark Terrace, Ferryhill	DL17 8JA	JW Wood Estate Agents
Lot 4	72 Broomfield Avenue, Wallsend, Newcastle	NE28 9AE	Mike Rogerson
Lot 5	10 Tenth Street, Horden, Peterlee	SR8 4NE	Kimmitt & Roberts
Lot 6	42 Princes Street, Bishop Auckland	DL14 7BA	JW Wood Estate Agents
Lot 7	79 Griesdale Crescent, Eston	TS6 7QL	Michael Poole
Lot 8	Building Plot At Island View, Amble	NE65 0SE	Rook Matthews Sayer
Lot 9	28 Park Road East, Ashington	NE63 8AE	Rook Matthews Sayer
Lot 10	Building Plot, Nursery Lane, Gateshead	NE10 9TB	Andrew Craig
Lot 11	180 Canning Street, Benwell, Newcastle	NE4 8UJ	Rook Matthews Sayer
Lot 12	Bethel House, Dudley, Cramlington	NE23 7QD	Mike Rogerson
Lot 13	Marske Medical Centre, Hall Road, Marske By The Sea	TS11 6BW	Michael Poole
Lot 14	3 Drake Close, South Shields	NE33 5DE	Andrew Craig
Lot 15	21 Rowlandson Terrace, Sunderland	SR2 7SU	Andrew Craig
Lot 16	149 Victoria Street, Shotton	DH6 2QN	Kimmitt & Roberts
Lot 17	24 Quantock Place, Peterlee	SR8 2LN	Kimmitt & Roberts
Lot 18	1 Front Street, Klondyke, Cramlington	NE23 6RF	Rook Matthews Sayer
Lot 19	64 Fifth Street, Horden, Peterlee	SR8 4LA	Kimmitt & Roberts
Lot 20	House at Former Sports and Social Club, Front Street, Lumley	DH3 4JB	JW Wood Estate Agents
Lot 21	Building Plot, Middleton Road, Sadberge, Darlington	DL2 1RR	Michael Poole
Lot 22	22i Clayton Street, Newcastle	NE1 5BY	Rook Matthews Sayer
Lot 23	24 Hardwick Street, Horden, Peterlee	SR8 4JH	Kimmitt & Roberts
Lot 24	12 Lesbury Avenue, Choppington	NE62 5YD	Mike Rogerson
Lot 25	8 Lesbury Avenue, Choppington	NE62 5YD	Mike Rogerson
Lot 26	38 Glendale Avenue, Choppington	NE62 5AN	Mike Rogerson
Lot 27	46 Glendale Avenue, Choppington	NE62 5AN	Mike Rogerson
Lot 28	50 Glendale Avenue, Choppington	NE62 5AN	Mike Rogerson
Lot 29	35 St John Street, Percy Main, North Shields	NE29 6JD	R.A Jackson & Son
Lot 30	Unit 27, Third Avenue, Chester Le Street	DH2 1AY	
Lot 31	Northern Works, Bellingham, Hexham	NE48 2BS	Rook Matthews Sayer
Lot 32	Londis, 1 Phoenix Street, Blyth	NE24 4NP	North East Commercial
Lot 33	Building Plot, Southside, Church Lane, Murton	SR7 9PE	Andrew Craig/Kimmitt & Roberts
Lot 34	2 Morley Terrace, Fencehouses	DH4 6JJ	Kimmitt & Roberts
Lot 35	20 Stirling Road, Redcar	TS10 2JU	Michael Poole
Lot 36	Highcroft, Holyhead Road, Shropshire	TF2 6BG	Harwood
Lot 37	14 Masfield Close, Stanley	DH9 6UQ	Rook Matthews Sayer
Lot 38	Wash House, Hall Close, Yeoman Terrace, Redcar	TS11 6BW	Michael Poole
Lot 39	246-248 High Street East, Wallsend	NE28 7RX	Rook Matthews Sayer
Lot 40	178 Parliament Road, Middlesbrough	TS1 4JG	Michael Poole
Lot 41	28 Chaytor Road, Consett	DH8 8QB	JW Wood Estate Agents
Lot 42	32 Castle View, Sunderland	SR5 3EA	Andrew Craig
Lot 43	Land adjacent to Stone lee, Calcutts Road, Jackfield, Telford	TF8 7LG	Harwood
Lot 44	6 Ely Terrace, Oxhill, Stanley	DH9 7LE	JW Wood Estate Agents
Lot 45	64 Sycamore Crescent, Eston	TS6 0DP	Michael Poole
Lot 46	29 Whitehall Terrace, Sunderland	SR4 7SR	Rook Matthews Sayer
Lot 47	7 Vine Street South Shields	NE33 4RF	Andrew Craig



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	20 Knighside Gardens, Dunston	NE11 9RL	Rook Matthews Sayer
Lot 49	61 College Road, Ashington	NE63 0TX	Rook Matthews Sayer
Lot 50	31 Eddleston Walk, Hartlepool	TS25 4BH	Kimmit & Roberts
Lot 51	The Courtroom, Flat 3, 6 Queen Street, Amble	NE65 0DD	Rook Matthews Sayer
OPTION 2			
Lot 52	92 Western Avenue, West Denton	NE5 5AQ	Rook Matthews Sayer
Lot 53	7 Olwen Drive, Hebburn	NE31 1AR	Andrew Craig
Lot 54	35 Hereford Close, Linthorpe, Middlesbrough	TS5 6PL	Michael Poole
Lot 55	3a Dean Terrace, Ryton	NE40 3HQ	Rook Matthews Sayer
Lot 56	17 Ushaw Road, Hebburn	NE31 2YA	Andrew Craig
Lot 57	54 Gill Street Consett	DH8 7JT	JW Wood Estate Agents
Lot 58	2 Church Terrace, Shilbottle	NE66 2YD	Rook Matthews Sayer
Lot 59	10 The Bridges, South Shields	NE33 3LT	Andrew Craig
Lot 60	11 Holly Avenue, Ryton	NE40 3PP	Rook Matthews Sayer
Lot 61	26 Skerne Close, Peterlee	SR8 1HS	Kimmit & Roberts
Lot 62	5 Meadowfield , Ashington	NE63 9TR	Rook Matthews Sayer
Lot 63	34 Ellerton Road, Hartburn, Stockton	TS18 5PU	Michael Poole
Lot 64	63 The Green, Stockton	TS17 0AN	Michael Poole
Lot 65	56 Pont Street, Ashington	NE63 0PZ	Rook Matthews Sayer
Lot 66	75 Northcote Street, South Shields	NE33 4DJ	Andrew Craig
Lot 67	35 Westfield, High Heworth	NE10 8NW	Andrew Craig
Lot 68	21 Kenilworth Way, Redcar	TS10 2LS	Michael Poole
Lot 69	230 High Street, Gosforth	NE3 1HH	Rook Matthews Sayer
Lot 70	Woodcote, 12 The Bungalows, Shotton	DH6 2PY	Kimmit & Roberts
Lot 71	1 Camsell Court, Linthorpe, Middlesbrough	TS5 5BE	Michael Poole
Lot 72	43 Forster Court, Low Fell	NE9 6HZ	Andrew Craig
Lot 73	10 Glaisdale Avenue, Redcar	TS10 5HD	Michael Poole
Lot 74	11 Emmerson Court, Horden, Peterlee	SR8 4DG	Kimmit & Roberts
Lot 75	39 Pretoria Avenue, Morpeth	NE61 1QE	Mike Rogerson
Lot 76	49 Lindean Place, Cramlington	NE23 8EG	Rook Matthews Sayer
Lot 77	The Old Church hall, 5 Sussex Street, Jarrow	NE32 5SD	Andrew Craig
Lot 78	5 Hamilton Terrace, Morpeth	NE61 1TU	Mike Rogerson
Lot 79	20 Tweed Street, Berwick Upon Tweed	TD15 1NG	Tyne & Tweed Estate Agents
Lot 80	92 Hilda Park, Chester Le Street	DH2 2JU	JW Wood Estate Agents
Lot 81	14 Hovingham Close, Peterlee	SR8 5RZ	Kimmit & Roberts
Lot 82	Branstone, Ulgham, Morpeth	NE61 3AR	Rook Matthews Sayer
Lot 83	91 Melbourne Gardens, South Shields	NE34 9DH	Andrew Craig
Lot 84	10 The Old Brewery, Houghton Le Spring	DH4 4DH	Kimmit & Roberts
Lot 85	32 Patrick Crescent, South Hetton	DH6 2UP	Kimmit & Roberts
Lot 86	2 Johnson Villas, Choppington	NE62 5PX	Rook Matthews Sayer
Lot 87	42 Rokeby Street, Lemington	NE15 8RR	Rook Matthews Sayer
Lot 88	35 Gertude Street, Houghton Le Spring	DH4 4EA	Kimmit & Roberts
Lot 89	9 The Hawthorns, Eighton Banks, Gateshead	NE9 7LF	Andrew Craig
Lot 90	110 Bowman Street, Darlington	DL3 0ER	JW Wood Estate Agents
Lot 91	52 Derwent Close , Seaham	SR7 7BT	Kimmit & Roberts
Lot 92	14 Blue House Road, Hebburn	NE31 2NB	Andrew Craig
Lot 93	43 Holystone Close, Blyth	NE24 4QG	Mike Rogerson



