



Agents Property
AUCTION

TOGETHER WE GET RESULTS

Auction Catalogue



THIS AUCTION

Wednesday 31st January

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



Andrew Craig

WOOD
ESTATE AGENTS

kimmitt & roberts

Michael Poole



Richard Francis
Auctioneer MNAVA

01661 831 360
www.agentspropertyauction.com



Buyers Guide

IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

Particulars of Sale:

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

Price Guides:

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

Option 1 Terms & Conditions:

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

Option 2 Terms & Conditions:

On the fall of the gavel the buyer must place a £3000 non refundable deposit with The Agents Property Auction Limited, exchange of contracts must occur in 28 days 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	14 Ashfield, Jarrow	NE32 4NB	Andrew Craig
Lot 2	8 Hunter Avenue, Blyth	NE24 8JT	Rook Matthews Sayer
Lot 3	36 Crowley Road, Swalwell	NE16 3HE	Andrew Craig
Lot 4	11 Broadwater, Wardley,	NE10 8XS	Andrew Craig
Lot 5	38 Guisborough Street, Eston	TS6 9LA	Michael Poole
Lot 6	70 Alnwick Road, South Shields	NE34 0LB	Andrew Craig
Lot 7	156 Northgate, Darlington	DL1 1QU	R.A Jackson & Son
Lot 8	22/24 Wilberforce Street, Jarrow	NE32 3AR	Andrew Craig
Lot 9	98 High Street, Carville	DH1 1BQ	JW Wood Estate Agents
Lot 10	97/99 Blyth Street, Seaton Delaval	NE25 0DZ	Rook Matthews Sayer
Lot 11	7 Simonside View, Jarrow	NE32 5TS	Andrew Craig
Lot 12	75 Carley Road, Sunderland	SR5 2RP	Andrew Craig
Lot 13	38/40 Irthing Avenue, Byker, Newcastle	NE6 2TQ	Rook Matthews Sayer
Lot 14	7 Front Street, Camperdown	NE12 5UT	Mike Rogerson
Lot 15	55 Brownlow Road, South Shields	NE34 0QT	Andrew Craig
Lot 16	16 Riversdale House, Stakeford	NE62 5LG	Mike Rogerson
Lot 17	West Farm, Whickham Highway, Whickham	NE16 4EP	Andrew Craig
Lot 18	76/76a Ryhope Street South, Sunderland	SR2 0AB	Andrew Craig
Lot 19	7 Thornely Road, Wheatley Hill	DH6 3NR	Kimmit & Roberts
Lot 20	33 Queen Street, Lazenby, Eston	TS6 8EB	Michael Poole
Lot 21	Land adjacent to Stone lee, Calcutts Road, Jackfield, Telford	TF8 7LG	Harwood
Lot 22	13 Canterbury Way, Fellgate, Jarrow	NE34 9RB	Andrew Craig
Lot 23	1 Commercial Street, Trimdon Colliery	TS29 6AD	Greig Cavey
Lot 24	9 Wye Road, Hebburn	NE31 2DF	Andrew Craig
Lot 25	7 Abbay Street, Southwick, Sunderland	SR5 2EB	Andrew Craig
Lot 26	20 Eighth Street, Horden, Peterlee	SR8 4LY	Kimmit & Roberts
Lot 27	11 Hide Hill, Berwick upon Tweed	TD15 1EQ	Rook Matthews Sayer
Lot 28	Rosewood Cottage, Allison Street, Amble	NE65 ONX	Rook Matthews Sayer
Lot 29	16 High Street, Belford	NE70 7NH	Rook Matthews Sayer
Lot 30	68 Benwell Lane, Benwell, Newcastle upon Tyne	NE15 6RT	Rook Matthews Sayer
Lot 31	51/53 Astley Road, Seaton Delaval	NE25 0DJ	Rook Matthews Sayer
Lot 32	24 Delaval Terrace, Blyth	NE24 1DL	Mike Rogerson
Lot 33	Grange Bungalow, Carville, Durham	DH1 1TL	JW Wood Estate Agents
Lot 34	47 Combe Drive, West Denton	NE15 8UN	Rook Matthews Sayer
Lot 35	47 Sedgewick Close, Hartlepool	TS24 9EU	Kimmit & Roberts
Lot 36	21 Bodlewell House, Sunderland	SR1 2AS	Andrew Craig
Lot 37	22 Bodlewell House, Sunderland	SR1 2AS	Andrew Craig
Lot 38	18 Hardwick Street, Peterlee	SR8 4JH	Kimmit & Roberts
Lot 39	7 Wembley Terrace, Cambois, Blyth	NE24 1SA	Mike Rogerson
Lot 40	33 Edward Street, North Ormesby, Middlesbrough	TS3 6JJ	Michael Poole
Lot 41	16 Windsor Terrace, Trimdon Station	TS29 6DJ	Kimmit & Roberts
Lot 42	305 Old Durham Road, Gateshead	NE8 3TS	Andrew Craig
Lot 43	8 Eighth Street, Horden, Peterlee	SR8 4LY	Kimmit & Roberts
Lot 44	255 Victoria Road East, Hebburn	NE31 1YE	Andrew Craig
Lot 45	Land Behind 24 Woods Terrace, Murton	SR7 9AE	Kimmit & Roberts
Lot 46	8 Firwood Terrace, Ferryhill	DL17 0DE	JW Wood Estate Agents
Lot 47	44-46 Parliament Road, Middlesbrough	TS1 4LA	Michael Poole



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	15 West View, Wrekenton, Gateshead	NE9 7UY	Andrew Craig
Lot 49	16 West View, Wrekenton, Gateshead	NE9 7UY	Andrew Craig
Lot 50	41 Woods Terrace, Murton	SR7 9AE	Kimmitt & Roberts
Lot 51	309,311,311a Old Durham Road	NE8 3TS	Andrew Craig
Lot 52	14 Palmer Street, Middlesbrough	TS1 4DF	Michael Poole
Lot 53	23 East Moor Road, Pallion, Sunderland	SR4 6QF	Andrew Craig
Lot 54	Otterburn Lodge Park, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 55	50 Jackson Street, Brotton	TS12 2TE	Michael Poole
Lot 56	91/93 Astley Road, Seaton Delaval	NE25 0DL	Rook Matthews Sayer
Lot 57	22 Richard Street, Blyth	NE24 2HF	Rook Matthews Sayer
Lot 58	45,47,49,49a Hylton Road, Sunderland	SR4 7AF	R.A Jackson & Son
Lot 59	25 Albany Street, Middlesbrough	TS1 4DB	Michael Poole
Lot 60	4 Kingsley Road, Lynemouth	NE61 5YD	Rook Matthews Sayer
Lot 61	54 Kingsley Avenue, South Shields	NE34 9JA	Andrew Craig
OPTION 2			
Lot 62	51 North Street, Winlaton	NE21 4EF	Rook Matthews Sayer/Yellow Estate Agency
Lot 63	430 Sunderland Road, Gateshead	NE8 3QR	Andrew Craig
Lot 64	Flat 3, Meynell House, Old Station Mews, Eaglescliffe	TS16 0EH	Michael Poole
Lot 65	49 Hunters Road, Spital Tongues, Newcastle Upon Tyne	NE2 4NB	Rook Matthews Sayer
Lot 66	23 Grange Road, Ryton	NE40 3LU	Rook Matthews Sayer
Lot 67	24 Vale View, Burnhope, Stanley	DH7 0EA	JW Wood Estate Agents
Lot 68	20 Bank Top, Woodside, Ryton	NE40 4QN	Rook Matthews Sayer
Lot 69	5 Wentworth Terrace, Millfield, Sunderland	SR4 7AD	Andrew Craig
Lot 70	10 Princes Road, Gosforth	NE3 5NP	Andrew Craig
Lot 71	7 Bewick Street, South Shields	NE33 4JU	Andrew Craig
Lot 72	55 Corporation Road, Redcar	TS10 1EY	Michael Poole
Lot 73	20 West View, Wideopen	NE13 6EG	Andrew Craig
Lot 74	12 Wiseton Court, South Gosforth Newcastle	NE7 7NT	Rook Matthews Sayer
Lot 75	24 Harebell Close, Ingleby Barwick	TS17 0SL	Michael Poole
Lot 76	1 Humford Way, Bedlington	NE22 5ET	Rook Matthews Sayer
Lot 77	101 Burnside, Ashington	NE63 9UF	Rook Matthews Sayer
Lot 78	10 Blackwell Scar, Darlington	DL3 8DL	JW Wood Estate Agents
Lot 79	Bank House, Longframlington	NE65 8DH	Rook Matthews Sayer
Lot 80	15 Casey Court, Ashington	NE63 9NN	Rook Matthews Sayer
Lot 81	21 Nottingham Court, Bedlington	NE22 6PE	Rook Matthews Sayer
Lot 82	8 Balmor Road, Normanby, Stockton	TS6 0ER	Michael Poole
Lot 83	74 Chatton Street, Wallsend	NE28 0JT	Mike Rogerson
Lot 84	137 Sea Road Fulwell	SR6 9EB	Andrew Craig
Lot 85	2 Axbridge Close, Choppington	NE63 5HB	Rook Matthews Sayer
Lot 86	15 Mowbray Terrace, Choppington	NE62 5QP	Rook Matthews Sayer
Lot 87	65 Northcote Street, South Shields	NE33 4DJ	Andrew Craig
Lot 88	20 High Street, Lazenby, Middlesbrough	TS6 8DX	Michael Poole
Lot 89	369 Geneva Road, Darlington	DL1 4HH	JW Wood Estate Agents
Lot 90	24 Sycamore Road, Linthorpe, Middlesbrough	TS5 6QZ	Michael Poole
Lot 91	34 Durham Road, Leadgate, Consett,	DH8 7RJ	JW Wood Estate Agents
Lot 92	5 Exeter Road, Eston, Middlesbrough	TS6 9PA	Michael Poole
Lot 93	23 Turnstile Mews, Roker, Sunderland	SR6 9TP	Andrew Craig



