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# Agents Property AUCTION

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Wednesday 28th March 2018

Marriott Hotel | Gosforth Park | Newcastle | NE3 5HN

6:30pm registration for 7:00pm start

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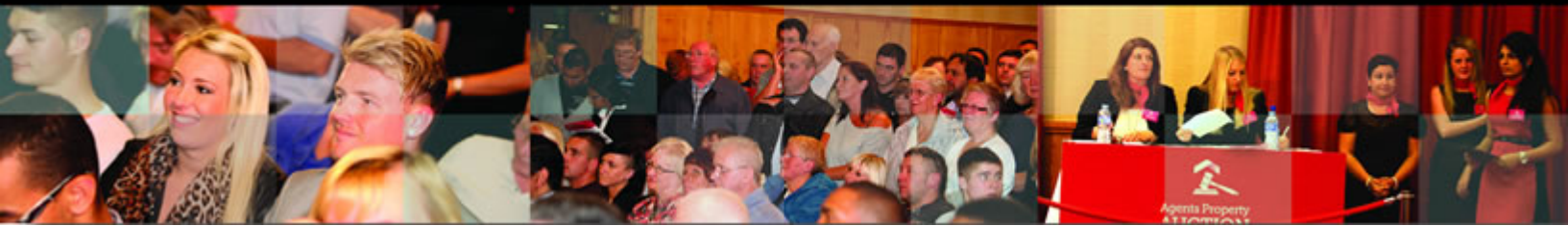




## Order Of Sale

Lot No	Address	Post Code	Partner Agent
<b>OPTION 1</b>			
Lot 1	29 Kirkheaton Place, Fenham	NE5 2QY	Rook Matthews Sayer
Lot 2	15 Marlborough Court, Jarrow	NE32 5RB	Andrew Craig
Lot 3	204-206 Hampstead Road, Benwell	NE4 8TP	Rook Matthews Sayer
Lot 4	57/58 Hambledon Street , Blyth	NE24 1NQ	Mike Rogerson
Lot 5	62 Coronation Street, Saltburn by the Sea	TS13 4DN	Michael Poole
Lot 6	34 Alverston Close, Newcastle upon Tyne	NE15 8TB	Rook Matthews Sayer
Lot 7	221 Westgate Road, Newcastle	NE4 6AD	Rook Matthews Sayer
Lot 8	14 Morton Grange Terrace, Fencehouses	DH4 6AL	Kimmitt & Roberts
Lot 9	35 Lichfield Avenue, Eston	TS6 9NQ	Michael Poole
Lot 10	Bethel House, Dudley, Cramlington	NE23 7QD	Mike Rogerson
Lot 11	14 Spencer Street, North Shields	NE29 6RF	Andrew Craig/Rook Matthews Sayer
Lot 12	36 Alverston Close, Newcastle upon Tyne	NE15 8TB	Rook Matthews Sayer
Lot 13	25 Albany Street, Middlesbrough	TS1 4DB	Michael Poole
Lot 14	Former Lloyds Bank, 19-21 Queen Street, Great Harwood	BB6 7QN	Duffin's Estate Agents
Lot 15	7 Simonside View, Jarrow	NE32 5TS	Andrew Craig
Lot 16	44-46 Parliament Road, Middlesbrough	TS1 4LA	Michael Poole
Lot 17	12 Gladstone Street, Bedlington	NE22 5DB	Rook Matthews Sayer
Lot 18	45,47,49,49a Hylton Road, Sunderland	SR4 7AF	R.A Jackson & Son
Lot 19	84 John Street, Stanley	DH9 0QP	JW Wood Estate Agents
Lot 20	Multiple Parking Bays, Beadnell House, Thornaby	TS17 0BF	Rook Matthews Sayer
Lot 21	Former Lloyds Bank, 50 Market Street, Milnsbridge	HD3 4HT	Bramleys
Lot 22	3 & 3a Granville Terrace, Wheatley Hill	DH6 3JQ	North East Commercial
Lot 23	61 Stothard Street, Jarrow	NE32 3AN	Andrew Craig
Lot 24	11 York House, Townend Farm, Sunderland	SR5 4DR	Andrew Craig
Lot 25	42 Maynard Street, Carlin How, Saltburn By The Sea	TS13 4AE	Michael Poole
Lot 26	7 Surrey Place, Arthurs Hill, Newcastle	NE4 6HE	Rook Matthews Sayer
Lot 27	138 Borough Road, Middlesbrough	TS1 2ES	Michael Poole
Lot 28	27 Woodhorn Villas, Ashington	NE63 9JF	Mike Rogerson
Lot 29	Garage, 3 Bavington Drive, Fenham	NE5 2HS	Rook Matthews Sayer
Lot 30	30 Pioneer Terrace, Bedlington	NE22 5PW	Mike Rogerson
Lot 31	Avala Park, Mile Road, Widdrington	NE61 5QL	Rook Matthews Sayer
Lot 32	1 Unity Terrace, Cambois, Blyth	NE24 1QU	Rook Matthews Sayer
Lot 33	161 Trevor Terrace, Whitley Bay	NE30 2DF	Rook Matthews Sayer
Lot 34	77 Disraeli Street, Blyth	NE24 1JE	Rook Matthews Sayer
Lot 35	34 Watson Avenue, South Shields	NE34 7QX	Andrew Craig
Lot 36	15 Spencer Street, North Shields	NE29 6RF	Andrew Craig/Rook Matthews Sayer
Lot 37	2 Third Row, Linton Colliery, Morpeth	NE61 5SB	Rook Matthews Sayer
Lot 38	Land at 106 Milburn Road, Ashington	NE63 0PQ	Rook Matthews Sayer
Lot 39	177 Mowbray Road, South Shields	NE33 3BB	Andrew Craig
Lot 40	20 Gloucester Road, Consett	DH8 7LL	JW Wood Estate Agents
Lot 41	Hadrian Lodge Guesthouse, Hindshield Moss, Haydon Bridge	NE47 6NF	North East Commercial
Lot 42	Multiple Parking Spaces Broomhead House Thornaby	TS17 0AU	Rook Matthews Sayer
Lot 43	38 Alverston Close, Newcastle upon Tyne	NE15 8TB	Rook Matthews Sayer
Lot 44	9 Wear Crescent, Eaglescliffe, Stockton	TS16 0JP	Michael Poole
Lot 45	69 Back Alwinton Terrace, Gosforth	NE3 1UD	Andrew Craig