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	46 Marlow Way, Whickham	NE16 5RH	Andrew Craig
Lot 95	2 Ryder Court, Killingworth	NE12 6EG	Rook Matthews Sayer
Lot 96	3 Rockferry Close, Roseworth, Stockton	TS19 9NS	Michael Poole
Lot 97	Rose Cottage, 14 Hemlington Road, Stainton	TS8 9AJ	Michael Poole
Lot 98	64 Broughton Road, South Shields	NE33 2RP	Andrew Craig
Lot 99	41 Tennyson Road, Pelton Fell, Chester Le Street	DH2 2PW	JW Wood Estate Agents
Lot 100	2 Ennerdale Walk, Whickham	NE16 5SW	Andrew Craig
Lot 101	3 Rosemount, Haswell	DH6 2AQ	Kimmitt & Roberts
Lot 102	321 Sunderland Road, South Shields	NE34 8PT	Andrew Craig
Lot 103	10 Hanbury Close, Ingleby Barwick	TS17 0UQ	Michael Poole
Lot 104	2 Bewick Street, South Shields	NE33 4JU	Andrew Craig
Lot 105	9 Greenside Close, Fishburn nr Sedgefield	TS21 4HD	Michael Poole
Lot 106	19 Laburnum Terrace, Shotton	DH6 2HQ	Kimmitt & Roberts
Lot 107	13 Thirston Way, Kenton	NE3 3EQ	Rook Matthews Sayer
Lot 108	6 William Street West, North Shields	NE29 6RL	Rook Matthews Sayer
Lot 109	8 Pallion Park Sunderland	SR4 6QE	Andrew Craig
Lot 110	7 Wallflower Avenue, Horden, Peterlee	SR8 4PN	Kimmitt & Roberts
Lot 111	47 Greens Valley Drive, Hartburn, Stockton	TS18 5QH	Michael Poole
Lot 112	14 Cedar Court, Widdrington	NE61 5PR	Rook Matthews Sayer
Lot 113	328 Medomsley Road, Consett	DH8 5NX	JW Wood Estate Agents
Lot 114	74 Chatton Street, Wallsend	NE28 0JT	Mike Rogerson
Lot 115	76/78 Strathmore Crescent, Newcastle	NE4 8UB	Rook Matthews Sayer
Lot 116	8 Victoria Mews, Easington Village, Peterlee	SR8 3JN	Kimmitt & Roberts
Lot 117	3 St Andrews Court, Woodham, Newton Aycliffe	DL5 4XA	JW Wood Estate Agents
Lot 118	Easington House, North Coronation Street, Murton	SR7 9AX	Kimmitt & Roberts
Lot 119	8 Eskdale, Hemlington	TS8 9LU	Michael Poole
Lot 120	1 Bamburgh Cottages, Burgham Park	NE65 9QY	Rook Matthews Sayer
Lot 121	26 Bradley Cottages, Leadgate, Co Duham	DH8 6JZ	JW Wood Estate Agents
Lot 122	20 Kirkstone Close, Houghton Le Spring	DH5 8DW	Kimmitt & Roberts
Lot 123	10 Mandale Road, Acklam	TS5 8AB	Michael Poole
Lot 124	17 Twizell Place, Ponteland	NE20 9QH	Rook Matthews Sayer
Lot 125	1 Deepdale Street, Houghton Le Spring	DH5 0DQ	Andrew Craig/Kimmitt & Roberts
Lot 126	Bede Cottage, 6 Adderstone Farm Steading, Belford	NE70 7JA	Tyne & Tweed Estate Agents
Lot 127	27 Hallstile Bank, Hexham	NE46 3PQ	Rook Matthews Sayer
Lot 128	18 The Turnstiles, Lynthorpe, Middlesbrough	TS5 6BY	Michael Poole
Lot 129	16 Stanhope Road, South Shields	NE33 4BU	Andrew Craig
Lot 130	50 Regent Court, South Shields	NE33 5RX	Andrew Craig

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

59 Burnside, Bedlington NE22 7JJ

**ROOK
MATTHEWS
SAYER**



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. 2

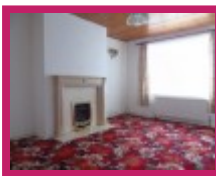
10 Holburn Lane Ryton NE40 3DF

**ROOK
MATTHEWS
SAYER**



Description:

No Onward Chain and set in the heart of Ryton this quaint bungalow comprises of an entrance hallway, a good size lounge, 2 bedrooms, a kitchen and a bathroom. Externally there is off street parking and an integral garage to the front of the house, and a garden to the rear. Additional benefits include double glazing and gas fired central heating.



EPC Band D

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £99,950+

Lot No. 3

16 Lanark Terrace, Ferryhill DL17 8JA

**WOOD
ESTATE AGENTS**



Description:

A two bedroom mid-terrace house located in a pleasant location within close proximity to the town centre. In brief, accommodation comprises entrance lobby, lounge, kitchen, rear lobby, wc, two bedrooms and first floor bathroom.



EPC Band E

Call: J W Woods 01388 604273

Price Guide: £19,950+

Lot No. 4

72 Broomfield Avenue, Wallsend, Newcastle NE28 9AE

**MIKE
ROGERSON**

Description:

Offering for sale this three bedroom two reception family home situated within this popular residential area on the borders of the King Estate and Battle Hill. The property does benefit from double glazed windows however it does require some modernisation and refurbishment giving great potential to a buyer.

The property briefly comprises entrance hall, living room, dining room, kitchen and to the first floor there are three bedrooms and a bathroom/wc. Externally there is open paved garden to the front and an enclosed paved garden to the rear offering off street parking and a garage.

EPC Band C


Call: Mike Rogerson 0191 2621206

Price Guide: £84,950+

Lot No. 5

10 Tenth Street, Horden, Peterlee SR8 4NE

kimmitt & roberts

Description:

2 bed mid terrace with gas central heating and double glazing and a yard to the rear. Ideal for the local investor.

EPC Band E


Call: Kimmitt and Roberts 0191 5183334

Price Guide: £17,000+

Lot No. 6

42 Princes Street, Bishop Auckland DL14 7BA

**WOOD
ESTATE AGENTS**

Description:

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

EPC Band D


Call: J W Woods 01388 604273

Price Guide: £34,950+

Lot No. 7

79 Griesdale Crescent, Eston TS6 7QL

Michael Poole

Description:

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

EPC Band F


Call: Michael Poole 01642 955180

Price Guide: £34,950+

Lot No. 8
Building Plot At Island View, Amble NE65 0SE
**ROOK
MATTHEWS
SAYER**

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: £184,950+

Lot No. 9
28 Park Road East, Ashington NE63 8AE
**ROOK
MATTHEWS
SAYER**

Description:

POTENTIAL DEVELOPMENT OPPORTUNITY - set on a mature spacious plot is this three bedroom end terrace house. With outlined planning to build an additional four bedroom three storey end terrace house adjoining the existing dwelling. Planning reference 17/02360/OUT. Comprises of entrance lobby, entrance hall, conservatory, living/dining room, kitchen and storage area. To the first floor there are 3 bedroom's, bathroom, separate wc,



EPC Band F

Call: Rook Matthews Sayer 01670 850850

Price Guide: £99,950+

Lot No. 10
Building Plot, Nursery Lane, Gateshead NE10 9TB
Andrew Craig

Description:

Building plot for sale on Nursery Lane, Felling, for the erection of two flats on vacant land. Full description of proposal, location and conditions available from Gateshead Council. Planning Application DC/17/00673/FUL

EPC Band exempt

Call: Andrew Craig 0191 4875330

Price Guide: £24,950+

Lot No. 11
180 Canning Street, Benwell, Newcastle NE4 8UJ
**ROOK
MATTHEWS
SAYER**

Description:

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

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £38,950+

Lot No. 12
Bethel House, Dudley, Cramlington NE23 7QD
**MIKE
ROGERSON**

Description:

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

EPC Band D


Call: Mike Rogerson 01670 732400

Price Guide: £225,000+

Lot No. 13
Marske Medical Centre, Hall Road, Marske By The Sea TS11 6BW
Michael Poole

Description:

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

EPC Band C


Call: Michael Poole 01642 285041

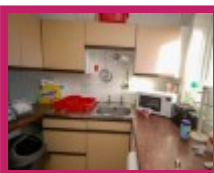
Price Guide: £175,000+

Lot No. 14
3 Drake Close, South Shields NE33 5DE
Andrew Craig

Description:

Fantastic buy to let or investment opportunity, this studio flat located on the popular Lyton Park Estate to be sold with no onward chain. Being offered for sale with a tenant in place currently paying £295 PCM rent (awaiting sight of tenancy agreement). The property benefits from electric storage heaters and parking to the rear. Briefly the property comprises – UPVC communal entrance door into communal hallway, door into lounge/bedroom. Leading off from the lounge is the kitchen as does the bathroom. Externally is parking to the rear. Call now to view.