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	123a Oxford Road, Linthorpe, Middlesbrough	TS5 5EA	Michael Poole
Lot 95	34 Alverston Close, Newcastle upon Tyne	NE1 5 8TB	Rook Matthews Sayer
Lot 96	36 Alverston Close, Newcastle upon Tyne	NE1 5 8TB	Rook Matthews Sayer
Lot 97	38 Alverston Close, Newcastle upon Tyne	NE1 5 8TB	Rook Matthews Sayer
Lot 98	42 Alverston Close, Newcastle upon Tyne	NE1 5 8TB	Rook Matthews Sayer
Lot 99	46 Alverston Close, Newcastle upon Tyne	NE1 5 8TB	Rook Matthews Sayer
Lot 100	48 Alverston Close, Newcastle upon Tyne	NE1 5 8TB	Rook Matthews Sayer
Lot 101	5 Cleveland Terrace, Newbiggin	NE64 6RF	Rook Matthews Sayer
Lot 102	18 Peel Gardens, South Shields	NE34 9EN	Andrew Craig
Lot 103	Ivy House North, Westoe Village, South Shields	NE33 9EG	Andrew Craig
Lot 104	1 Crofton Street, South Shields	NE34 0QP	Andrew Craig
Lot 105	125 Hambleton Street, Blyth	NE24 1NH	Rook Matthews Sayer
Lot 106	32 Hilda Terrace, Throckley	NE1 5 9NQ	Rook Matthews Sayer
Lot 107	21 Hartford Crescent, Ashington	NE63 0LD	Rook Matthews Sayer
Lot 108	4 Hawthorn Terrace, Walbottle, Newcastle	NE1 5 8JQ	Rook Matthews Sayer
Lot 109	131 Whitfield Villas, South Shields	NE33 5NH	Andrew Craig
Lot 110	26 Commercial Street, Brandon, Durham	DH7 8PL	JW Wood Estate Agents
Lot 111	11 Emmerson Court, Horden, Peterlee	SR8 4DG	Kimmitt & Roberts
Lot 112	8 Shirley Close, Evenwood, Bishop Auckland	DL14 9RG	JW Wood Estate Agents
Lot 113	25 Wells Street, Boldon Colliery	NE35 9AE	Andrew Craig
Lot 114	254 Harton Lane, South Shields	NE34 0LR	Andrew Craig
Lot 115	56 Corporation Road, Redcar	TS10 1PB	Michael Poole
Lot 116	42 Saint Patricks Road, Grangetown	TS6 7JY	Michael Poole
Lot 117	3 Office Houses, Front Street, Seaton Burn	NE1 3 6BL	Andrew Craig
Lot 118	9 Rydal Avenue, South Moor, Stanley	DH9 7QR	JW Wood Estate Agents
Lot 119	23 Tamerton Drive, Birtley	DH3 2LX	Andrew Craig
Lot 120	93 Elemore Lane, Houghton Le Spring	DH5 0QD	Kimmitt & Roberts
Lot 121	8 Blagdon Terrace, Seaton Burn	NE1 3 6EY	Rook Matthews Sayer
Lot 122	13 Western Terrace North, Murton	SR7 9AZ	Kimmitt & Roberts
Lot 123	2 Glebe Close, Fishburn	TS21 4DE	JW Wood Estate Agents
Lot 124	171 Brinkburn Avenue, Gateshead	NE8 4JX	Andrew Craig
Lot 125	Laburnum House, Ashington	NE63 0RZ	Rook Matthews Sayer
Lot 126	Acacia House, Ashington	NE63 0RZ	Rook Matthews Sayer
Lot 127	Catswell Cottage and Adderstone Main Lodge, near Belford	NE70 7HS	Rook Matthews Sayer
Lot 128	Fillys Folly, The Stables, Hartford Hall Estate, Bedlington	NE22 6AG	Rook Matthews Sayer
Lot 129	202 Acklam Road, Middlesbrough	TS5 4PS	Michael Poole
Lot 130	9 Kirkdale Court, South Shields	NE34 9EU	Andrew Craig
Lot 131	8 Beech Terrace, Ashington	NE63 0QE	Rook Matthews Sayer

Option 1

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

Lot No. 1

14 Ashfield, Jarrow NE32 4NB

Andrew Craig



Description:

In need of updating this three bedroom mid terrace property offers excellent potential for the developer or investor. With gas central heating and double glazing the accommodation briefly comprises entrance hall, lounge, breakfast/kitchen and conservatory to the ground floor. To the first floor there are three bedrooms and bathroom/W.C. and access to the boarded attic space. Outside there are gardens to the front and rear.



EPC Band D

Call: Andrew Craig 0191 4280025

Price Guide: £44,950+

Lot No. 2

8 Hunter Avenue, Blyth NE24 8JT

ROOK
MATTHEWS
SAYER



Description:

A well presented family home situated on Hunter Avenue in Blyth, EPC: E. Offering generous family accommodation briefly comprising: Entrance hall, lounge with bay window, separate dining room and kitchen. Three bedrooms to the first floor - two with fitted wardrobes and family bathroom. Garden to front with mature shrubs with a shared driveway to detached garage and enclosed garden to the rear. Situated close to local schools and town centre amenities. Some updating / modernisation required which is reflected in the realistic asking price. Internal inspection welcome.



EPC Band D

Call: Rook Matthews Sayer 01670 352900

Price Guide: £54,950+

Lot No. 3

36 Crowley Road, Swalwell NE16 3HE

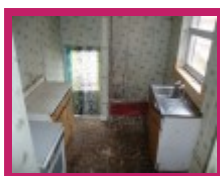
Andrew Craig



Description:

Appealing to a wide variety of buyers is this three bedroomed upper flat which is being offered for sale with vacant possession. The Property does require updating and modernising but does benefit from double glazed window's and is located close to local amenities. The property briefly comprises entrance hall with stairs off to first floor, three bedrooms, bathroom, living room, kitchen and externally there is a yard to the rear.

EPC Band E



Call: Andrew Craig 0191 4889090

Price Guide: £25,000+

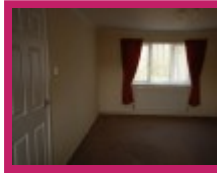
Lot No. 4

11 Broadwater, Wardley, NE10 8XS

Andrew Craig

Description:

Well presented first floor apartment which is priced to sell and available with vacant possession. Situated in a quiet residential location in Broadwater at Wardley, this first floor apartment is ideal for first time buyers, young professionals or investors alike. Briefly comprises: Open plan living space, kitchen, one bedroom and bathroom. The property benefits from open views to the rear and off road parking. Offering ready to move into accommodation which benefits from gas central heating and double glazing to windows. With excellent transport links to Newcastle, Sunderland and Gateshead, this is a must see property!



EPC Band C

Call: Andrew Craig 0191 4875330

Price Guide: £39,950+

Lot No. 5

38 Guisborough Street, Eston TS6 9LA

Michael Poole

Description:

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



EPC Band B

Call: Michael Poole 01642 955180

Price Guide: £79,950+

Lot No. 6

70 Alnwick Road, South Shields NE34 0LB

Andrew Craig

Description:

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

EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £27,000+

Lot No. 7

156 Northgate, Darlington DL1 1QU

**R.A Jackson
& son**
Est. 1830

Description:

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

EPC Band C

Call: RA Jackson and Son 0191 257 1253

Price Guide: £120,000+

Lot No. 8

22/24 Wilberforce Street, Jarrow NE32 3AR

Andrew Craig

Description:

This pair of one bed flats are ideal for investors, presently vacant they offer excellent potential. In need of some cosmetic attention, the properties benefit from gas central heating and partial double glazing. Briefly each comprises of:- Entrance hall, lounge, kitchen and bathroom/w.c. Externally there is a shared rear yard. EPC Band C for both.

Call: Andrew Craig 0191 4280025

Price Guide: £24,950+

Lot No. 9

98 High Street, Carville DH1 1BQ

WOOD
ESTATE AGENTS

Description:

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

EPC Band F for Shop

EPC Band D for Flat


Call: JW Wood Estate Agents 0191 386 9921

Price Guide: £44,950+

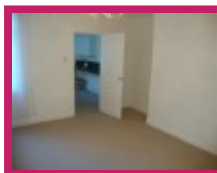
Lot No. 10

97/99 Blyth Street, Seaton Delaval NE25 0DZ

**ROOK
MATTHEWS
SAYER**

Description:

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



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

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £65,000+

Lot No. 11

7 Simonside View, Jarrow NE32 5TS

Andrew Craig

Description:

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



EPC Band D

Call: Andrew Craig 0191 4280025

Price Guide: £37,000+

Lot No. 12

75 Carley Road, Sunderland SR5 2RP

Andrew Craig

Description:

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



EPC Band E

Call: Andrew Craig 0191 5160239

Price Guide: £27,000+

Lot No. 13

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

**ROOK
MATTHEWS
SAYER**

Description:

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

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

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

We are awaiting sight of the tenancy agreements.

EPC Band D

Call: Rook Matthews Sayer 0191 0191 276 1283

Price Guide: £69,950+

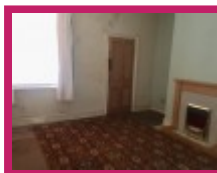
Lot No. 14

7 Front Street, Camperdown NE12 5UT

**MIKE
ROGERSON**

Description:

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



EPC Band D

Call: Mike Rogerson 01670 732400

Price Guide: £47,500

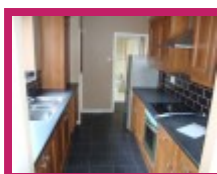
Lot No. 15

55 Brownlow Road, South Shields NE34 0QT

Andrew Craig

Description:

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



EPC Band D

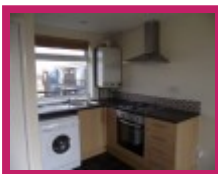
Call: Andrew Craig 0191 4271722

Price Guide: £39,950+

Lot No. 16
16 Riversdale House, Stakeford NE62 5LG

Description:

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


Call: Mike Rogerson 01670 521122

Price Guide: £10,000+

Lot No. 17
West Farm, Whickham Highway, Whickham NE16 4EP
Andrew Craig

Description:

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

Call: Andrew Craig 0191 4889090

Price Guide: £159,950+

Lot No. 18
76/76a Ryhope Street South, Sunderland SR2 0AB
Andrew Craig

Description:

A two storey end of terrace comprising of a ground floor commercial unit which we are advised is currently used as a cafe/sandwich shop generating a rental income of £80 per week on a Commercial Lease from 21 November 2016 for period of three years. First floor is a flat which is let at on a 6 month AST at £399 pcm from 2 October 2017. EPC Bands E

Call: Andrew Craig 0191 5653377

Price Guide: £65,000+

Lot No. 19
7 Thornely Road, Wheatley Hill DH6 3NR
kimmitt & roberts

Description:

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



EPC Band D

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £19,950+

Lot No. 20

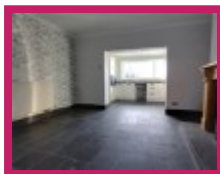
33 Queen Street, Lazenby, Eston TS6 8EB

Michael Poole



Description:

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



EPC Band D

Call: Michael Poole 01642 955180

Price Guide: £39,950+

Lot No. 21

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: £229,950+

Lot No. 22

13 Canterbury Way, Fellgate, Jarrow NE34 9RB

Andrew Craig



Description:

A top floor flat, comprises of communal hall with stairs to first floor, private entrance hall, lounge, kitchen, two beds and bathroom/wc. EPC Band E



Call: Andrew Craig 0191 4280025

Price Guide: £45,000+

Lot No. 23

1 Commercial Street, Trimdon Colliery TS29 6AD

GREIGCAVEY
COMMERCIAL LTD



Description:

The property comprises of a ground floor retail unit with kitchen to the rear and to the first and second floor there is office/storage accommodation and a bathroom. Externally the property has a large garage to the rear and approximately 0.9 acre of land. The property is currently operating as a Newsagents/convenient store. We have been advised by our client that the weekly turn over excluding lottery is £2,500 per week. Location- The property is situated in Trimdon which is a small village in the borough of Sedgfield in County Durham approximately 5 miles north of Sedgfield and 8 miles south east of Durham City.