## OPTION 2



## Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 46	146 Masefield Drive, South Shields	NE34 9LG	Andrew Craig
Lot 47	1 Croxdale Terrace, Pelaw	NE10 0RR	Andrew Craig
Lot 48	100 Howe Street, Gateshead	NE8 3PP	Andrew Craig
Lot 49	51 Milton Street, Greenside	NE40 4BE	Rook Matthews Sayer
Lot 50	11 Springfield Gardens, Wallsend	NE28 8AJ	Mike Rogerson
Lot 51	10 Tewkesbury Avenue, Marton	TS7 8NB	Michael Poole
Lot 52	202 Acklam Road, Middlesbrough	TS5 4PS	Michael Poole
Lot 53	6 Carter Avenue, Hebburn	NE31 1QS	Andrew Craig
Lot 54	Laburnum House, Ashington	NE63 0RZ	Rook Matthews Sayer
Lot 55	8 Windsor Oval, Thornaby, Stockton	TS17 8PP	Michael Poole
Lot 56	78a Stanley Street, Blyth	NE24 3BX	Mike Rogerson
Lot 57	66 Bamborough Terrace, North Shields	NE30 2BU	Mike Rogerson
Lot 58	254 Harton Lane, South Shields	NE34 0LR	Andrew Craig
Lot 59	131 Sea Road, Fulwell, Sunderland	SR6 9EB	Andrew Craig
Lot 60	109 Croydon Road, Arthurs Hill, Newcastle	NE4 5LP	Rook Matthews Sayer
Lot 61	8 Craggside, Cramlington,	NE23 6HP	Mike Rogerson
Lot 62	1 Crofton Street, South Shields	NE34 0QP	Andrew Craig
Lot 63	27 Ripon Road, Redcar,	TS10 3QH	Michael Poole
Lot 64	24 Mill Grove, South Shields	NE34 8DX	Andrew Craig
Lot 65	65 Bolam Drive , Ashington	NE63 9PQ	Mike Rogerson
Lot 66	101 Burnside, Ashington	NE63 9UF	Rook Matthews Sayer
Lot 67	1 Deepdale Street, Houghton Le Spring	DH5 0DQ	Andrew Craig/Kimmitt & Roberts
Lot 68	321 Sunderland Road, South Shields	NE34 8PT	Andrew Craig
Lot 69	1 Bamburgh Cottages, Burgham Park	NE65 9QY	Rook Matthews Sayer
Lot 70	18 Saint Margarets Grove, Redcar	TS10 2HW	Michael Poole
Lot 71	36 High Lanes, Heworth, Gateshead	NE10 0PD	Andrew Craig
Lot 72	3 St Andrews Court, Woodham, Newton Aycliffe	DL5 4XA	JW Wood Estate Agents
Lot 73	Orchard House, Berwick Upon Tweed	TD15 1TE	Tyne & Tweed Estate Agents
Lot 74	31 Brookside Crescent, Fenham	NE5 3NA	Rook Matthews Sayer
Lot 75	11 Fenton Square, Sunderland	SR4 0BZ	Andrew Craig
Lot 76	55 Pixley Dell, Consett	DH8 7DA	JW Wood Estate Agents
Lot 77	24 West Street, Whickham	NE16 4AN	Andrew Craig
Lot 78	80 Farndale Road, Benwell	NE4 8TT	Rook Matthews Sayer
Lot 79	20 Hadleigh Walk, Ingleby Barwick	TS17 5GW	Michael Poole
Lot 80	Tara, 115 Newbiggin Road, Ashington	NE63 0TQ	Rook Matthews Sayer
Lot 81	24 Durham Terrace, Framwellgate Moor, Durham	DH1 5EH	JW Wood Estate Agents
Lot 82	23 Candlish Terrace, Seaham	SR7 7LG	Kimmitt & Roberts
Lot 83	32 Hilda Terrace, Throckley	NE15 9NQ	Rook Matthews Sayer
Lot 84	11 Osborne Close, Bedlington	NE22 5YE	Rook Matthews Sayer
Lot 85	4 Mayorswell Close, Durham	DH1 1JU	JW Wood Estate Agents
Lot 86	140 Belloc Avenue, South Shields	NE34 9HR	Andrew Craig
Lot 87	2 East Terrace, Stakeford	NE62 5UJ	Mike Rogerson
Lot 88	22a Blakelaw Road, Alnwick	NE66 1AZ	Mike Rogerson
Lot 89	15 Three Rivers Court, West Boldon	NE36 0QJ	Andrew Craig
Lot 90	4 Maud Terrace, Newbiggin	NE64 6AS	Rook Matthews Sayer
Lot 91	4 Walnut Place, Kenton, Newcastle	NE3 4QS	Rook Matthews Sayer
Lot 92	Apartment 3, West Wing, Hebburn	NE31 2UP	Andrew Craig
Lot 93	48 Prudhoe Street, North Shields	NE29 6QX	Mike Rogerson



# Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	19 Whitsun Grove, Bedlington	NE22 5BD	Rook Matthews Sayer
Lot 95	5 Axminster Road, Hemlington, Middlesbrough	TS8 9HX	Michael Poole
Lot 96	13 Western Terrace North, Murton	SR7 9AZ	Kimmitt & Roberts
Lot 97	13 Palm Avenue, South Shields	NE34 7PQ	Andrew Craig
Lot 98	66a Coronation Street, Wallsend	NE28 7LT	Mike Rogerson
Lot 99	36 Elmwood Gardens, Lobley Hill	NE11 0BX	Andrew Craig
Lot 100	37 Tweed Street, Hebburn	NE31 1XP	Andrew Craig
Lot 101	Seaton Moor Cottage, Seaham	SR7 0NH	Kimmitt & Roberts
Lot 102	The Retreat, Mile Road, Widdrington	NE61 5QW	Mike Rogerson



## 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

29 Kirkheaton Place, Fenham NE5 2QY

**ROOK  
MATTHEWS  
SAYER**



#### Description:

A great opportunity to purchase this three bedroom semi-detached house requiring modernisation. Located in this popular residential area and having an array of amenities nearby to include shops, public transport, major trunk roads and Retail Park. Newcastle City Centre and Airport are also easily accessible. Popular and well regarded schools are also within the vicinity. Offered for sale with vacant possession. The property briefly comprising entrance porch, hallway, living room, dining room, kitchen, utility and separate w.c. To the first floor there are 3 bedrooms and a family bathroom/w.c. Garage and driveway. Externally there are gardens to both the front and rear. Ideal Investment Opportunity.



EPC Band D

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

**Price Guide:** £65,000+

### Lot No. 2

15 Marlborough Court, Jarrow NE32 5RB

**Andrew Craig**



#### Description:

A deceptively spacious top floor apartment located in this popular area of Jarrow set back from Bede Burn Road. Ideally situated for access to Jarrow Town Centre which offers an array of amenities, schools and good transport links by road, bus and access to the A19/Tyne Tunnel. In need of modernisation this would be a great buy to let purchase. Briefly comprises of entrance hallway, two double bedrooms, lounge, kitchen and bathroom. Benefiting from double glazing. Early viewing recommended.  
EPC Band F