EPC Band G


Call: Andrew Craig 0191 4271722

Price Guide: £29,950+

Lot No. 15
21 Rowlandson Terrace, Sunderland SR2 7SU
Andrew Craig

Description:

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

EPC Band F


Call: Andrew Craig 0191 5653377

Price Guide: £159,950+

Lot No. 16
149 Victoria Street, Shotton DH6 2QN
kimmitt & roberts

Description:

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

Call: Kimmitt and Roberts 0191 5183334

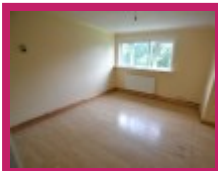
Price Guide: £25,000+

Lot No. 17
24 Quantock Place, Peterlee SR8 2LN
kimmitt & roberts

Description:

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

EPC Band D


Call: Kimmitt and Roberts 0191 5183334

Price Guide: £19,950+

Lot No. 18
1 Front Street, Klondyke, Cramlington NE23 6RF
**ROOK
MATTHEWS
SAYER**

Description:

Detached two storey retail unit in suburb area of Cramlington. Floor area 94.9 sq.m. (1,020 sq.ft.). Suitable for a variety of uses (sttp). Planning in place for A5 hot food takeaway and 2 bedroom flat (with loft conversion). Excellent passing trade. Enclosed rear yard. Off street parking. Close links to A19, Cramlington and Blyth. EPC band: F

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £129,950+

Lot No. 19
64 Fifth Street, Horden, Peterlee SR8 4LA
kimmitt & roberts

Description:

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

EPC Band D

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £17,000+

Lot No. 20
House at Former Sports and Social Club, Front Street, Lumley DH3 4JB

Description:

A great opportunity to purchase this 3 bedroom, 2 reception room house which has been upgraded and modernised by the present vendor and will appeal to a wide variety of buyers. The property benefits include double glazed windows, gas central heating, refitted kitchen and bathroom, redecoration and good size gardens to the front side and rear. Property briefly comprises entrance porch, entrance hall, cloak/wc, kitchen, dining room and living room to the ground floor. There are 3 bedrooms and a bath/wc to the first floor. Externally there are lawned gardens to the front, side and rear of the property.



EPC Band D

Call: J W Woods 0191 3887245

Price Guide: £99,950+

Lot No. 21
Building Plot, Middleton Road, Sadberge, Darlington DL2 1RR

Description:

Enjoying A Pleasant Village Setting in Sadberge, A Development Site with Permission For a Row of Three, 3 Bedroom Terrace Houses & Associated Parking.

Call: Michael Poole 01642 288299

Price Guide: £99,950+

Lot No. 22
22i Clayton Street, Newcastle NE1 5BY

Description:

Situated on the third floor of this converted block is a spacious two bedroom apartment with open plan lounge/kitchen, two double bedrooms, one with a walk in dressing room, bathroom, separate w.c. Benefiting security entry system, lift to all floors and close to Newcastle Central Station, the Centre of Life and the city centre.

EPC Band D

Call: Rook Matthews Sayer 0191 2816700

Price Guide: £130,000+

Lot No. 23
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. 24

12 Lesbury Avenue, Choppington NE62 5YD

**MIKE
ROGERSON**

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. 25

8 Lesbury Avenue, Choppington NE62 5YD

**MIKE
ROGERSON**

Description:
INVESTMENT OPPORTUNITY

Rented to the same tenant since 10 September 2015 at a rent of £325 pcm (£3900pa) is this one bedroom apartment situated in this residential area of Choppington. At the time of print access has not been gained to the flat, however viewings will be available leading to the auction.
EPC Band E

Call: Mike Rogerson 01670 521122

Price Guide: £27,950+

Lot No. 26

38 Glendale Avenue, Choppington NE62 5AN

**MIKE
ROGERSON**

Description:
INVESTMENT OPPORTUNITY

Rented to the same tenant since 1 May 2013 at a rent of £325 pcm (£3900pa) is this one bedroom apartment situated in this residential area of Choppington. At the time of print access has not been gained to the flat, however viewings will be available leading to the auction.
EPC Band E

Call: Mike Rogerson 01670 521122

Price Guide: £27,950+

Lot No. 27

46 Glendale Avenue, Choppington NE62 5AN

**MIKE
ROGERSON**

Description:
INVESTMENT OPPORTUNITY

A one bedroom apartment situated in this residential area of Choppington. 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. 28
50 Glendale Avenue, Choppington NE62 5AN

Description:
INVESTMENT OPPORTUNITY

Rented to the same tenant since 4 August 2017 at a rent of £325 pcm (£3900pa) is this one bedroom apartment situated in this residential area of Choppington.

At the time of print access has not been gained to the flat, however viewings will be available leading to the auction.

EPC Band E

Call: Mike Rogerson 01670 521122

Price Guide: £27,950+

Lot No. 29
35 St John Street, Percy Main, North Shields NE29 6JD

Description:

The subject site is an area of land that may be suitable for residential development subject to planning permission. The site currently contains an existing building previously used as a Public House.

Presently, the existing building is in a dilapidated condition and not suitable for internal inspection can only be viewed from outside. We are unable to comment on the condition of the building and what is contained within. Site area approximately 455 SQ M (4900 SQ FT). Located within an established residential location on St John Street, off Burdon Road, Percy Main North Tyneside. The location is served by the local Metro Station, access to the A187 and A19 on the outskirts of North Shields Town Centre around 9 miles to the east of Newcastle City Centre. We have been advised the site was granted planning permission in 2007 (Now lapsed) for the construction of 5 No 2 bedroom flats & 1 No 4 bedroom terraced house together with associated car parking and retention of an existing driveway in favour of an existing bungalow separately owned behind the subject site. Any enquiries regarding planning & development should be directed to North Tyneside Council Planning Department.

Call: R A Jackson 0191 2571253

Price Guide: £30,000+

Lot No. 30
Unit 27, Third Avenue, Chester Le Street DH2 1AY

Description:

The unit comprises a single storey steel portal frame building of brick construction to dado level with corrugated sheeting above lined internally with insulation panels under a similarly constructed roof.

Internally, the warehouse area has a concrete floor, high bay sodium lighting and a minimum eaves height of 4.8m to the underside of the haunch and a maximum eaves height of 7m to the apex.

Vehicular access to the unit is via roller shutter doors opening on to a yard and parking area. Within the unit, there are also two storey offices incorporating perimeter trunking and strip lighting. Amenities include WC and kitchen/rest areas.

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

Call: 01661 831360

Price Guide: £119,950+

Lot No. 31
Northern Works, Bellingham, Hexham NE48 2BS

Description:

A large garage/warehouse with additional retail area and office space over ground and first floor levels having a floor area Floor Area 5304.7 sq. ft. (492.83 sq. m.) The front consists stone walled garage with the offices constructed from concrete block. To the rear is a raised level modern open plan warehouse of steel frame construction with concrete block walls and concrete flooring with a loading dock and secure parking for up to 5 vehicles all accessed by steel double sliding doors. We have verbally been informed the steel frame and floor has been designed to support uprights and beams for an additional mezzanine level. The shop and office areas are centrally heated by an electric boiler with a wet radiator system and the building has 2 phase electric supply. The property was previously occupied for over 40 years by J E Nixon & Son an Electrical, Heating and Plumbing contractors whose workforce serviced contracts all over the North East, North West and Borders from here. It would suit a variety of uses including possible full or partial residential development subject to planning. EPC Band E

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £45,000+

Lot No. 32
Londis, 1 Phoenix Street, Blyth NE24 4NP

Description:

The property comprises a refurbished public house which now trades as a convenience store and off licence. The premises offer a modern and spacious retail area together with extensive stores to the rear plus external fenced off storage. The business was previously operated under management and takings were in excess of £12,000 weekly but a change in circumstances means that the landlord has now had to take back the shop. Due to their other business commitments they are not able to fully apply themselves to this outlet and subsequently the takings have dropped. The premises are extensively fitted and equipped for the trade and there is very little for any new owner to attend to on takeover. To the first floor there are two separate three bedroom flats and one, or both of them, could be available to new owners and are also recently modernised and have fitted kitchens and bathrooms, some of which are en-suite. The vendor has advised that the stock would be at valuation and is not included in the sale price. Please also note that there would be VAT applicable on sale price.

EPC Band D

Call: North East Commercial 0191 4878566

Price Guide: £225,000+

Lot No. 33
Building Plot, Southside, Church Lane, Murton SR7 9PE
Andrew Craig
kimmitt & roberts

Description:

Plot of land, Southside, Land Adjacent To West View, Murton, Co.Durham, SR79PE Planning Permission Planning Permission has been granted by Durham County Council under Application Number 5/PL/2011/0315. All interested parties are invited to make their own enquiries of Durham County Council, particularly if any variations from the agreed plans are required. EPC Band exempt

Call: K & R 0191 5813213 AC 0191 4921234

Price Guide: £39,950+

Lot No. 34
2 Morley Terrace, Fencehouses DH4 6JJ
kimmitt & roberts

Description:

Kimmitt & Roberts are delighted to offer to the market this attractively priced two bedroom semi-detached family home situated in the heart of Fencehouses, Houghton le Spring. The accommodation comprises entrance lobby, living room, kitchen/dining room, rear lobby, landing, two bedrooms and bathroom. Externally, the property boasts corner plot comprising lawned garden with perimeter fencing to the front and to the rear a patio garden with decked area and perimeter fencing.



EPC Band D

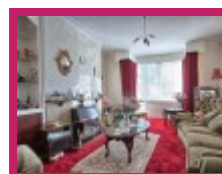
Call: Kimmitt and Roberts 0191 5848080

Price Guide: £60,000+

Lot No. 35
20 Stirling Road, Redcar TS10 2JU
Michael Poole

Description:

A traditional style bay front semi detached home situated in the popular Redcar East location. and offered to the market with no onward chain. In need of some Improvement, this home would make a tidy little investment or a lovely some of your own. We advise early viewing to avoid disappointment. The property was originally a 3-bed property and the smaller third bedroom could be easily re-instated.



EPC Band D

Call: Michael Poole 01642 285041

Price Guide: £64,950+

Lot No. 36

Highcroft, Holyhead Road, Shropshire TF2 6BG


Description:

Three bedroom semi detached family home in an elevated position. The accommodation includes entrance hall, open plan lounge/ kitchen diner, utility/W.C., conservatory, three bedrooms and family bathroom. Driveway parking, detached garage and garden to rear. Close to local amenities and convenient location for road network and transport links.