EPC Band tbc

Call: Greig Cavey 01429 275791

Price Guide: £54,950+

Lot No. 24

9 Wye Road, Hebburn NE31 2DF

Andrew Craig

Description:

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

Call: Andrew Craig 0191 4281428

Price Guide: £39,950+

Lot No. 25

7 Abbay Street, Southwick, Sunderland SR5 2EB

Andrew Craig

Description:

A mid terraced cottage located close to amenities and excellent transport links. No chain involved and realistically priced. Yard to rear with electric roller shutter door for off road parking. Ideal for investors. EPC Band E

Call: Andrew Craig 0191 5160239

Price Guide: £29,950+

Lot No. 26

20 Eighth Street, Horden, Peterlee SR8 4LY

kimmitt & roberts

Description:

Ideal for renovation and within walking distance to local amenities. At the time of print no internal access has been gained, access is being arranged prior to the auction. EPC Band to be advised

Call: Kimmitt and Roberts 0191 518 3334

Price Guide: £13,000+

Lot No. 27

11 Hide Hill, Berwick upon Tweed TD15 1EQ

**ROOK
MATTHEWS
SAYER**

Description:

Lying in the heart of the busy shopping centre of Berwick and located on a road full of independent retailers, a good sized retail shop with a two bedroom flat above. The flat could be self-contained and therefore offers the investor a great opportunity to acquire retail and residential accommodation. Requiring refurbishment throughout, the accommodation briefly comprises to the ground floor, open entrance porch to the entrance door, single room retail space which could be split, if required, to provide storage and kitchen/toilet facilities. An internal door to the rear of the shop floor leads to the lobby with access entrance door to the rear of the property. Stairs from the rear lobby leads to the first floor flat accommodation comprising: landing, open storage space, kitchen and lounge. To the second floor there are two double bedrooms and bathroom. Outside to the rear there is a pathway leading through a ginnel to the road. EPC Band E

Call: Rook Matthews Sayer - 01665 510044

Price Guide: £69,950+

Lot No. 28

Rosewood Cottage, Allison Street, Amble NE65 ONX

**ROOK
MATTHEWS
SAYER**

Description:

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

Call: Rook Matthews Sayer 01665 713358

Price Guide: £95,000+

Lot No. 29

16 High Street, Belford NE70 7NH

**ROOK
MATTHEWS
SAYER**

Description:

This Grade II listed building provides fantastic retail and residential accommodation over three storeys. The ground floor provides an ample retail area plus rear shop with cloak room and WC, which could easily be made in to a third bedroom with en-suite. The inner hall has stairs up and down to two double bedrooms, study and bathroom on the first floor plus spacious kitchen/dining/sitting area on the lower ground floor with separate WC. The property benefits from a rear yard which could be used as a parking area or garden and gives access to the lower ground floor. Gas central heating is included. EPC exempt

Call: Rook Matthews Sayer 01665 510044

Price Guide: £124,950+

Lot No. 30

68 Benwell Lane, Benwell, Newcastle upon Tyne NE15 6RT

**ROOK
MATTHEWS
SAYER**

Description:

Three bedroom semi, vacant possession, double glazing, gas central heating, gardens & off street parking. Fantastic First Time Buy or Buy To Let, three bedroom semidetached family home centrally located for all amenities to include shops, public transport links and within easy access to Newcastle City Centre. Benefits include double glazing, gas central heating, off street parking and no onward chain. The accommodation comprises; entrance hallway, lounge, kitchen, bathroom, separate w.c., stairs to first floor and three bedroom. Externally there are gardens to the front and rear with a driveway providing off street parking.
A

EPC Band C


Call: Rook Matthews Sayer 0191 274 4661

Price Guide: £64,950+

Lot No. 31

51/53 Astley Road, Seaton Delaval NE25 0DJ

**ROOK
MATTHEWS
SAYER**

Description:

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

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


Call: Rook Matthews Sayer 0191 2463666

Price Guide: £65,000+

Lot No. 32
24 Delaval Terrace, Blyth NE24 1DL

Description:

We at Mike Rogerson are pleased to welcome to the Sales market this two bedroom terraced house in the heart of Blyth town centre. The property is close to the local shopping centre, supermarkets, schools and Blyth Hospital. This property boasts gas central heating and fully double glazed windows and doors. The property briefly comprises; Entrance hallway, lounge to front, separate dining room to rear, re-fitted kitchen with rear access to private yard. The first floor has two double bedrooms and family bathroom. Currently Tenanted AST roll on month to month with safety deposit and fully managed.



EPC Band E

Call: Mike Rogerson 01670 361911

Price Guide: £38,500+

Lot No. 33
Grange Bungalow, Carville, Durham DH1 1TL

Description:

In need of complete modernisation and refurbishment, Grange Bungalow is an individual detached bungalow which is available with immediate vacant possession. Occupying a good sized site, it briefly comprises: entrance hall, lounge, kitchen, two bedrooms, bathroom/wc and conservatory and an attached garage and drive. The bungalow is situated just off the A(690) Durham to Sunderland Highway which provides easy access to Durham City Centre and is adjacent to the Motorway Interchange with easy access to the A1(M) Motorway and within a few minutes drive of Carrville and Belmont where there are local facilities and amenities available.



EPC Band G

Call: JW Wood Estate Agents 0191 386 9921

Price Guide: £69,950+

Lot No. 34
47 Combe Drive, West Denton NE15 8UN

Description:

This is a good opportunity to purchase a two bedroom ground floor flat. This property is situated in West Denton Park and benefits from gas radiator heating and double glazing. Internally the accommodation briefly comprises; an entrance hall, lounge and kitchen, two bedrooms and a bathroom/wc. Externally there is a front garden. Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer. The property is rented at £460pcm on an AST we have been advised the tenant has been in approx 1 year (we are awaiting sight of the tenancy agreement)



EPC Band D

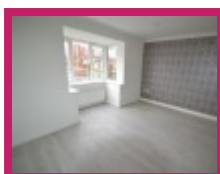
Call: Rook Matthews Sayer 0191 267 1031

Price Guide: £45,000+

Lot No. 35
47 Sedgewick Close, Hartlepool TS24 9EU

Description:

A perfect opportunity to purchase this modern three bedroom detached family home which comes with lounge, stylish kitchen/dining room, utility room, three bedrooms the master having en suite facility along with family bathroom/w.c., To the exterior are gardens to front and rear along with driveway leading to single garage.



EPC Band C

Call: Kimmitt and Roberts 0191 518 3334

Price Guide: £85,000+

Lot No. 36
21 Bodlewell House, Sunderland SR1 2AS
Andrew Craig

Description:

This three bedroom top floor apartment offers neutrally decorated living space complete with double glazing and gas central heating. There is allocated parking available. Situated within a central location convenient for local shops, schools, train station and Sunderland University and College. Call now to view.



EPC Band E

Call: Andrew Craig 0191 5653377

Price Guide: £39,950+

Lot No. 37
22 Bodlewell House, Sunderland SR1 2AS
Andrew Craig

Description:

This three bedroom top floor apartment offers neutrally decorated living space complete with double glazing and gas central heating. There is allocated parking available. Situated within a central location convenient for local shops, schools, train station and Sunderland University and College. Call now to view. EPC Band D

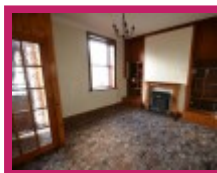
Call: Andrew Craig 0191 5653377

Price Guide: £39,950+

Lot No. 38
18 Hardwick Street, Peterlee SR8 4JH
kimmitt & roberts

Description:

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



EPC Band F

Call: Kimmitt and Roberts 0191 518 3334

Price Guide: £19,000+

Lot No. 39
7 Wembley Terrace, Cambois, Blyth NE24 1SA
**MIKE
ROGERSON**

Description:

The property is that of a mid terraced house with private yard to the front and large rear gardens with parking. The property is in need of a full refurbishment so Attention All Investors as Cambois is a great rental location for most looking for the quite coastal retreat. The beach is within close proximity with lovely walks, play areas, Charltons well known Restaurant/Bar and also walk to the local Harbour, with regular visits from local TV presenting such known TV Shows as Vera, Rocket Man, Wire in The Blood and many more. This ideal home briefly comprises Entrance via kitchen, dining room, lounge with lobby leading to the rear access and to the first floor three good sized bedrooms and the family bathroom. Externally to the front is a private yard with an outhouse and to the rear a large garden not for the faint hearted with wooden garage, greenhouse and many mature shrubs, trees etc. This property as prior stated is in need of TLC but set in a very quaint village with excellent commuting roads/bus/travel links would suit most buyers looking for a quite coastal lifestyle.

EPC Band E

Call: Mike Rogerson 01670 361911

Price Guide: £37,950+

Lot No. 40
33 Edward Street, North Ormesby, Middlesbrough TS3 6JJ
Michael Poole

Description:

Desirable features include, double glazing, gas central heating and fitted kitchen. The property offers two floors of living accommodation and briefly comprises, entrance hall, lounge, kitchen, landing, two bedrooms and bathroom. Externally we have an enclosed yard to the rear.