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £23,000+

### Lot No. 3

204-206 Hampstead Road, Benwell NE4 8TP

**ROOK  
MATTHEWS  
SAYER**



#### Description:

An investment opportunity to purchase this three bedroom mid terrace house offered for sale with vacant possession and located towards the top end of Hampstead Road giving access to all the shops, facilities that West Road has to offer. The property itself does require full refurbishment and modernisation. The property briefly comprises an entrance hall, living, dining room, kitchen, to the first floor a bathroom and three bedrooms.  
EPC Band E

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

**Price Guide:** £39,950+

**Lot No. 4**
**57/58 Hambleton Street , Blyth NE24 1NQ**
**MIKE  
ROGERSON**

**Description:**

We would like to offer to the sales market these pair of flats located on Hambleton Street Blyth Northumberland in need of a full refurb and not for the faint hearted. These flats are one ground and first floor currently offered for sale with our Auction Team being the Agents Property Auction. The properties offered for sale are currently metal boarded via the sellers of which can be removed on completion. Due to the advertised guide price being £19,995 for the pair this reflects on the current inspection of the pair. We would urge all cash buyers investors to take a look at the pair for either resale or rental potential. EPC Band to be advised

**Call:** Mike Rogerson 01670 361911

**Price Guide:** £19,955+

**Lot No. 5**
**62 Coronation Street, Saltburn by the Sea TS13 4DN**
**Michael Poole**

**Description:**

A two bedroom mid terrace house ,situated within the Heart of the Village of Carlin How and Offered to the Market with No Onward Chain, this Property Offers the Ideal Opportunity for Investment or a Nice Home for Yourself. In Need of Some Refurbishment, However the Basis seem to be there. We Would Advise Early Viewing to Avoid Disappointment.


**Call:** Michael Poole 01642 285041

**Price Guide:** £25,000+

**Lot No. 6**
**34 Alverston Close, Newcastle upon Tyne NE15 8TB**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

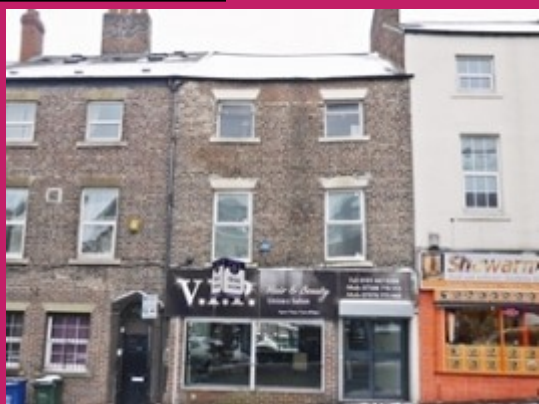
Situated on Alverston Close in Lemington Rise is this ground floor studio flat. The property briefly comprises a communal entrance hall, lounge/bedroom, dressing area, fitted kitchen and shower room/w.c Externally there is a communal garden. Rook Matthews Sayer would recommend an internal viewing to 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. 7**
**221 Westgate Road, Newcastle NE4 6AD**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

A three storey mid terrace property of brick construction with pitched slate roof. The ground floor has previously been used as a barbers with the upper floors used for office space. The front of the shop is fitted with electric security roller shutters on the entrance with manual shutters over the windows, there is ample on street parking via pay and display. The property would suit a variety of uses including conversion to residential subject to planning.

The property is located on Westgate Road (A186) which links Newcastle city centre to the A1 and the A69, it is within walking distance of Newcastle city centre. Westgate Road comprises predominantly retail units on the ground floor with a mixture of residential and offices on the upper levels. Adjacent Westgate Road is the 24 acre former Newcastle Brewery site which is being redeveloped it currently has Science, Businesses and residential apartments on with much more to come.

EPC Band D

**Call:** Rook Matthews Sayer 0191 2120000

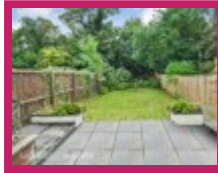
**Price Guide:** £175,000+



**Lot No. 8**
**14 Morton Grange Terrace, Fencehouses DH4 6AL**
**kimmitt & roberts**

**Description:**

Kimmit & Roberts are excited to offer to the open market this deceptively spacious mid terrace house situated in this ever popular street of Fencehouses, Houghton le Spring. Accommodation comprises entrance porch, living room, dining room, kitchen, bathroom, landing, two double bedrooms and shower room. Externally, the property benefits lawned garden with patio area and perimeter fencing to the front as well as a yard with perimeter wall to rear. Early viewings are unreservedly recommended.