EPC Band D

Call: Harwood 01952 881010

Price Guide: £115,000+

Lot No. 37

14 Masfield Close, Stanley DH9 6UQ


Description:

The business is located in a small parade of shops within a residential estate just off the A693 which runs between Stanley and Chester le Street. The floor area for the above is approximately 70 sq. m (753.47 sq. ft.). v.o.a. The business operates from extensive premises and offers a broad menu. It has a good quality frying range together with pizza ovens, kebab machines and all other associated equipment. The shop offers a delivery service and is listed on the Just-Eat website. The business opens evening hours only and there is huge potential for a new owner to incorporate a lunch trade. There are high levels of captive trade and passing trade is supported by nearby on street parking. The site is spacious and offers a large yard and delivery area to the rear. We are verbally informed that weekly turnover is currently in the region of £2,500 per week. The business is run by 1 full time member of staff, 1 delivery driver and assistance from the owner. Opening Hours Monday Saturday 4.30pm 10.30pm Sunday Closed EPC Band E.

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £95,000+

Lot No. 38

Wash House, Hall Close, Yeoman Terrace, Redcar TS11 6BW


Description:

A Unique Opportunity to Purchase a Plot of Land in the Centre of Popular Seaside Village of Marske by the Sea. The Current Structure on the Plot Was Formally a Wash House for the Adjoin Yeoman Terrace and is Now Being Used Primarily for Storage. This is a Good Size Plot with Excellent Access and Could Offer a Multitude of Uses or Further Development Subject to the Correct Planning Consents and Building Regulations. Previous Covenants Have Been Removed From the Building so the Plot is Ripe For Development. We Advise Early Viewing to Avoid Disappointment. EPC Band exempt.

Call: Michael Poole 01642 285041

Price Guide: £55,000+

Lot No. 39

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 TBC

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £145,000+

Lot No. 40

178 Parliament Road, Middlesbrough TS1 4JG

Michael Poole


Description:

The property is a two storey brick terraced property with pitched slated roof. The property consists living room, kitchen and potential bathroom with the first floor having 3 bedrooms. Externally there is a small yard to the rear. The floor area as stated by the EPC certificate is 1,001 sq. ft. (93 sq. m.). The property will need to be fully refurbished including new kitchen, bathroom and carpets throughout. EPC Band G.

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £40,000+

Lot No. 41

28 Chaytor Road, Consett DH8 8QB

WOOD
ESTATE AGENTS

Description:

A two bedroomed mid-terraced house with front and rear gardens in need of a full refurbishment. The accommodation comprises of: ground floor, living room, kitchen, bathroom. On the first floor there is a WC and two double bedrooms.



EPC Band D

Call: J W Woods 01207 502109

Price Guide: £32,000+

Lot No. 42

32 Castle View, Sunderland SR5 3EA

Andrew Craig


Description:

A three bedroom semi detached home located within a pleasant residential estate giving access to all local amenities. Benefiting from gardens to front and rear, driveway, upvc double glazing, gas central heating. Ideal for the growing family and investors. Viewing highly recommended.



EPC Band TBC

Call: Andrew Craig 0191 5160239

Price Guide: £49,950+

Lot No. 43

Land adjacent to Stone lee, Calcutts Road, Jackfield, Telford TF8 7LG

HARWOOD
THE ESTATE AGENT
01952 881010

Description:

Opportunity to acquire a development site with full planning permission for three detached properties in this sought after location, lying on the south bank of the river Severn, just downstream from Ironbridge. Jackfield is notable for its place in the Industrial Revolution, and was historically a river port for nearby Broseley and Benthall. Jackfield Tile Museum is one of the ten museums of the Ironbridge Gorge Museum Trust. Planning reference 16/04774/FUL Shropshire Council Authority. EPC Band exempt

Call: Harwood 01952 881010

Price Guide: £260,000+

Lot No. 44
6 Ely Terrace, Oxhill, Stanley DH9 7LE
WOOD
ESTATE AGENTS

Description:

A two-bedroomed terraced house with two reception rooms, situated in Oxhill, close to Annfield Plain, requiring some modernisation and available with no onward chain. Offered for sale subject to the grant of probate, the house has uPVC double glazing and gas central heating, via combi. boiler, but will need some further improvement, with accommodation comprising: entrance lobby, living room, dining room, kitchen off-shot to the rear, first floor landing, two bedrooms and a bathroom. There is a small lawned front garden and a rear yard.

EPC Band D

Call: J W Woods 01207 235221

Price Guide: £29,950+

Lot No. 45
64 Sycamore Crescent, Eston TS6 0DP
Michael Poole

Description:

This property will appeal to a range of buyers. Briefly comprises, entrance hall, lounge, dining room, kitchen, utility room, WC, Landing, three bedrooms and a bathroom. We have a large driveway to the front of the property capable of housing several vehicles whilst to the rear we have a large enclosed garden.

EPC Band D



Call: Michael Poole 01642 955180

Price Guide: £75,000+

Lot No. 46
29 Whitehall Terrace, Sunderland SR4 7SR
**ROOK
MATTHEWS
SAYER**

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: £85,000+

Lot No. 47
7 Vine Street South Shields NE33 4RF
Andrew Craig

Description:

Three bedroom end terrace ground floor flat located close to transport links and a short distance into the town centre being sold at auction. The property offers double glazing and good sized rooms. Briefly the property comprises entrance hallway, lounge, rear hallway, kitchen, utility room, three bedrooms and a bathroom. Externally there is a rear yard.

EPC Band D



Call: Andrew Craig 0191 4271722

Price Guide: £29,950+

Lot No. 48

20 Knighside Gardens, Dunston NE11 9RL

**ROOK
MATTHEWS
SAYER**

Description:

Investment in popular Gateshead area. Generating yield of 13.72% on asking price. Rental income £9,600 per annum. Ground floor tenanted hot food takeaway. Located within a busy housing estate. Let to a fish & chip business (leased until May 2020). EPC Band C


Call: Rook Matthews Sayer 0191 2120000

Price Guide: £69,950+

Lot No. 49

61 College Road, Ashington NE63 0TX

**ROOK
MATTHEWS
SAYER**

Description:

This well-presented two bed first floor flat is offered for sale via auction. Briefly comprising of entrance with stairs to first floor, spacious lounge, kitchen, two bedrooms and a re-fitted bathroom. With gas central heating and double glazing this is an ideal investment. There is a garage in a separate block and garden to the front. The property is leasehold and open to cash buyers only.


Call: Rook Matthews Sayer 01670 850850

Price Guide: £39,950+

Lot No. 50

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/wc. 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: £40,000+

Lot No. 51

The Courtroom, Flat 3, 6 Queen Street, Amble NE65 0DD

**ROOK
MATTHEWS
SAYER**

Description:

Auction! - Fantastic Central location - Beautifully presented - situated in a secluded location - no upper chain A pleasant one bedroom first floor flat providing excellent accommodation which has a modern kitchen and bathroom alongside quirky living rooms with large windows. The entrance to the flat is via a private courtyard with stone steps up to the front door. The accommodation is bright and airy and briefly comprises entrance lobby, lounge, kitchen/dining room, one double bedroom and lovely bathroom. Perfect for holiday letting or a second home to relax in by the coast, this is a very unusual property which is well worthy of your appointment to view.



EPC band: F

Call: Rook Matthews Sayer 01665 713358

Price Guide: £44,950+



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Lot No. 52

92 Western Avenue, West Denton NE5 5AQ

**ROOK
MATTHEWS
SAYER**



Description:

A 3 bedroom semi detached house located in this popular residential area, well located for local amenities and offered for sale with vacant possession. The property does require some upgrading and modernisation to include a new kitchen, a new bathroom and a central heating system, however the property does benefit from double glazed window's. The property briefly comprises of an entrance lobby, entrance hall, living room, kitchen and to the first floor there are 3 bedrooms and a bathroom/w.c. Externally there are gardens to both the front and rear of the property.



EPC Band E

Call: Rook Matthews Sayer 0191 267 1031

Price Guide: £89,950+

Lot No. 53

7 Olwen Drive, Hebburn NE31 1AR

Andrew Craig



Description:

A modern four bedroom end link Townhouse offering ready to move in to living space ideal for the likes of first time buyers, couples and growing families. With gardens to the front and rear and a garage for off street parking, the property is conveniently positioned for access to a wide range of local shops and amenities, schools and Hebburn Metro Station. Viewing recommended.



EPC Band C

Call: Andrew Craig 0191 4281428

Price Guide: £114,950+

Lot No. 54

35 Hereford Close, Linthorpe, Middlesbrough TS5 6PL

Michael Poole



Description:

The property offers two floors of living accommodation and briefly comprises; porch, entrance hall, lounge, dining room, kitchen, landing, three bedrooms and family bathroom. Externally, enclosed gardens to the front and rear.
EPC Band to be confirmed.