EPC Band D

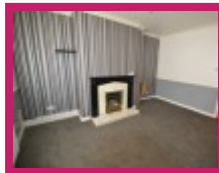
Call: Michael Poole 01642 254222

Price Guide: £20,000+

Lot No. 41
16 Windsor Terrace, Trimdon Station TS29 6DJ
kimmitt & roberts

Description:

Affordable two bedroom mid terraced home ideal for first time buyer or local investor to acquire. Briefly comprising lounge, kitchen, bathroom/w.c., and two bedrooms along with enclosed yard to rear. This property also comes with gas central heating system (by way of combi boiler).



EPC Band D

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £25,000+

Lot No. 42
305 Old Durham Road, Gateshead NE8 3TS
Andrew Craig

Description:

An investment opportunity to purchase this vacant commercial retail unit where planning permission has been granted to convert the premises from A1 Use to a residential flat C3 Use. The property is situated in a popular residential area where there is also a good demand for rental properties.

EPC Band to be advised

Call: Andrew Craig 0191 4875330

Price Guide: £18,000+

Lot No. 43
8 Eighth Street, Horden, Peterlee SR8 4LY
kimmitt & roberts

Description:

Ideal for renovation and within walking distance to local amenities. Comprises Entrance Vestibule, Kitchen Breakfast Room, First Floor Landing With loft access and two bedrooms, Bathroom/w.c. To the exterior is an enclosed yard to rear.



EPC Band tbc

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £18,000+

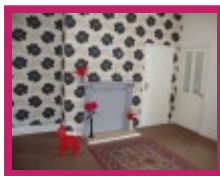
Lot No. 44

255 Victoria Road East, Hebburn NE31 1YE

Andrew Craig

Description:

Appealing to both the private residential market and the buy to let investor is this two bedroomed ground floor flat being offered for sale with vacant possession. The property benefits include double glazed windows and gas central heating. The property briefly comprises, entrance hall, 2 bedrooms, living room, kitchen, rear lobby and a bathroom/w.c.



EPC Band E

Call: Andrew Craig 0191 4281428

Price Guide: £34,950+

Lot No. 45

Land Behind 24 Woods Terrace, Murton SR7 9AE

kimmitt & roberts

Description:

We have pleasure in offering a piece of land to the rear of Woods Terrace in Murton. With the correct permissions the land would be suitable for garage or storage purposes.


Call: Kimmitt and Roberts 0191 5183334

Price Guide: £5000+

Lot No. 46

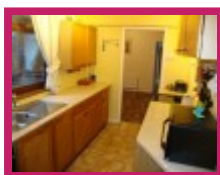
8 Firwood Terrace, Ferryhill DL17 0DE

**THE WOOD
ESTATE AGENTS**

Description:

A great opportunity to purchase this two bedroom, two reception room mid terrace house. The property benefits include double glazed windows, gas central heating (verbally advised boiler was fitted in December 2017).

Property briefly comprises entrance hall, living room, dining room, rear lobby, shower room, to the first floor two bedrooms. Externally there is a yard to the rear.



EPC Band E

Call: J W Woods 01388 604273

Price Guide: £29,950+

Lot No. 47

44-46 Parliament Road, Middlesbrough TS1 4LA

Michael Poole

Description:

Available with no forward chain and perfectly situated for access to Teesside University. This former dentist has been converted into a ten bedroom property that will appeal to investors and must be viewed to be fully appreciated.

We are verbally advised by the vendor that the property was previously let at £65 per week per room. EPC Band E

Call: Michael Poole 01642 254222

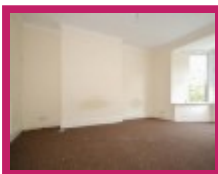
Price Guide: £180,000+

Lot No. 48
15 West View, Wrekenton, Gateshead NE9 7UY
Andrew Craig

Description:

One bedroom ground floor flat conveniently positioned for local amenities and transport links from Wrekenton. Accommodation comprises: Hallway, lounge, kitchen, bedroom and bathroom. Viewing recommended to appreciate full potential.

EPC Band D



Call: Andrew Craig 0191 4875330

Price Guide: £30,000+

Lot No. 49
16 West View, Wrekenton, Gateshead NE9 7UY
Andrew Craig

Description:

Two bedroom First Floor Flat pleasantly situated in Wrekenton. Convenient for local amenities, transport links and the QE Hospital. Accommodation briefly comprises: Entrance, First floor landing, lounge, kitchen, two bedrooms and bathroom with white suite. Sensibly priced to attract early interest. Therefore viewing comes recommended to appreciate full potential.

EPC D



Call: Andrew Craig 0191 4875330

Price Guide: £30,000+

Lot No. 50
41 Woods Terrace, Murton SR7 9AE
kimmitt & roberts

Description:

We have pleasure in offering for sale both a SHOP and a FLAT on the commercial street of Woods Terrace. The property is currently occupied on the ground floor by The Salvation Army. Full details of tenancy to follow in legal pack.

EPC Bands tbc

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £18,000+

Lot No. 51
309,311,311a Old Durham Road NE8 3TS
Andrew Craig

Description:

This property consists of three flats over three levels. All requiring updating and improvements, ideally situated to investors looking for a project. Pleasantly positioned on Old Durham Road with amenities and transport links near by. All flats are available with vacant possession and would represent an ideal opportunity for investment. Comprising: 309 - One Bed Ground Floor Flat. 311 - One Bed First Floor Flat. 311a - Two Bed Top Floor Flat
EPC Band D for 309 Old Durham Road EPC Band C for 311 Old Durham Road EPC Band E for 311a Old Durham Road

Call: Andrew Craig 0191 4875330

Price Guide: £90,000+

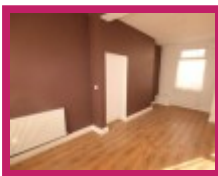
Lot No. 52

14 Palmer Street, Middlesbrough TS1 4DF

Michael Poole


Description:

For Sale Subject to Existing Tenancy. Superb two bedroom mid terrace house, having been fully refurbished to an extremely high standard. The accommodation includes a spacious living room, new fitted kitchen and bathroom and two first floor double bedrooms.



EPC Band D

Call: Michael Poole 01642 254222

Price Guide: £29,950+

Lot No. 53

23 East Moor Road, Pallion, Sunderland SR4 6QF

Andrew Craig


Description:

A two bedroom end terraced cottage offering accommodation all on one level. Recently re-roofed and benefiting from off road parking to the rear yard. Double glazed and ideal for a range of buyers. Located close to amenities, schools and shops. Viewing recommended. EPC Band to be advised


Call: Andrew Craig 0191 5653377

Price Guide: £29,950+

Lot No. 54

Otterburn Lodge Park, Otterburn NE19 1HE

ROOK
MATTHEWS
SAYER

Description:

The opportunity comprises a ground rent investment secured upon 34 holiday lodges, a farm house and three cottages. There is a 15 % transfer fee payable to the freeholder if any of the leasehold interests are sold. The extensive grounds circa 42 acres (17 hectares) may afford potential for redevelopment, subject to obtaining all the necessary consents. The ground rent benefits from extensive grounds which include 3 tennis courts and a fishing lake (currently not in use). A schedule of the accommodation and tenancies are as follows: 32 Holiday Lodges: each subject to a lease for a term of 999 years from 2015 at a rental of £2,500 per annum totalling: £80,000 per annum 2 Holiday Lodges: each subject to a lease for a term of 99 years from 1988 at a rental of approx. £750 per annum totalling: £1,500 per annum Farm House & 3 Cottages: each subject to a lease for a term of 999 years from 2014 at a peppercorn rent. Overall Income: £81,500 per annum

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £550,000+

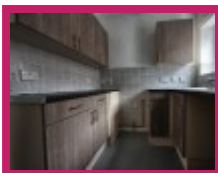
Lot No. 55

50 Jackson Street, Brotton TS12 2TE

Michael Poole


Description:

A Traditional Style Terraced Home Situated in a Popular Village Location. Offered to the Market with No Onward Chain and Keenly Priced. This Property Could Make a Tidy Little Investment or a Lovely Home for Yourself. EPC Band D


Call: Michael Poole 01642 285041

Price Guide: £25,000+

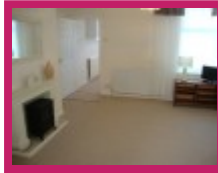
Lot No. 56

91/93 Astley Road, Seaton Delaval NE25 0DL

**ROOK
MATTHEWS
SAYER**

Description:

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



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

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £65,000+

Lot No. 57

22 Richard Street, Blyth NE24 2HF

**ROOK
MATTHEWS
SAYER**

Description:

FIRST FLOOR FLAT - NO UPPER CHAIN - TWO BEDROOMS - CONVENIENT TOWN CENTRE LOCATION - on Richard Street in Blyth. Internal inspection is highly recommended to appreciate size and standard of accommodation on offer which briefly comprises: Entrance hall, staircase to first floor, lounge, kitchen with wrought iron stairs to rear yard, bedrooms and spacious bathroom. Benefitting from gas central heating to combi boiler, double glazing and yard to rear. Recently plastered and decorated and new floor coverings throughout. An ideal starter/investment opportunity not to be missed.



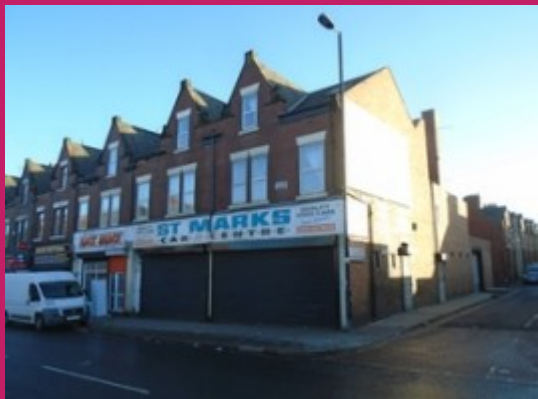
EPC Band D

Call: Rook Matthews Sayer 01670 352900

Price Guide: £27,000+

Lot No. 58

45,47,49,49a Hylton Road, Sunderland SR4 7AF

**R.A Jackson
& son
Est. 1830**

Description:

The site contains three terraced properties of traditional construction occupying a site area of approximately 430 sqm. There are three shop frontages, 45 Hylton Road is tenanted at £60 per week on informal terms, there is no agreement. The remainder 47 and 49 Hylton Road was previously used as a car showroom and workshop. The ground floor accommodation has been extended through to the rear boundary. In addition there are three maisonette flats above and an advertising boarding currently let to Primesight. The subject property is located within Hylton Road, at the eastern end, off A1231 on the outskirts of Sunderland City Centre. Specifically, the property lies within a secondary retail parade on the corner of Queensberry Avenue. The subject property is located within Hylton Road, at the eastern end, off A1231 on the outskirts of Sunderland City Centre. Specifically, the property lies within a secondary retail parade on the corner of Queensberry Avenue.