Call: Michael Poole 01642 254222

Price Guide: £90,000+

Lot No. 55
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: £49,950+

Lot No. 56
17 Ushaw Road, Hebburn NE31 2YA
Andrew Craig

Description:

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

EPC Band E


Call: Andrew Craig 0191 4281428

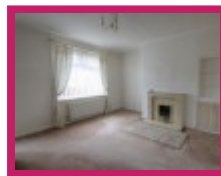
Price Guide: £114,950+

Lot No. 57
54 Gill Street Consett DH8 7JT
**WOOD
ESTATE AGENTS**

Description:

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

EPC Band E


Call: J W Woods 01207 502109

Price Guide: £49,950+

Lot No. 58
2 Church Terrace, Shilbottle NE66 2YD
**ROOK
MATTHEWS
SAYER**

Description:

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

EPC Band E


Call: Rook Matthews Sayer 01665 510044

Price Guide: £139,950+

Lot No. 59
10 The Bridges, South Shields NE33 3LT
Andrew Craig

Description:

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



EPC Band C

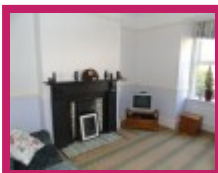
Call: Andrew Craig 0191 4271722

Price Guide: £54,950+

Lot No. 60
11 Holly Avenue, Ryton NE40 3PP
**ROOK
MATTHEWS
SAYER**

Description:

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



EPC Band D

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £114,950+

Lot No. 61
26 Skerne Close, Peterlee SR8 1HS
kimmitt&roberts

Description:

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



EPC Band C

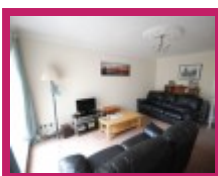
Call: Kimmitt and Roberts 0191 5183334

Price Guide: £59,950+

Lot No. 62
5 Meadowfield , Ashington NE63 9TR
**ROOK
MATTHEWS
SAYER**

Description:

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



EPC Band c

Call: Rook Matthews Sayer 01670 850850

Price Guide: £64,950+

Lot No. 63

34 Ellerton Road, Hartburn, Stockton TS18 5PU

Michael Poole


Description:

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

EPC Band E


Call: Michael Poole 01642 355000

Price Guide: £64,950+

Lot No. 64

63 The Green, Stockton TS17 0AN

Michael Poole


Description:

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

EPC Band D


Call: Michael Poole 01642 355000

Price Guide: £189,950+

Lot No. 65

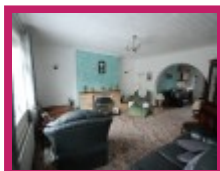
56 Pont Street, Ashington NE63 0PZ

 ROOK
MATTHEWS
SAYER

Description:

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

EPC Band D


Call: Rook Matthews Sayer 01670 850850

Price Guide: £39,950+

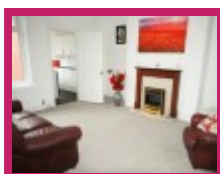
Lot No. 66

75 Northcote Street, South Shields NE33 4DJ

Andrew Craig


Description:

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


Call: Andrew Craig 0191 4271722

Price Guide: £55,000+

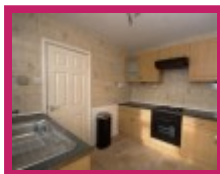
Lot No. 67

35 Westfield, High Heworth NE10 8NW

Andrew Craig

Description:

Three bedroom mid link property in this popular area of Westfield, Windy Nook. The accommodation comprises: Porch, lounge through to dining room, kitchen. Three bedrooms to first floor along with bathroom and separate w.c. There is an open lawn area to the front with open views and enclosed gravel garden to the rear with access to garage with up and over door.



EPC Band D

Call: Andrew Craig 0191 4875330

Price Guide: £109,950+

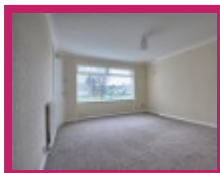
Lot No. 68

21 Kenilworth Way, Redcar TS10 2LS

Michael Poole

Description:

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



EPC Band C

Call: Michael Poole 01642 285041

Price Guide: £89,950+

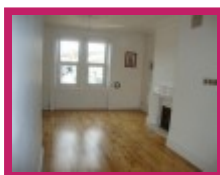
Lot No. 69

230 High Street, Gosforth NE3 1HH

**ROOK
MATTHEWS
SAYER**

Description:

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



EPC band E

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £112,000+

Lot No. 70

Woodcote, 12 The Bungalows, Shotton DH6 2PY

kimmitt & roberts

Description:

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



EPC Band E

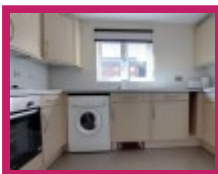
Call: Kimmitt and Roberts 0191 5183334

Price Guide: £49,950+

Lot No. 71
1 Camsell Court, Linthorpe, Middlesbrough TS5 5BE
Michael Poole

Description:

Available with no forward chain. Desirable features include, double glazing, designated parking and fitted kitchen. The property offers two floors of living accommodation and briefly comprises, entrance hall, lounge, kitchen, bathroom and two bedrooms. Externally we have communal gardens along with a designated parking space



EPC Band D

Call: Michael Poole 01642 254222

Price Guide: £54,950+

Lot No. 72
43 Forster Court, Low Fell NE9 6HZ
Andrew Craig

Description:

Two bedroom first floor apartment centrally located in Low Fell. Ideal for a range of purchasers due to the site and location. Briefly comprising communal entrance hallway and stairs to first floor. Entrance hallway, lounge, kitchen, two well proportioned bedrooms and bathroom with white suite. Internal inspection comes highly recommended to appreciate fully.



EPC Band D

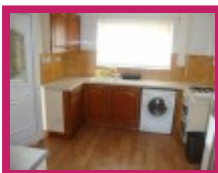
Call: Andrew Craig 0191 4875330

Price Guide: £79,950+

Lot No. 73
10 Glaisdale Avenue, Redcar TS10 5HD
Michael Poole

Description:

A three bedroom, two reception semi detached house which is being offered for sale with vacant possession and will appeal to a wide variety of buyers especially those looking for a larger than average garage. The property itself benefits include double glazed windows, gas central heating. The property briefly comprises of an entrance hall, kitchen, dining room, living room, rear passage giving access to the garden, separate w.c and garage. To the first floor, there are 3 bedrooms and a family bathroom and w.c. Externally there are lawned gardens to both the front and rear of the property with a drive to the front leading to the garage.



EPC Band E

Call: Michael Poole 01642 285041

Price Guide: £64,950+

Lot No. 74
11 Emmerson Court, Horden, Peterlee SR8 4DG
kimmitt & roberts

Description:

A nicely presented three bedroomed mid link home conveniently situated close by to local shops and amenities with pleasant traffic free frontage and well tended lawn garden to rear elevation. Boasting gas central heating system, double glazing modern kitchen/breakfast room, refitted bathroom/W.C and stylish neutral decor throughout. This is a home ready to move into and would make an ideal purchase for the first time buyer!



EPC Band E

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £49,950+

Lot No. 75
39 Pretoria Avenue, Morpeth NE61 1QE
**MIKE
ROGERSON**

Description:

Mike Rogerson Estate Agents are delighted to bring to the market for sale this charming terraced home ideal for first time buyers situated in the heart of Morpeth giving easy access to the town centre, this mature terraced property has been well maintained throughout and briefly comprises of, on the ground floor a lounge to the front, a modern fitted kitchen/dining room and a family bathroom, on the first floor are two bedrooms, further benefits include gas fired heating to radiators and double glazing, there is also a small garden to the front and a rear yard.



EPC Band D

Call: Mike Rogerson 01670 517500

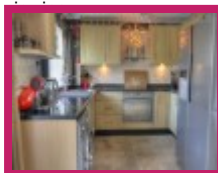
Price Guide: £79,950+

Lot No. 76
49 Lindean Place, Cramlington NE23 8EG
**ROOK
MATTHEWS
SAYER**

Description:

Spacious and well presented throughout this four bedroom link detached home situated on Lindean Place, Cramlington is ready to view now. With excellent access to local amenities, schools and the very popular Manor Walks Shopping centre with local bars, restaurants, leisure centre and cinema. Together with good transport links and a railway station nearby the property benefits from gas central heating and double glazing and is ready to move into. This family home has walkways to the front and rear and fields to the side of the property and must be viewed to appreciate. Briefly comprising of entrance hall, ground floor WC, spacious modern lounge and dining kitchen stairs to the first floor landing, four bedrooms and a family bathroom. This is a sensibly priced family home and certainly deserves a

EPC Band D


Call: Rook Matthews Sayer 01670 531114

Price Guide: £99,950+

Lot No. 77
The Old Church hall, 5 Sussex Street, Jarrow NE32 5SD
Andrew Craig

Description:

Recently converted from the Old Church Hall Tastefully presented and constructed to the highest standards, an internal inspection is strongly recommended. Upon entering the building there is an impressive communal entrance hall which leads to the first floor. Entrance hall leads to two bedrooms, living room and bathroom, kitchen opening to a dining area which in turn opens to the lounge with Vaulted ceiling. There is also a dining/sun room reached from the kitchen area via stained glass doors and features glazed Vaulted ceiling and Juliet balcony. The first floor comprises a master suite with a spacious bedroom area with free standing bath and vanity unit which leads to an en-suite w.c., and walk in dressing area.



EPC Band C

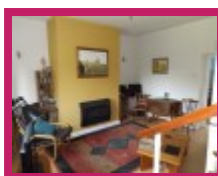
Call: Andrew Craig 0191 4280025

Price Guide: £179,950+

Lot No. 78
5 Hamilton Terrace, Morpeth NE61 1TU
**MIKE
ROGERSON**

Description:

Mike Rogerson Estate Agents are delighted to offer for sale this two bedroom end of terrace family home situated in the mature residential district of Middle Greens, the accommodation briefly comprises of on the ground floor a kitchen, lounge/dining room, on the first floor are two bedrooms and a bathroom, outside there is a front yard and an enclosed rear garden, the property also benefits from double glazing and gas heating to radiators.



EPC Band D

Call: Mike Rogerson 01670 517500

Price Guide: £64,950+

Lot No. 79

20 Tweed Street, Berwick Upon Tweed TD15 1NG

tyne & tweed
estate agents

Description:

This 2 bedroom end terrace property is situated within walking distance of all town amenities and Berwick railway station. Requiring total refurbishment which is reflected in the asking price, the property offers spacious accommodation set out over three floors with views from the upper floors across towards the Royal Border Bridge, River Tweed and Cheviot & Eildon hills in the distance. Externally there is a small gravelled area to the rear.



EPC Band F

Call: Tyne and Tweed 01289 331555

Price Guide: £69,950+

Lot No. 80

92 Hilda Park, Chester Le Street DH2 2JU

WOOD
ESTATE AGENTS

Description:

Offered for sale with no onward chain is this fully refurbished and ready to move into detached bungalow. With a high specification and acute attention to detail such as Zanussi appliances and USB power sockets, a full rewire and a newly installed heating system this home is definitely worth a close inspection. The accommodation comprises of entrance hall, two bedrooms- the master with fitted wardrobes, Bathroom/wc with P Shaped bath and underfloor heating, Re fitted kitchen, utility room and garage. Externally the house further benefits from a lawned garden to the side, decked garden to the rear and small front garden.



EPC Band D

Call: J W Woods 0191 3887245

Price Guide: £149,950+

Lot No. 81

14 Hovingham Close, Peterlee SR8 5RZ

kimmitt & roberts

Description:

Rarely do properties of this style become available upon the open market therefore it gives us great pleasure to offer for sale this spacious 3 storey townhouse. Boasting gas central heating system, double glazing, conservatory, 4/5 bedrooms and an enclosed pleasant patio to rear enjoying splendid views of woodland area and park. Ideal for the growing family and offering immense space to enjoy. Within easy walking distance to Peterlee Town Centre and local schools and colleges what an ideal base this would be.



EPC Band D

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £59,950+

Lot No. 82

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. 83
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. 84
10 The Old Brewery, Houghton Le Spring DH4 4DH
kimmitt & roberts

Description:

Kimmitt and Roberts are pleased to present to the market this fantastic opportunity to acquire this rare design for such a generous price. The property comes with many tempting features which include a spacious lounge/kitchen room with appliances, fitted bathroom and two bedrooms (fitted wardrobes to master). Occupying a fine position within this ever popular block, which benefits from secure personnel gate and electric vehicle gates. Situated within close proximity to Houghton Centre and bus station- this makes the property ideal for all transport links and access to local amenities. Internal inspection cannot be recommended highly enough and cannot fail to impress! SERVICE CHARGE Service charge £1,204 p.a. (Paid until January 2018), block insurance £320 p.a. (Paid until April 2018), Ground rent £50 p.a



EPC Band C

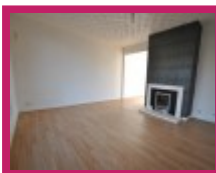
Call: Kimmitt and Roberts 0191 5848080

Price Guide: £84,950+

Lot No. 85
32 Patrick Crescent, South Hetton DH6 2UP
kimmitt & roberts

Description:

A semi-detached house combines spacious accommodation with external and garage space never seen with this type. Comprising entrance hall, lounge and separate dining room, fitted kitchen, landing, three bedrooms and shower room. Externally, the property boasts front block paved garden providing off street parking for two cars with double gates providing access to a drive for a further 4-5 vehicles leading to the magnificent detached garage/workshop. To the rear is also a separated lawned garden with patio area and perimeter fencing.. Please note: This property is of Non-Standard Construction and that only certain mortgage lenders will agree to mortgage such properties.



EPC Band D

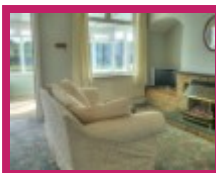
Call: Kimmitt and Roberts 0191 5848080

Price Guide: £64,950+

Lot No. 86
2 Johnson Villas, Choppington NE62 5PX
**ROOK
MATTHEWS
SAYER**

Description:

Deceptively spacious and ready to view this two bedroom bungalow would make a fantastic property for those looking to downsize to a property with rural surroundings. With good road and transport links to nearby towns of Bedlington and Morpeth the property has a lovely a cul-de-sac location. The property is double glazed and briefly comprises of; entrance porch, good size lounge, conservatory, large dining room (currently used as a third bedroom) kitchen, shower room and two bedrooms. Externally there are low maintenance gardens to the front and rear with a driveway and attached garage with workshop area. A fantastic property which simply must be viewed.



EPC Band D

Call: Rook Matthews Sayer 01670 531114

Price Guide: £84,950+

Lot No. 87
42 Rokeby Street, Lemington NE15 8RR
**ROOK
MATTHEWS
SAYER**

Description:

This is a two bedroom terrace house situated on Rokeby Street in Lemington. The property briefly comprises; an entrance hall, lounge and kitchen. The first floor has two bedrooms and a bathroom/w.c. The property has double glazing and gas radiator heating. Externally there is a front garden and an enclosed rear yard. EPC Band D

Call: Rook Matthews Sayer 0191 267 1031

Price Guide: £64,950+

Lot No. 88
35 Gertude Street, Houghton Le Spring DH4 4EA
kimmitt & roberts

Description:

Kimmitt and Roberts are privileged to present this stunning 2 bedroom mid-terraced property to the market. Combining modern fittings with the traditional external appearance makes this property stand out from the rest. The property briefly comprises of entrance lobby and hallway, 2 reception rooms, a refitted stylish high gloss contrasting kitchen, 2 double bedrooms and a refitted modern bathroom. The property also boasts from an enclosed yard to the rear. Early internal inspection is highly recommended to truly appreciate the high standards this property has to offer!



EPC Band E

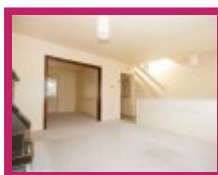
Call: Kimmitt and Roberts 0191 5848080

Price Guide: £39,950+

Lot No. 89
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. 90
110 Bowman Street, Darlington DL3 0ER
**WOOD
ESTATE AGENTS**

Description:

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



EPC Band E

Call: J W Woods 01325 485151

Price Guide: £39,950+



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Lot No. 91

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. 92

14 Blue House Road, Hebburn NE31 2NB

Andrew Craig

Description:

Offered for sale with vacant possession this well presented semi detached property is situated in a popular residential area close to all amenities. With modern fixtures and fittings the property benefits from central heating and double glazing. Briefly the accommodation comprises entrance porch leading to entrance hall, lounge with feature fireplace, refitted kitchen with built in appliances and cloak room/W.C. to the ground floor. To the first there are two generous bedrooms the master having mirror fronted wardrobes and tiled bathroom with modern suite. Externally there is a lawned area to the front with block paved driveway providing off road parking and enclosed parking to the rear. Internal viewing is highly recommended.



EPC Band D

Call: Andrew Craig 0191 4281428

Price Guide: £114,950+

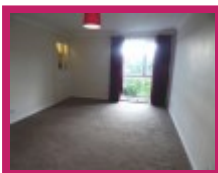
Lot No. 93

43 Holystone Close, Blyth NE24 4QG

**MIKE
ROGERSON**

Description:

We are delighted to offer to the sales market this two bedroom first floor apartment on Holystone Close in the very popular Newsham Farm Estate. The property is situated close to local shops, good local bus services and local schools. The property briefly comprises; entrance hall, stairs to first floor, lounge, fitted kitchen, two double bedrooms and a family bathroom. Externally the property benefits from a mainly laid to lawn garden to the front and a single garage located in a block nearby. This is an ideal first time buy or investment purchase with potential rental return of £395pcm. Early viewings are highly recommended to avoid disappointment.



EPC Band D

Call: Mike Rogerson 01670 361911

Price Guide: £44,950+

Lot No. 94

46 Marlow Way, Wickham NE16 5RH

Andrew Craig

Description:

This property offers an ideal spacious family home with great potential. Located for easy access to Wickham Village which provides an array of shop, schools and restaurants. The accommodation comprises entrance hallway, lounge with arch leading to dining room with patio doors leading to the rear garden, fitted kitchen, wet room and rear porch. To the first floor there are four bedrooms (Two with fitted wardrobes) and a family bathroom with three piece suite. Externally the property offers a pedestrianised frontage with a garden and to the rear there is an enclosed garden which is currently paved with driveway and garage.



EPC Band D

Call: Andrew Craig 0191 4889090

Price Guide: £149,950+

Lot No. 95
2 Ryder Court, Killingworth NE12 6EG
**ROOK
MATTHEWS
SAYER**

Description:

A the three bedroom modern double fronted end link which will appeal to family buyers. Comprising, entrance hall, cloaks cupboard, downstairs W.C, lounge, modern dining kitchen, UPVC French doors out to the rear garden. To the first floor, a modern bathroom/W.C, three bedrooms with the master bedroom enjoying an ensuite shower room. Externally to the front is a small lawned garden with planted borders and wrought iron railings, side access to the rear garden which is mainly laid to lawn with planted borders and paved area, gates access out to the detached garage. The property benefits from the remainder of the NHBC warranty, gas central heating, UPVC double glazing and air purification system.



EPC Band B

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £149,950+

Lot No. 96
3 Rockferry Close, Roseworth, Stockton TS19 9NS
Michael Poole

Description:

With Plenty of Space Which is Typical of a Roseworth Semi, This Three Bedroom House Has Lots of Potential to Offer. The Outhouses Have Been Made into a Wet Room - Kitchen and Utility. The Property is Overlooking a Central Green and the Rear Garden is Lovely and Has a Good Degree of Privacy.

EPC Band D

Call: Michael Poole 01642 355000

Price Guide: £69,950+

Lot No. 97
Rose Cottage, 14 Hemlington Road, Stainton TS8 9AJ
Michael Poole

Description:

Charm & Character is what Rose Cottage is all about! This is a wonderful opportunity to acquire yourself a charming Grade Two listed "picture postcard" end terraced garden fronted cottage in delightful Stainton Village surroundings. The ground floor has the lounge with exposed beam ceilings, inner hallway, bathroom with a white suite, kitchen & conservatory which overlooks the private southerly facing rear garden. Up on the first floor is the good sized double bedroom. Having the added bonus of no onward chain & central heating with a Worcester combi boiler, this one worthy of a few moments of your time for a viewing.