EPC Band to be advised for 45 Hylton Road EPC Band G for 47 Hylton Road EPC Band to be advised for 49 Hylton Road EPC Band G for 479a Hylton Road

Call: R A Jackson 0191 2571253

Price Guide: £199,950+

Lot No. 59

25 Albany Street, Middlesbrough TS1 4DB

Michael Poole

Description:

Idea for investment, this three bedroom property comes to the market with no forward chain. Benefitting from a Middlesbrough Town centre location great for access to local shops, pubs and Teesside University. Viewing of this property comes highly recommended.

EPC Band E

Call: Michael Poole 01642 254222

Price Guide: £39,950+

Lot No. 60
4 Kingsley Road, Lynemouth NE61 5YD

Description:

A three bedroomed mid terraced home situated on Kingsley Road, Lynemouth. The property has double glazing and gas central heating and is available now. The accommodation briefly comprises: entrance hall, kitchen, lounge, rear porch, first floor landing, three bedrooms and bathroom/w.c. Externally there is a large garden to the front and yard to the rear.



EPC Rating: E

Call: Rook Matthews Sayer 01670 850850

Price Guide: £39,950+

Lot No. 61
54 Kingsley Avenue, South Shields NE34 9JA
Andrew Craig

Description:

Kingsley Avenue, South Shields...Investment opportunity two bedroom end terrace house in Biddick Hall within close proximity of schools and local amenities and easily accessible to A19. Internal accommodation: Door to hallway, lounge, kitchen/diner to the ground floor. To the first floor lies 3 bedrooms and family bathroom w/c. Externally there is a garden to front with driveway providing off street parking and garden to the rear. Early viewing Advised.
EPC Band to be advised

Call: Andrew Craig 0191 4271722

Price Guide: £39,950+



Personal & Family



@SintonsLaw



sintons-llp



If you're moving... move with Sintons

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



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



Conveyancing
Quality

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

Sintons
Law

www.sintons.co.uk | **Personal & Family** | Business | Defendant Litigation | Healthcare

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

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

Option 2

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

Lot No. 62

51 North Street, Winlaton NE21 4EF



Description:

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



EPC Band D

Call: Yellow 0191 4141313 RMS 0191 4131313

Price Guide: £54,950+

Lot No. 63

430 Sunderland Road, Gateshead NE8 3QR

Andrew Craig



Description:

Four bedroomed first floor maisonette located on Sunderland Road, which provides excellent road and public transport links to surrounding areas. Internally it comes warmed via gas central heating, benefits from double glazing, whilst the accommodation itself briefly comprises of entrance with stairs to first floor landing, lounge, fitted kitchen, bathroom and two bedrooms. The second floor provides a further two bedrooms. Externally there is a town garden to the front aspect and a private yard to the rear.



EPC Band D

Call: Andrew Craig 0191 4875330

Price Guide: £74,950+

Lot No. 64

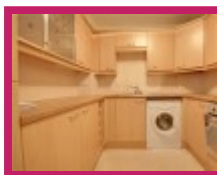
Flat 3, Meynell House, Old Station Mews, Eaglescliffe TS16 0EH

Michael Poole



Description:

A sensibly priced two bedroom ground floor apartment, offered for sale with the benefit of NO ONWARD CHAIN. Being in an excellent location within walking distance of the cosmopolitan Yarm High Street. Spacious lounge with double glazed french doors kitchen with modern units, built in oven & hob, & integrated fridge/freezer, two spacious bedrooms with master having fitted wardrobes, bathroom with white three piece suite, gas central heating system via a combination boiler & double glazing, allocated car parking space together with additional visitors spaces.



EPC Band G

Call: Michael Poole 01642 788878

Price Guide: £64,950+

Lot No. 65
49 Hunters Road, Spital Tongues, Newcastle Upon Tyne NE2 4NB
**ROOK
MATTHEWS
SAYER**

Description:

A delightful two bedroom end of terrace house located in the heart of Spital Tongues, in close proximity of the city centre, Royal Victoria Infirmary, Dental hospital Newcastle University. The property will appeal to a wide range of people, as it is situated near to transport links. The property is warmed by gas central heating via a combination boiler and UPVC double glazing. The accommodation comprises of: entrance hall, open plan lounge/kitchen, bathroom/wc, stairs to landing, two double bedrooms. Externally there is a yard to the rear. An internal inspection is highly recommended.



EPC Band F

Call: Rook Matthews Sayer 0191 2816700

Price Guide: £124,950+

Lot No. 66
23 Grange Road, Ryton NE40 3LU
**ROOK
MATTHEWS
SAYER**

Description:

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

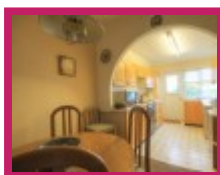
Call: Rook Matthews Sayer 0191 4131313

Price Guide: £439,950+

Lot No. 67
24 Vale View, Burnhope, Stanley DH7 0EA
**WOOD
ESTATE AGENTS**

Description:

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



EPC Band D

Call: J W Woods 01207 235221

Price Guide: £49,950+

Lot No. 68
20 Bank Top, Woodside, Ryton NE40 4QN
**ROOK
MATTHEWS
SAYER**

Description:

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

EPC Band D

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £249,950+

Lot No. 69
5 Wentworth Terrace, Millfield, Sunderland SR4 7AD
Andrew Craig

Description:

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



EPC Band E

Call: Andrew Craig 0191 5653377

Price Guide: £74,950+

Lot No. 70
10 Princes Road, Gosforth NE3 5NP
Andrew Craig

Description:

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



EPC Band tbc

Call: Andrew Craig 0191 2859024

Price Guide: £199,950+

Lot No. 71
7 Bewick Street, South Shields NE33 4JU
Andrew Craig

Description:

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



EPC band: E

Call: Andrew Craig 0191 4271722

Price Guide: £64,950+

Lot No. 72
55 Corporation Road, Redcar TS10 1EY
Michael Poole

Description:

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



EPC Band E

Call: Michael Poole 01642 285041

Price Guide: £99,950+

Lot No. 73

20 West View, Wideopen NE13 6EG

Andrew Craig

Description:

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



EPC band: D

Call: Andrew Craig 0191 2859024

Price Guide: £115,000+

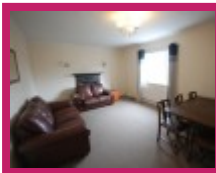
Lot No. 74

12 Wiseton Court, South Gosforth Newcastle NE7 7NT

**ROOK
MATTHEWS
SAYER**

Description:

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



EPC Band D

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £84,950+

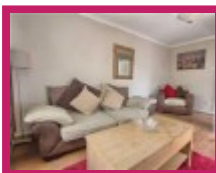
Lot No. 75

24 Harebell Close, Ingleby Barwick TS17 0SL

Michael Poole

Description:

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



EPC Band C

Call: Michael Poole 01642 763636

Price Guide: £64,950+

Lot No. 76

1 Humford Way, Bedlington NE22 5ET

**ROOK
MATTHEWS
SAYER**

Description:

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



EPC Band D

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £299,950+

Lot No. 77
101 Burnside, Ashington NE63 9UF
**ROOK
MATTHEWS
SAYER**

Description:

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


EPC Band E
Call: Rook Matthews Sayer 01670 850850

Price Guide: £89,950+

Lot No. 78
10 Blackwell Scar, Darlington DL3 8DL
**WOOD
ESTATE AGENTS**

Description:

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

Call: JW Wood Estate Agents 01325 485 151

Price Guide: £349,950+

Lot No. 79
Bank House, Longframlington NE65 8DH
**ROOK
MATTHEWS
SAYER**

Description:

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

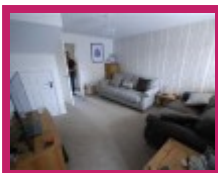

EPC Band F
Call: Rook Matthews Sayer 01665 713 358

Price Guide: £149,950+

Lot No. 80
15 Casey Court, Ashington NE63 9NN
**ROOK
MATTHEWS
SAYER**

Description:

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


EPC Band B
Call: Rook Matthews Sayer 01670 850 850

Price Guide: £95,000+

Lot No. 81
21 Nottingham Court, Bedlington NE22 6PE
**ROOK
MATTHEWS
SAYER**

Description:

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



EPC Band D

Call: Rook Matthews Sayer 01670 531114

Price Guide: £154,950+

Lot No. 82
8 Balmor Road, Normanby, Stockton TS6 0ER
Michael Poole

Description:

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



EPC Band C

Call: Michael Poole 01642 355000

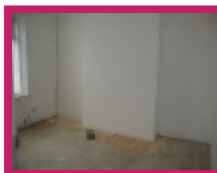
Price Guide: £119,950+

Lot No. 83
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: £44,950+

Lot No. 84
137 Sea Road Fulwell SR6 9EB
Andrew Craig

Description:

A three bedroom, two reception room period style mid terraced home offering ideal living space for the growing family. Being conveniently located on the ever popular Sea Road for access to a wide range of local shops, schools, the Seafront and Seaburn Metro. Call now to view

EPC Band E


Call: Andrew Craig 0191 5160239

Price Guide: £115,000+

Lot No. 85
2 Axbridge Close, Choppington NE63 5HB
**ROOK
MATTHEWS
SAYER**

Description:

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



EPC: D

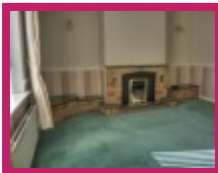
Call: Rook Matthews Sayer 01670 531114

Price Guide: £140,000+

Lot No. 86
15 Mowbray Terrace, Choppington NE62 5QP
**ROOK
MATTHEWS
SAYER**

Description:

Chain free and ready to move in to this three bedroom property on Front Mowbray Terrace, Choppington would make a lovely first time buy or investment opportunity. Deceptively spacious the property is close to local amenities, schools and shops the accommodation briefly comprises of; entrance porch, lounge, breakfasting kitchen, stairs to the first floor landing, three bedrooms and a good size bathroom. Externally there is a small low maintenance garden to the front and a yard to the rear.