EPC Band E

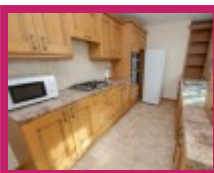
Call: Michael Poole 01642 288299

Price Guide: £115,000+

Lot No. 98
64 Broughton Road, South Shields NE33 2RP
Andrew Craig

Description:

Spacious three bedroom mid terrace property located within the town centre. Accessible down to the coast, local restaurants, bars and nearby popular local schools. With a modern fitted kitchen and bathroom but is in need of some general decoration this property has the potential to make a great family home. Briefly the property comprises entrance lobby into hallway, lounge, dining room and kitchen. Stairs up to the half landing with dresser/study room with door leading into the family bathroom. Stairs up to first floor landing where the three bedrooms are situated. Externally there is a yard. Call now to view.



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £114,950+

Lot No. 99
41 Tennyson Road, Pelton Fell, Chester Le Street DH2 2PW

Description:

Rarely available first floor flat situated in a block of similar properties in a quiet cul de sac location with a lovely woodland aspect to the side. The property is larger than average at just over 52 Square metres and the accommodation briefly comprises entrance hall with 3 fitted cupboards providing lots of storage, Shower room/wc, bedroom with fitted furniture, Lounge with fireplace and kitchen with pantry.



EPC Band C

Call: J W Woods 0191 3887245

Price Guide: £29,950+

Lot No. 100
2 Ennerdale Walk, Whickham NE16 5SW
Andrew Craig

Description:

An opportunity to purchase this semi detached bungalow located on the popular Ennerdale Walk in Whickham. Pedestrianised frontage and occupying a corner plot this property is sure to appeal to number of buyers and early viewing is urged. The internal layout comprises of entrance hallway, lounge, kitchen, two bedrooms and bathroom. Improved with double glazing and gas central heating. Externally gardens to front, side and rear with garage and driveway. Offered with no upper chain.



EPC Band D.

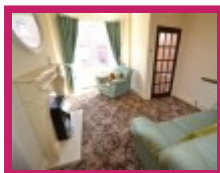
Call: Andrew Craig 0191 4889090

Price Guide: £164,950+

Lot No. 101
3 Rosemount, Haswell DH6 2AQ


Description:

Situated on this popular street on the outskirts of this semi rural village is this unique two bedroomed mid terrace home which comes with gas central heating system via combi boiler, double glazed windows, spacious kitchen/diner, separate utility area and ground floor bathroom/wc. To the exterior is an enclosed forecourt to front elevation and enclosed yard to rear.



EPC Band E

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £44,950+

Lot No. 102
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. 103 10 Hanbury Close, Ingleby Barwick TS17 0UQ

Michael Poole

Description:

A Beautifully Presented, Significantly Improved, Two Bedroom Semi Detached Bungalow with Garage and Offered For Sale With NO ONWARD CHAIN. EPC Band D

Call: Michael Poole 01642 7636363

Price Guide: £134,950+

Lot No. 104 2 Bewick Street, South Shileds NE33 4JU

Andrew Craig

Description:

Offered with vacant possession, this two bedroom house is located close to Stanhope Road, West Park having local amenities and local schools available. In need of some renovation works, this property is a great opportunity for investors and couples looking to put their own stamp onto a property, as it has potential to be a great home. Briefly the accommodation comprises:- Entrance, lounge, kitchen/diner and rear hallway to ground floor. To the first floor there two bedrooms (one only being accessible via bedroom two) plus bathroom/w.c. Externally there is a separate yard for bin storage.



EPC band: E

Call: Andrew Craig 0191 4271722

Price Guide: £39,950+

Lot No. 105 9 Greenside Close, Fishburn nr Sedgfield TS21 4HD

Michael Poole

Description:

A great opportunity to purchase this 4 bed detached house located on a corner position within this cul de sac situated within easy reach of local amenities, the property offers good size living accommodation, double glazing, gas central heating. Briefly comprises of entrance lobby, living room, dining kitchen, utility and a separate wc to the ground floor. There are four bedrooms to the first floor one with en-suite and a family bathroom-wc. Externally there are gardens to the front and rear of the property with a drive leading to a single garage.



EPC Band D

Call: Michael Poole 01642 955140

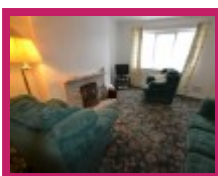
Price Guide: £149,950+

Lot No. 106 19 Laburnum Terrace, Shotton DH6 2HQ

kimmitt & roberts

Description:

A perfect purchase for the first time buyer or local investor to acquire this two bedroom end link home which offers partial solid fuel central heating system, double glazing to most window and briefly comprising Entrance vestibule, lounge, kitchen, two bedrooms and bathroom/w.c., Enjoying pleasant landscaped gardens to both front and rear. PRICED TO SELL!



EPC Band to be confirmed

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £39,950+

Lot No. 107 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. 108 6 William Street West, North Shields NE29 6RL

**ROOK
MATTHEWS
SAYER**

Description:

Spacious four bedroom maisonette located within William Street West, North Shields. Spread over two floors, must be views to appreciate the accommodation on offer. Conveniently placed for local amenities and facilities the property briefly comprises; Entrance lobby, lounge, kitchen, four bedrooms and bathroom/WC. Externally the property offers a shared yard.

EPC Band TBC


Call: Rook Matthews Sayer 0191 2463666

Price Guide: £64,950+

Lot No. 109 8 Pallion Park Sunderland SR4 6QE

Andrew Craig

Description:

NO CHAIN INVOLVED!! Well sized gardens, a garage and three bedrooms are all on offer with this modern semi detached house. Located on this popular private development which is close to the amenities of Pallion, Sunderland Royal hospital and the Sunderland University. Accommodation boasts uPVC double glazing, combi gas central heating. Ideal for a range of buyers and viewing highly recommended.



EPC Band D

Call: Andrew Craig 0191 5653377

Price Guide: £84,950+

Lot No. 110 7 Wallflower Avenue, Horden, Peterlee SR8 4PN

kimmitt & roberts

Description:

Presented to an extremely high standard throughout we have pleasure to offer for sale upon the open market this delightful, much improved two bedroom end terraced bungalow. Boasting gas central heating system, double glazing and briefly comprises of lounge, refitted quality kitchen/diner, showeroom/W.C and two bedrooms. The exterior enjoys an enclosed garden to front elevation along with enclosed yard to rear. Priced to sell this beautiful, stylish home cannot fail to impress.



EPC Band D

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £69,950+

Lot No. 111 47 Greens Valley Drive, Hartburn, Stockton TS18 5QH

Michael Poole

Description:

The property sits amongst similar executive homes within this cul-de-sac location and offers spacious living accommodation designed to suit the needs of a large family or would suit a few generations living together. To the ground floor there is a living room, two garages and there are two other rooms which could be utilised to create a kitchen, bathroom and bedroom. On the first floor there is access to the rear garden from the good size dining kitchen, large living room, WC and a second reception room which is currently used as a play room but could provide a bedroom or additional dining room. The upper floors include four bedrooms, with the master enjoying an en-suite bathroom, a family bathroom and a staircase provides access to the loft room which offers further development potential (subject to any approvals being granted). Externally, this home has two drives which lead to two single garages and a rear garden with decking. Greens Valley Drive is conveniently situated for local schools and everyday shopping requirements and here is good access to public transport and commuting routes. Early inspection is highly recommended to fully appreciate all that this outstanding home can offer.

Call: Michael Poole 01642 355000

Price Guide: £290,000+

Lot No. 112 14 Cedar Court, Widdrington NE61 5PR

**ROOK
MATTHEWS
SAYER**

Description:

A three bedroom semi detached home situated within a cul de sac location on a popular estate in Widdrington Station. The accommodation has double glazing, gas central heating and has been altered to accommodate a utility room and second reception room to the ground floor. Briefly comprising of: entrance hall, lounge, breakfasting kitchen, conservatory, utility room, second reception room and ground floor bedroom. The first floor has a lounge, two double bedrooms and bathroom/WC. Externally the property has off street parking to front and enclosed garden to rear.

EPC Band C


Call: Rook Matthews Sayer 01670 511711

Price Guide: £109,950+

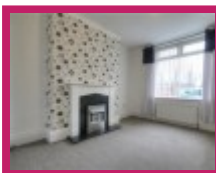
Lot No. 113 328 Medomsley Road, Consett DH8 5NX

**WOOD
ESTATE AGENTS**

Description:

A three-bedroom terraced house with two reception rooms and a ground floor bathroom, available with immediate vacant possession. The house has UPVC double glazing and gas central heating via combi. boiler, with accommodation comprising: entrance lobby, hall, living room, dining room, kitchen, rear lobby, bathroom, first floor landing and three bedrooms. There is a yard to the rear. The house also had a new roof fitted in 2014.

EPC Band D


Call: J W Woods 01207 502109

Price Guide: £69,950+

Lot No. 114 74 Chatton Street, Wallsend NE28 0JT

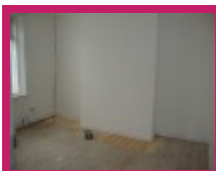
**MIKE
ROGERSON**

Description:

Appealing to a wide range of buyers both private residential and buy to let investors is this upgraded and modernised three bedroom, two reception mid terrace house being offered for sale with vacant possession. The property benefits from gas central heating, double glazed windows, refitted kitchen, bathroom and redecoration.

The property briefly comprises entrance hall, living room, dining room, kitchen, and bathroom/wc. To the first floor are three bedrooms and externally there is a yard to the rear.

EPC Band D


Call: Mike Rogerson 0191 2621206

Price Guide: £54,950+

Lot No. 115 76/78 Strathmore Crescent, Newcastle NE4 8UB

**ROOK
MATTHEWS
SAYER**

Description:

Fantastic Buy To Let opportunity in popular location. Pair of flats offered with vacant possession. There is a two bedroomed ground floor flat and four bedroomed upper maisonette. The properties do require updating and are an ideal Investment. There are an array of amenities nearby to include local shops, restaurants and public transport links. Newcastle City Centre, Airport and major road links are all also easily accessible. Comprising. Lower Hallway, lounge kitchen, bathroom, 2 bedrooms. Upper. Stairs and landing, lounge, kitchen and 3 bedrooms. The top floor has a bathroom and fourth bedroom. Yard to rear.



EPC Band D for both

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £94,950+

Lot No. 116 8 Victoria Mews, Easington Village, Peterlee SR8 3JN

kimmitt & roberts

Description:

A rare opportunity to purchase this beautifully presented, stylish five bedroomed detached family home situated in the most sought after location of Easington Village and enjoying open views across village green. An internal inspection of the property is essential to fully appreciate this spacious, well planned accommodation which offers 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 this is a home that cannot fail to impress the growing family and early viewing is strongly recommended in order to avoid disappointment. EPC Band C

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £225,000+

Lot No. 117 3 St Andrews Court, Woodham, Newton Aycliffe DL5 4XA

**WOOD
ESTATE AGENTS**

Description:

Occupying a fabulous position in an exclusive small cul de sac adjacent to Woodham Golf and Country Club, Briefly comprises; entrance porch, entrance hallway, lounge, study, garden room with vaulted ceiling and door leading to the rear, kitchen, utility room, master bedroom with ladies and gents wardrobes and en-suite shower room, two further bedrooms and a family bathroom with a spa bath and a shower. Externally the property occupies a lovely generous mature site with gardens on all four sides with well stocked borders, shrubs, large greenhouse and very pleasant patio areas. The rear garden is West-facing and not overlooked. There is also a double garage with two remotecontrolled doors, electric power and light. The garage is accessed via a double driveway for additional parking.


Call: J W Woods 01325 485151

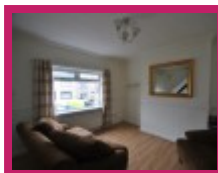
Price Guide: £260,000+

Lot No. 118 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

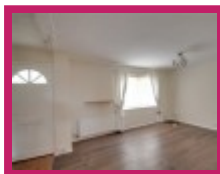
Call: Kimmitt and Roberts 0191 5813213

Price Guide: Was £79,950, now £49,950+.

Lot No. 119 8 Eskdale, Hemlington TS8 9LU

Description:

A Three Bedroom Mid Terrace House Which Will Appeal to a Variety of Potential Buyers with Spacious Lounge, Breakfast Kitchen with A Good Range of Fitted Units and Built-In Oven and Hob, Useful Ground Floor Cloakroom/WC, Three Generous First Floor Bedrooms, Bathroom with White Three Piece Suite, Lawned Garden to the Front with an Off Street Parking Area to the Rear, Gas Central Heating System and Sealed Unit Double Glazed Windows.



EPC Band D

Call: Michael Poole 01642 288299

Price Guide: £54,950+

Lot No. 120 1 Bamburgh Cottages, Burgham Park NE65 9QY

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. 121 26 Bradley Cottages, Leadgate, Co Duham DH8 6JZ

Description:

Available with no onward chain, an impressively refurbished and charming two-bedroomed cottage with elevated views. The house has undergone a thorough refurbishment and reconfiguration since August 2016, which has included the installation of uPVC double glazed windows, a new front door, external rendering and repainting, a new heating system (combi. boiler) Comprises: lobby, living room with wood-burning stove, r kitchen/breakfast room, first floor landing to two bedrooms and a modern shower room. There is a rear yard with two outhouses and access via the gate to the rear lane, beyond which is a lawned garden with mature shrubs, small, gravelled forecourt area to the front.



EPC Band D

Call: J W Woods 01207 502109

Price Guide: £59,950+

Lot No. 122 20 Kirkstone Close, Houghton Le Spring DH5 8DW

Description:

Kimmit & 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

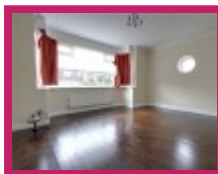
Price Guide: £60,000+

Lot No. 123 10 Mandale Road, Acklam TS5 8AB

Michael Poole

Description:

Four bedroom detached house. Desirable features include double glazing, fitted kitchen and gas central heating. The property offers two floors of living accommodation and briefly comprises; entrance hall, lounge, dining room, kitchen, two WC's, lobby, landing, four bedrooms and bathroom. Externally, enclosed gardens to the front and rear along with off street parking for several vehicles and detached garage.



EPC Band tbc

Call: Michael Poole 01642 254222

Price Guide: £189,950+

Lot No. 124 17 Twizell Place, Ponteland NE20 9QH

**ROOK
MATTHEWS
SAYER**

Description:

A well presented two bedroomed mid terraced house conveniently situated within this popular residential location being well placed for local amenities. With gas fired central heating and sealed unit double glazing, the accommodation comprises briefly: spacious entrance porch, reception hall, 19ft lounge well fitted kitchen, first floor landing, two bedrooms and well appointed bathroom/wc. There are gardens to the front and rear. Ideal for the first time purchaser, a couple or small family, internal inspection is highly recommended to fully appreciate the standard of accommodation and location.



EPC Band E

Call: Rook Matthews Sayer 01661 860228

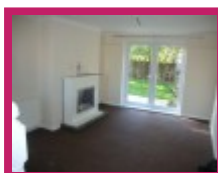
Price Guide: £129,950+

Lot No. 125 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: £49,950+

Lot No. 126 Bede Cottage, 6 Adderstone Farm Steading, Belford NE70 7JA

**tyne & tweed
estate agents**

Description:

Boasting considerable charm and stunning countryside and coastline views, this 2 bedroom mid terraced property would be ideal as a main residence or investment property or indeed make a wonderful holiday home. Adderstone lies only 4 miles of the Northumbrian coastline with its beautiful beaches and the popular village of Bamburgh, whilst the market towns of Alnwick and Berwick upon Tweed are also easily accessible. Converted from a traditional steading range and set in a delightful courtyard setting the accommodation benefits from electric heating and double glazing. Externally there is a gravelled patio area to the front and ample allocated parking. Viewing is very much recommended in this instance.

EPC Band D

Call: Tyne and Tweed 01289 331555

Price Guide: £139,950+

Lot No. 127 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, benefiting 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: £189,950+

Lot No. 128 18 The Turnstiles, 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. 129 16 Stanhope Road, South Shields NE33 4BU

Andrew Craig

Description:

An affordably priced three bedroom end terraced house ideally located within walking distance to amenities, shops, schools, Chichester Metro station and the Town Centre. The property offers good sized family accommodation and must be viewed to fully appreciate. Briefly comprising of: - Entrance hall, lounge, diner, kitchen and shower room to the ground floor whilst to the first floor there are three bedrooms. Externally there is a small low maintenance garden to the front and private yard to the rear with double gates leading out to the lane. Further benefits include gas central heating and uPVC double glazing. CALL TO VIEW NOW!!

EPC Band D


Call: Andrew Craig 0191 4271722

Price Guide: £69,950+

Lot No. 130 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+



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 is not typically enforceable in English law) for the Seller to sell and the Buyer to buy the particular lot but represents the intention to do so. However, the Seller will have the security of the non-refundable deposit. All deposit monies will be held in the Client Account of The Agents Property Auction until exchange of contracts.

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

6. 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 any condition or tenant's obligation relating to the state or condition of the lot where the lot is leasehold property.

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

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

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

G5 Transfer

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

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

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

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

G6 Completion

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

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

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

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

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

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

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

G7 Notice to complete

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

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

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

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

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

- (a) terminate the contract; and

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

G8 If the contract is brought to an end

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

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

G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

G9.5 The buyer must:

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

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

G10 Interest and apportionments

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

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

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

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

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

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

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

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

G11 Arrears

Part 1 Current rent

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

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

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

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears



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

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

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

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

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

G12 Management

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

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

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

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

G13 Rent deposits

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

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

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

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

G14 VAT

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

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

G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

G15.2 The seller confirms that the seller

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

G15.3 The buyer confirms that:

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

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

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

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

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

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

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

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

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

G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

G17 Maintenance agreements

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

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

G18 Landlord and Tenant Act 1987

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

G18.2 The seller warrants that the seller has complied with sections 58 and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

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

G19.5 Where relevant:

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

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

G20 TUPE

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

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

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



conditions

(c) in respect of the Transferring Employees.

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

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

G21 Environmental

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

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

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

G22 Service Charge

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

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

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

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

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

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

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

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

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

G23 Rent reviews

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

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

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

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

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

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

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

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

G24 Tenancy renewals

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

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

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

G24.4 Following completion the buyer must:

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

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

G25 Warranties

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

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

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

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

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

G26 No assignment

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

G27 Registration at the Land Registry

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

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

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

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

G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

(c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the sale memorandum) by a postal service that offers normally to deliver mail the next following business day.

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

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

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

G29 Contracts (Rights of Third Parties) Act 1999

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

G30 Extra General Conditions



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