EPC Band C

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £49,950+

Lot No. 87
65 Northcote Street, South Shields NE33 4DJ
Andrew Craig

Description:

Two bedroom ground floor flat located close to the town centre and local transport links. This spacious property has recently been redecorated with a neutral theme throughout and would make an ideal starter home. Briefly the property comprises entrance hallway, living room, fitted kitchen, bathroom and two bedrooms with a separate rear yard. Call now to view!



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

Lot No. 88
20 High Street, Lazenby, Middlesbrough TS6 8DX
Michael Poole

Description:

Available with no forward chain and situated in the pretty village of Lazenby. Briefly comprising; ground floor entrance hall, lounge, kitchen, three bedrooms - two of which are double size bedrooms and family bathroom. Externally, there is allocated car parking and stunning surrounding views of the nearby park and the Cleveland Hills.



EPC Band C

Call: Michael Poole 01642 955180

Price Guide: £55,000+

Lot No. 89
369 Geneva Road, Darlington DL1 4HH
WOOD
ESTATE AGENTS

Description:

A well presented and well equipped three bedroom semi detached house appealing to a wide variety of buyers and located within a popular area within close proximity of local amenities. The property benefits include double glazed windows, gas central heating, a spacious and a well fitted dining kitchen, refitted bath suite and gardens to the front and rear of the property. The property briefly comprises of an entrance hall, living room, dining kitchen, on the first floor there are three bedrooms and a family bath/ WC.



EPC Band D

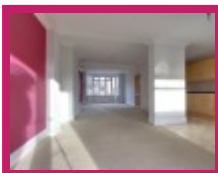
Call: J W Woods 01325 485151

Price Guide: £89,950+

Lot No. 90
24 Sycamore Road, Linthorpe, Middlesbrough TS5 6QZ
Michael Poole

Description:

A three bedroom semi-detached house available immediately with two car driveway, low maintenance rear garden, gas central heating, UPVC double glazing, open plan lounge kitchen dining room.



EPC Band C

Call: Michael Poole 01642 254222

Price Guide: £99,950+

Lot No. 91
34 Durham Road, Leadgate, Consett, DH8 7RJ
WOOD
ESTATE AGENTS

Description:

Refurbished and reconfigured since 2012, the house has uPVC double glazing and gas central heating via combi. boiler, with accommodation comprising: entrance lobby, living room, modern fitted kitchen, utility room, first floor landing, two bedrooms and a bathroom, fitted with a white suite. There is an enclosed lawned garden to the rear, with a side gate for access. The house is set back slightly from Durham Road and is close to the central crossroads in Leadgate, where there are a few local shops and facilities. It is also close to two primary schools in the village, and is approximately 1.5 miles from Consett town centre, where there are further facilities and amenities, including the retail park, leisure centre and Consett Academy secondary school. There are local walks and cycle tracks in the area, including the Derwent Walk and the Coast-to-Coast cycle route, which passes through Leadgate, while there are major road links to the regional centres of Durham and Newcastle, which are both within 13 miles.

EPC Band D

Call: JW Wood Estate Agents 01207 502109

Price Guide: £49,950+

Lot No. 92
5 Exeter Road, Eston, Middlesbrough TS6 9PA
Michael Poole

Description:

The property offers two floors of living accommodation and briefly comprises; entrance hall, lounge/diner, kitchen, dining room, landing, three bedrooms and a family bathroom. Externally, enclosed gardens to the front and rear along with driveway and detached garage.



EPC Band C

Call: Michael Poole 01642 955180

Price Guide: £99,950+

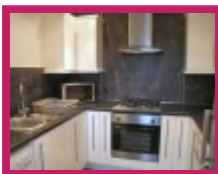
Lot No. 93

23 Turnstile Mews, Roker, Sunderland SR6 9TP

Andrew Craig

Description:

An immaculately presented and modern two double bedroom top floor apartment situated on this popular development close to the Seafront, Roker Park, local shops and excellent transport links to Sunderland City Centre and St. Peters University campus. An ideal purchase for professionals and first time buyers. Call now to view!



EPC Band C

Call: Andrew Craig 0191 5160239

Price Guide: £64,950+

Lot No. 94

123a Oxford Road, Linthorpe, Middlesbrough TS5 5EA

Michael Poole

Description:

This large period property has been sensibly converted into two generous size flats and it is the first floor apartment we offer for sale here. With the added benefit of no forward chain, internal inspection is strongly recommended. Briefly comprises, landing, kitchen, bathroom, WC, lounge and two bedrooms. Externally, enclosed garden to the rear which currently is used as a car port.



EPC Band D

Call: Michael Poole 01642 254222

Price Guide: £64,950+

Lot No. 95

34 Alverston Close, Newcastle upon Tyne NE15 8TB

**ROOK
MATTHEWS
SAYER**

Description:

Situated on Alverston Close in Lemington Rise is this ground floor studio flat. The property briefly comprises a communal entrance hall, lounge/bedroom, dressing area, fitted kitchen and shower room/w.c. Externally there is a communal garden. Rook Matthews Sayer would recommend an internal viewing to appreciate the accommodation and location on offer. The property is currently rented at £325pcm on an AST dated 17.08.2012



EPC Band E

Call: Rook Matthews Sayer 0191 267 1031

Price Guide: £34,950+

Lot No. 96

36 Alverston Close, Newcastle upon Tyne NE15 8TB

**ROOK
MATTHEWS
SAYER**

Description:

Situated on Alverston Close in Lemington Rise is this ground floor studio flat. The property briefly comprises a communal entrance hall, kitchen/lounge, bedroom, dressing area and shower room/w.c. Externally there is a communal garden. The property is currently rented at £325pcm on an AST dated 25/6/17. EPC Band C

Call: Rook Matthews Sayer 0191 267 1031

Price Guide: £34,950+

The loan for one project that provides funds for the next

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

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

For more information call 0161 933 7155
or visit togethernessmoney.com/auctionfinance

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

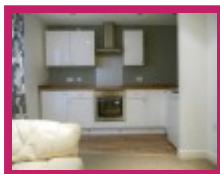
* Light refurbishment includes the replacement or refurbishment of kitchens and bathrooms, rewiring, decorative attention or internal re-configuration. It does not include anything that requires planning permission or structural changes.



Lot No. 97
38 Alverston Close, Newcastle upon Tyne NE15 8TB
**ROOK
MATTHEWS
SAYER**

Description:

Situated on Alverston Close in Lemington Rise is this ground floor studio flat. The property briefly comprises a communal entrance hall, lounge/bedroom, dressing area, fitted kitchen and shower room/w.c. Externally there is a communal garden. Rook Matthews Sayer would recommend an internal viewing to appreciate the accommodation and location on offer.



EPC Band f

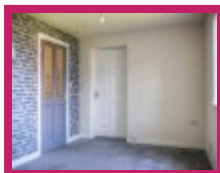
Call: Rook Matthews Sayer 0191 267 1031

Price Guide: £34,950+

Lot No. 98
42 Alverston Close, Newcastle upon Tyne NE15 8TB
**ROOK
MATTHEWS
SAYER**

Description:

This is a one bedroom ground floor flat located in a purpose build block on Alverston Close, Lemington Rise. The property has double glazing and electric heating and the accommodation comprises; a communal entrance, lounge/kitchen fitted with cooking appliances, a bedroom with the shower room/wc off. Externally there are communal gardens. Rook Matthews Sayer would recommend an early viewing on this property to appreciate the accommodation and location on offer.



EPC Band F

Call: Rook Matthews Sayer 0191 267 1031

Price Guide: £34,950+

Lot No. 99
46 Alverston Close, Newcastle upon Tyne NE15 8TB
**ROOK
MATTHEWS
SAYER**

Description:

This is a studio flat situated in a purpose build block located in Lemington Rise. At the time of print no access had been gained to the property. The property is rented at £325pcm on a AST dated 1/9/15. EPC Band F

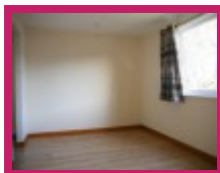
Call: Rook Matthews Sayer 0191 267 1031

Price Guide: £34,950+

Lot No. 100
48 Alverston Close, Newcastle upon Tyne NE15 8TB
**ROOK
MATTHEWS
SAYER**

Description:

This is a studio flat situated in a purpose build block located in Lemington Rise. The property offers potential purchasers accommodation including; a communal entrance, lounge and kitchen, dressing room and shower room/wc. Externally there are communal gardens. Rook Matthews Sayer recommend an internal viewing on this property to appreciate the accommodation and location on offer.



EPC Band to be advised

Call: Rook Matthews Sayer 0191 267 1031

Price Guide: £34,950+

Lot No. 101 5 Cleveland Terrace, Newbiggin NE64 6RF

Description:

Situated in Newbiggin by the Sea, just off Front Street this spacious family home is offered for sale. With no upper chain and well-proportioned room sizes it would suit a variety of buyers. There is a wall mounted gas boiler to heat the water, living flame gas fire in the lounge and further electric heating in most rooms. The property has double glazing and an additional useful porch. Briefly comprising entrance porch to lobby, spacious lounge with arch to dining room, bi-fold door to kitchen. To the first floor there are three bedrooms and a family bathroom. Externally small walled garden to the front and yard to the rear. Viewings available now.



EPC Band F

Call: Rook Matthews Sayer 01670 850850

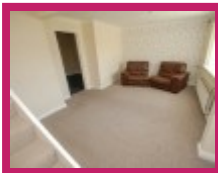
Price Guide: £54,950+

Lot No. 102 18 Peel Gardens, South Shields NE34 9EN

Andrew Craig

Description:

Two bedroom, end terrace property for sale in this popular area on outskirts of South Shields. This would make an ideal first time buy with a modern fitted kitchen and neutral décor throughout. Located a close to amenities, road links to neighbouring towns and a short journey into the town centre. The property has a pedestrianised frontage and a garage and drive way to the rear of the property. Briefly the property comprises entrance porch into lounge, dining room, kitchen and utility room. To the first floor there is to bedrooms and a bathroom. Externally there is a single garage for off road parking and off road parking for up to two cars. To the front there is a small lawned area. Call now to view.



EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £69,950+

Lot No. 103 Ivy House North, Westoe Village, South Shields NE33 9EG

Andrew Craig

Description:

Nestled in the heart of Westoe Village in this leafy and pleasant street sits this most impressive double fronted detached Grade II listed residence. The property has been converted into two dwellings and we offer to the market the ground floor apartment which retains some Georgian style features offers and offers generously proportioned rooms with the added benefit of high ceilings. An internal layout comprises of Entrance portico and entrance hall. Lounge, separate dining room (with beamed ceiling). Modern fitted breakfasting kitchen with a good range of wall and base units. Two bedrooms (master with fitted wardrobes) and shower room/w.c., with walk in shower enclosure. There is a rear lobby with useful utility area. The apartment boasts well proportioned rooms, has Georgian style sash windows together with gas central heating fired by a recently installed boiler. Externally the apartments comes with sole use of the front walled garden and has access over the upper apartment's garden to a potting shed and refuse bin area. EPC Band exempt.

Call: Andrew Craig 0191 4271722

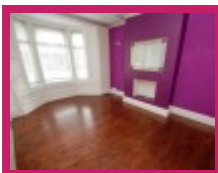
Price Guide: £139,950+

Lot No. 104 1 Crofton Street, South Shields NE34 0QP

Andrew Craig

Description:

Two bedroom ground floor flat located close to South Tyneside hospital, transport links and a short distance into the town centre. Open plan living rooms with bay window making the space have lots of natural light. This property would be an ideal purchase for the first time buyer. Briefly the property comprises entrance lobby into hallway, lounge, dining room, kitchen, rear hallway, bathroom and two bedrooms. Externally there is a separate rear yard and garage.



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

Lot No. 105

125 Hambleton Street, Blyth NE24 1NH

**ROOK
MATTHEWS
SAYER**

Description:

Early viewing is essential to secure this six bedroom mid terrace property, located in central Blyth. What was originally two flats it was converted into a house and later had a loft conversion consisting of another three rooms, so the development potential is there to create either a fabulous home or maybe convert back to flats with the correct planning consent. The property briefly comprises; Entrance hallway, lounge, dining kitchen, utility/kitchen, stairs to first floor, three bedrooms, bathroom, stairs to second floor where there are a further three bedrooms. Externally there is a rear yard and the property benefits from double glazing and gas central heating.



EPC Band C

Call: Rook Matthews Sayer 01670 352 900

Price Guide: £50,000+

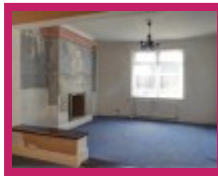
Lot No. 106

32 Hilda Terrace, Throckley NE15 9NQ

**ROOK
MATTHEWS
SAYER**

Description:

This is a fantastic family house offering spacious living accommodation. This end terrace house is located on Hilda Terrace and benefits from gas radiator heating and double glazing. The accommodation briefly comprises; an entrance hall with stairs to the first floor, a lounge/dining room which opens to the kitchen/breakfasting room. There is a cloakroom/wc. The first floor has three bedrooms and a bath/shower room/wc. Externally there is a front garden and an enclosed garden to the rear and side.



EPC Band D

Call: Rook Matthews Sayer 0191 267 1031

Price Guide: £75,000+

Lot No. 107

21 Hartford Crescent, Ashington NE63 0LD

**ROOK
MATTHEWS
SAYER**

Description:

Extended family home with five bedrooms, three reception rooms and two bath/shower rooms. Situated on the popular Hartford Crescent in Ashington with good transport links nearby. As you enter into the hall this leads directly into the kitchen, good sized dining room and a lounge to the front. Off the kitchen to the other side there is a rear lobby with useful utility and shower room. The third reception is located off to the front. Upstairs there are five bedrooms and the family bathroom. Externally there is a decent rear garden mainly laid to lawn. To the front - lawn and gates with a flagged area to provide off street parking. Great spacious accommodation for the larger family. Viewing essential, no upper chain. Non standard construction but mortgages available.



EPC Band C

Call: Rook Matthews Sayer 01670 850 850

Price Guide: £74,950+

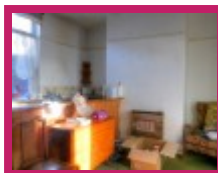
Lot No. 108

4 Hawthorn Terrace, Walbottle, Newcastle NE15 8JQ

**ROOK
MATTHEWS
SAYER**

Description:

This period style mid terrace property offers potential purchasers three bedroom accommodation and is located within the popular village of Walbottle. The property will require updating but has accommodation briefly comprising; an entrance lobby and hall, lounge with sliding doors to the kitchen/dining room, there is a rear lobby with a shower room/wc. The first floor has the three bedrooms. Externally there is an enclosed rear yard and there is a front small garden. Rook Matthews Sayer would recommend an internal viewing to appreciate the accommodation and location on offer.



EPC Band to be advised

Call: Rook Matthews Sayer 0191 267 1031

Price Guide: £60,000+

Lot No. 109 131 Whitfield Villas, South Shields NE33 5NH

Andrew Craig

Description:

An attractive two bedroom end link home is situated in this popular location. The property offers excellent value for money and briefly comprises of: - Lounge open plan into diner and kitchen. To the first floor there are two bedrooms and bathroom. Externally to the front there is a lawned garden with onside driveway which can provide off road parking for one car which leads to a detached single garage accessed via an up and over door. To the rear there is a lawned garden with patio area and borders with a range of mature shrubs and bushes. This property would make an ideal first time buyer/starter home. An internal inspection is highly recommended to fully appreciate.



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £74,950+

Lot No. 110 26 Commercial Street, Brandon, Durham DH7 8PL

WOOD
ESTATE AGENTS

Description:

Having been occupied by our clients for a considerable number of years, the property has accommodation briefly comprising: entrance porch, hallway with stairs to first floor, lounge and large open plan kitchen/diner. To the first floor there are three bedrooms and a refitted bathroom. Externally there is a good sized yard to the rear of the property. Commercial Street lies close to a good range of everyday facilities and amenities which are available within Brandon itself as well as nearby Langley Moor and Meadowfield. Brandon lies just off the A(690) Highway which provides access to Durham City as well as the A(167) Highway which provides good road links to both North and South.



EPC Band D

Call: J W Woods 0191 3869921

Price Guide: £49,950+

Lot No. 111 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. 112 8 Shirley Close, Evenwood, Bishop Auckland DL14 9RG

WOOD
ESTATE AGENTS

Description:

JW Wood are pleased to offer this spacious, two bedroom home in the popular village of Evenwood. In brief, accommodation comprises entrance hall, lounge, kitchen, utility room, two double bedrooms and family bathroom. Externally there are double gates providing off street parking and gardens to the front and rear.



EPC Band F

Call: J W Woods 01388 604273

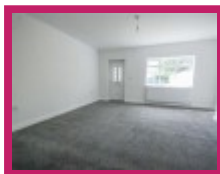
Price Guide: £34,950+

Lot No. 113 25 Wells Street, Boldon Colliery NE35 9AE

Andrew Craig

Description:

Extended and fully re-furnished, this spacious mid terraced property offers Turn-Key standard of accommodation, sure to impress! Light, bright and airy and comprising of open plan living to the ground floor area of lounge, dining room and kitchen. There are three well proportioned bedrooms and re-fitted bathroom to the first floor. The gardens have been lawned and new patio laid. All ready and waiting for you to enjoy!



EPC Band D

Call: Andrew Craig 0191 5190011

Price Guide: £105,000+

Lot No. 114 254 Harton Lane, South Shields NE34 0LR

Andrew Craig

Description:

A most impressive and spacious semi detached property oozing elegance and charm which retains many period features of the Edwardian/Victorian era such as high ceilings with decorative cornices, feature archways and sash windows. Briefly comprises of:- Entrance hall with stairs. Front lounge with feature fireplace set into an arched recess. Dining room to rear again with arched recess housing the period style fireplace and having French doors opening out to the rear garden. Fitted kitchen with a good range of wall and base units together with rear hallway/utility space. there is also a study room and guest cloaks/w.c., which complete the ground floor layout. To the first floor there are three generously proportioned bedrooms all with feature sash windows and a modern bathroom boasting a roll top free standing bath, double shower cubicle and pedestal washbasin together with a separate w.c. Externally there is driveway parking accessed from double gates leading to a detached garage and lawned gardens to both front and rear. EPC Band D

Call: Andrew Craig 0191 4271722

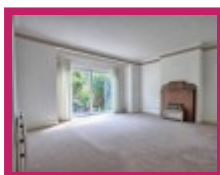
Price Guide: £225,000+

Lot No. 115 56 Corporation Road, Redcar TS10 1PB

Michael Poole

Description:

An Excellent Opportunity to Purchase a Superb Semi Detached Home That Offers Sizable Accommodation and Character Features in Equal Measures. Overlooking Locke Park and Located on a Large Plot, Inside and Out This Home Has a Lot to Offer. Some Updating Needed, This Large Family Home Offers Pots of Potential. We Advised Early Viewing to Avoid Disappointment. Note the property has been the subject of an adverse survey report. For further information please contact Agents Property Auction or Michael Poole Redcar.



EPC Band D

Call: Michael Poole 01642 285041

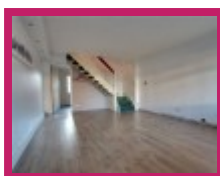
Price Guide: £169,950+

Lot No. 116 42 Saint Patricks Road, Grangetown TS6 7JY

Michael Poole

Description:

Available with no forward chain and priced for a quick sale this property will appeal to both first time buyers and investors. Located within an area of Grangetown which allows easy access to local schools, shops and bus routes, this property must be viewed to be fully appreciated. Desirable features include, double glazing, gas central heating and fitted kitchen. The property offers two floors of living accommodation and briefly comprises, porch, lounge, kitchen, landing, two bedrooms and bathroom. Externally we have enclosed gardens to the front and rear along with off street parking.



EPC Band C

Call: Michael Poole 01642 955180

Price Guide: £38,700+

Lot No. 117 3 Office Houses, Front Street, Seaton Burn NE13 6BL

Andrew Craig

Description:

Unique character terraced house. This superb family home must be viewed to appreciate the size of accommodation on offer. Located on Front Street, Seaton Burn which is close to road links, local shops and schools. Versatile in layout and comprises:- double doors leading to large entrance lobby and hallway, lounge, dining kitchen, shower room/wc, three bedrooms, cellar, garden to front and yard to rear. Benefits include:- character features, great room sizes, large sweeping staircase, large loft and cellar. There is space to park at the rear.



EPC Band D

Call: Andrew Craig 0191 2859024

Price Guide: £150,000+

Lot No. 118 9 Rydal Avenue, South Moor, Stanley DH9 7QR

WOOD
ESTATE AGENTS

Description:

Available with immediate vacant possession, a spacious three bedroomed mid-terraced house with a good sized garden situated in the popular " Lake District " area of South Moor.



EPC Band D

Call: J W Woods 01207 235221

Price Guide: £49,950+

Lot No. 119 23 Tamerton Drive, Birtley DH3 2LX

Andrew Craig

Description:

This semi detached house enjoys a cul-de-sac location on this popular Estate at The Springs and offers easy access to local amenities, schools and transport links. Offering huge potential this extended property comprises:- Entrance porch, lounge, dining room, additional reception room, kitchen and ground floor w.c. To the first floor there are three bedrooms and bathroom/w.c. Externally there are gardens to front and rear with driveway parking and garage. Early viewing a must!

EPC Band to be advised

Call: Andrew Craig 0191 4921234

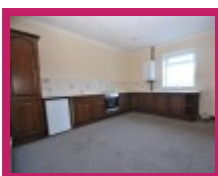
Price Guide: £89,000+

Lot No. 120 93 Elemore Lane, Houghton Le Spring DH5 0QD

kimmitt & roberts

Description:

Kimmitt & Roberts are pleased to offer for sale by auction this deceptively spacious mid terrace cottage situated in the heart of Easington Lane. The accommodation comprises living room, spacious kitchen, rear lobby, utility room, landing, two double bedrooms and family bathroom. Externally, the property boasts rear yard with garage door providing off street parking.



EPC Band D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £29,950+

Lot No. 121 8 Blagdon Terrace, Seaton Burn NE13 6EY

Description:

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



EPC Band C

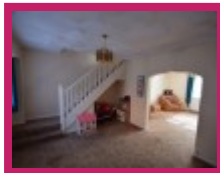
Call: Rook Matthews Sayer 0191 2847999

Price Guide: £45,000+

Lot No. 122 13 Western Terrace North, Murton SR7 9AZ

Description:

Something Completely Different! Originally two houses, this is a substantial, well converted three bedroom end of terrace home. We expect interest from a number of buyers including those who seek a larger than average family home, and investors who may look to convert the property back into two. We anticipate much interest at this very tempting price



EPC Band D

Call: Kimmitt and Roberts 0191 5813213

Price Guide: £64,950+

Lot No. 123 2 Glebe Close, Fishburn TS21 4DE

Description:

Appealing to a wide variety of buyers is this three bedroom mid terrace house with the accommodation split over three floors. The property benefits include modern kitchen and bathroom fitment, double glazed windows, gas central heating, ground floor cloakroom, en-suite facility to master bedroom and is being offered for sale with vacant possession. The property briefly comprises entrance hall, living room, dining kitchen, rear lobby and a separate wc/cloakroom. To the first floor there is two bedrooms and a bathroom, to the second floor, master bedroom with en-suite. Externally there is a townhouse garden garden to the front and paved garden rear.



EPC Band C

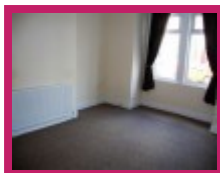
Call: J W Woods 01325 485151

Price Guide: £79,950+

Lot No. 124 171 Brinkburn Avenue, Gateshead NE8 4JX

Description:

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



EPC Band E

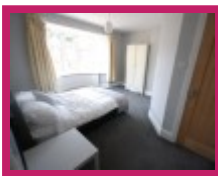
Call: Andrew Craig 0191 4875330

Price Guide: £59,950+

Lot No. 125
Laburnum House, Ashington NE63 0RZ
**ROOK
MATTHEWS
SAYER**

Description:

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



EPC Band D

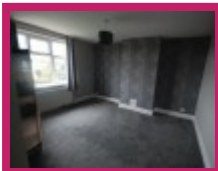
Call: Rook Matthews Sayer 01670 850 850

Price Guide: £139,950+

Lot No. 126
Acacia House, Ashington NE63 0RZ
**ROOK
MATTHEWS
SAYER**

Description:

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



EPC Band D

Call: Rook Matthews Sayer 01670 850 850

Price Guide: £135,000+

Lot No. 127
Catswell Cottage and Adderstone Main Lodge, near Belford NE70 7HS
**ROOK
MATTHEWS
SAYER**

Description:

Catswell Cottage-A very quaint two double bedroom cottage situated adjacent to the main house and which has been run as a holiday let. Briefly comprises to the ground floor entrance sun room, bathroom, entrance door into lobby, lounge, fitted dining kitchen. To the first floor two double bedrooms and shower room. Benefitting from double glazing and oil fired central heating, this property is a superb addition to the main house. EPC Band E
Adderstone Mains Lodge- A superb detached three bedroom bungalow. The property further benefits from an attached double garage with a room over with a separate entrance which could be developed to provide further accommodation. The property itself stands within attractive gardens with an extensive pond. Comprises, entrance hall, lounge with French doors onto the patio area, dining kitchen, three bedrooms, the master having an en-suite shower room and bedroom two having an access door into the main bathroom. Outside the property benefits from a gated driving providing space for off road parking. EPC Band F

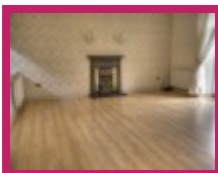
Call: Rook Matthews Sayer 01665 510044

Price Guide: £355,000+

Lot No. 128
Fillys Folly, The Stables, Hartford Hall Estate, Bedlington NE22 6AG
**ROOK
MATTHEWS
SAYER**

Description:

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



EPC Band E

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £149,950+

Lot No. 129 202 Acklam Road, Middlesbrough TS5 4PS

Description:

Three-Bedroom Semi-Detached Family Home- Double Glazing - Gas Central Heating - Large Corner Plot- Fitted Kitchen -Off Street Parking
Tastefully decorated and presented to a high standard by the current owners. The property offers two floors of living accommodation and briefly comprises, entrance hall, WC, lounge, dining room, kitchen, landing, three bedrooms and a family bathroom. Externally we have enclosed gardens to the front side and rear.



EPC Band D

Call: Michael Poole 01642 254222

Price Guide: £119,950+

Lot No. 130 9 Kirkdale Court, South Shields NE34 9EU

Andrew Craig

Description:

KIRKDALE COURT, SOUTH SHIELDS...Three bedroom Mid Terraced House offering scope and potential to alter and update into a fine family home. Situated in the Simonside area with Metro, Tesco and Sainsburys local nearby, the property comes with a lounge, kitchen diner, cloaks wc, utility/store with disability lift to the first floor, three bedrooms and shower room. Benefits include gas central heating, double glazing, gardens and parking bay plus No Onward Chain.



EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £54,950+

Lot No. 131 8 Beech Terrace, Ashington NE63 0QE

**ROOK
MATTHEWS
SAYER**

Description:

Located close to the centre of Ashington, this is a great opportunity to purchase a two bedroom property needing some modernisation and ready for the buyer to make their own stamp on the property. Offering excellent accommodation throughout and briefly comprising to the ground floor, entrance lobby with stairs to first floor, spacious lounge, fitted kitchen with door to rear yard and downstairs bathroom. To the first floor there are two double bedrooms. Outside to the front of the property particular mention should be made of the superb long garden with gated pathway leading to the front door which is lawned and to the rear a yard which can be used for off road parking.



EPC Band C

Call: Rook Matthews Sayer 01670 850850

Price Guide: £49,950+



Remote Bidding Application Form

Please select method of bidding:

TELEPHONE ☐

PROXY ☐

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

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

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

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

Date of Auction: Lot Number:

Address of Lot:

..... Post Code:

The Lot is offered for sale under:

Option One ☐

Option Two ☐

Maximum Bid (in words) £:

Buyers Information – Full Name/Company Name:

Address:

..... Post Code:

Tel No: Home: Business: Mobile:

E-mail address:

Solicitors Name & Address:

Post Code: Tel No:

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

Signature Print Name: Date:

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

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

Web: www.agentspropertyauction.com



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

[illegible]

[illegible]



Terms & Conditions

About us and Important Auction Information

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

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

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

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

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

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

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

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

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

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

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

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

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

Our General Auction Terms of Business

1. Interpretation

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

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

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

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

2. Conditions applicable to the auction types

2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

2.2 Option Two Conditions

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

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

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



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

3. General provisions applicable to Sellers and Buyers

3.1 General Auction Conditions

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

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

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

3.2 Charges and payment

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

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

3.3 Proof of Identity and Proceeds of Crime Act

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

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

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

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

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

made a report

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

3.4 Miscellaneous

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

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

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

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

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

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

3.5 Notices

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

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

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

3.6 Governing law and jurisdiction

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

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

Common Auction Conditions

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Important Notice

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

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

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

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



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

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

Glossary

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

Wherever it makes sense:

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

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

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

Agreed completion date

Subject to condition G9.3:

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

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

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

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

Auction The auction advertised in the catalogue.

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

Auctioneers The auctioneers at the auction.

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

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

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

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

Condition One of the auction conduct conditions or sales conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The auctioneers.

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

Auction Conduct Conditions

A1 Introduction

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

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

A2 Our role

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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



to check that the information in the particulars is correct.

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

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

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

A5 The contract

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

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

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

A5.4 If you do not we may either:

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

(b) sign the sale memorandum on your behalf.

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

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

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

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

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

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

A6 Extra Auction Conduct Conditions

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

General conditions of sale

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

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

G1 The lot

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

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

G2 Deposit

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

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

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

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

G2.2 The deposit

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

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

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

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

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

G3 Between contract and completion

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

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

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

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

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

Title and identity

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

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

- (a) The buyer may raise no requisition on or objection to any of the documents that is made available before the auction.
- (b) If the lot is registered land the seller is to give to the buyer within five business days of the contract date an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the lot is being sold.

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



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

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

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

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

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

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



Agents Property AUCTION

TOGETHER WE GET RESULTS

Upcoming Auctions

Wednesday 28th February 2018

Wednesday 28th March 2018

Monday 30th April 2018

Thursday 31st May 2018

Thursday 28th June 2018

Monday 30th July 2018

Wednesday 29th August 2018

Thursday 27th September 2018

Wednesday 31st October 2018

Wednesday 12th December 2018



Andrew Craig



Michael Poole



Richard Francis

Auctioneer MNAV



see website for auction terms & conditions

Agents Property Auction,

14a Front Street, Prudhoe, Northumberland, NE42 5HN.

Tel: 01661 831 360

Website: www.agentspropertyauction.com

Email: info@agentspropertyauction.com