EPC Band D

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £59,950+

**Lot No. 9**
**35 Lichfield Avenue, Eston TS6 9NQ**
**Michael Poole**

**Description:**

PERFECT FOR A RETIRED PERSON OR COUPLE AND N FORWARD CHAIN. Well positioned for access to local pubs, shops and bus routes, this property must be viewed to be fully appreciated. Desirable features include, double glazing, enclosed rear garden and fitted kitchen. The property offers a single floor of living accommodation and briefly comprises, entrance hall, shower room, lounge, kitchen, and bedroom. Externally we have enclosed gardens to the front and rear.



EPC Band to be advised

**Call:** Michael Poole 01642 955180

**Price Guide:** £39,950+

**Lot No. 10**
**Bethel House, Dudley, Cramlington NE23 7QD**
**MIKE  
ROGERSON**

**Description:**

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



EPC Band D

**Call:** Mike Rogerson 01670 732400

**Price Guide:** £225,000+

**Lot No. 11**
**14 Spencer Street, North Shields NE29 6RF**
**Andrew Craig**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

FANTASTIC INVESTMENT OPPORTUNITY....situated in the convenient location of Spencer Street, North Shields. Internal accommodation briefly comprises:- stairs to first floor, lounge, kitchen, bedroom and bathroom. Vacant possession. In need of refurbishment.

EPC Band C

**Call:** Andrew Craig 0191 2859024 RMS 0191 2463666

**Price Guide:** £29,950+

**Lot No. 12**
**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+

**Lot No. 13**
**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:** £34,950+

**Lot No. 14**
**Former Lloyds Bank, 19-21 Queen Street, Great Harwood BB6 7QN**
**Duffin's  
Estate Agents**

**Description:**

Duffin's Estate Agents are pleased to offer for SALE this mixed commercial and residential property for sale in the town centre of Great Harwood. Formerly a Lloyds Bank, this property is built from traditional brick and stone surmounted under a pitched slate roof. The commercial shop occupies the ground floor and comprises of a main banking hall, staff counter, two meeting rooms, back office, kitchen and W/C's. The ground floor measures 94.95 sq.m (1,022 sq.ft). To the first floor is a vacant flat which has its own separate entrance. The flat briefly comprises of an entrance hall which leads to the first floor. On the first floor there are three bedrooms, one reception, kitchen, bathroom and separate WC. On the second floor there are two further rooms.

EPC Bands F-G

**Call:** Duffins 01254 691352

**Price Guide:** £115,000+

**Lot No. 15**
**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. 16**
**44-46 Parliament Road, Middlesbrough TS1 4LA**

**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. 17**
**12 Gladstone Street, Bedlington NE22 5DB**
**ROOK  
MATTHEWS  
SAYER**

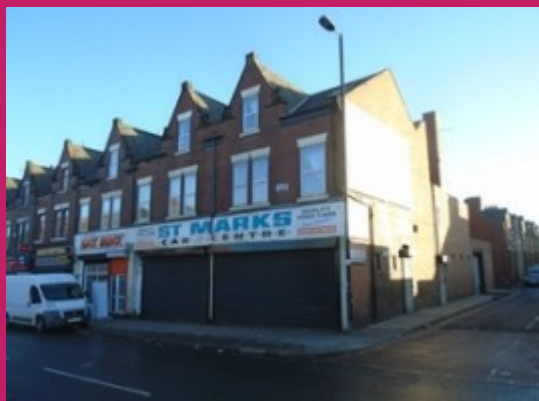
**Description:**

To be sold via auction this one bedroom ground floor flat is available to view now. Close to the main town centre of Bedlington the property is well located for local shops and amenities and has good road and transport links. Briefly comprising of entrance hall, lounge, kitchen, bedroom and bathroom. Externally there is a low maintenance yard and an enclosed garden. Early viewings are strongly recommended.

The vendor has advised he has had an enquiry to let the property at £380pcm. EPC Band D

**Call:** Rook Matthews Sayer 01670 531114

**Price Guide:** £21,000+

**Lot No. 18**
**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:** £150,000+

**Lot No. 19**
**84 John Street, Stanley DH9 0QP**
**WOOD  
ESTATE AGENTS**

**Description:**

Available with the benefit of immediate vacant possession, a two bedroomed terraced house ideal for first time buyers or investment purchasers. Situated in No Place near Beamish, the house has uPVC double glazing, gas central heating with combination boiler, a recently installed kitchen and briefly comprises: Entrance lobby, large lounge, kitchen, two bedrooms and a shower room w.c. Externally there is a yard to the rear, suitable for off-road parking. No Place is within a short drive of Stanley Town Centre with its range of shopping and recreational facilities and the property is also well placed for commuting purposes being close to the A693 providing access to Stanley, Chester le Street, Consett, the (A1)M, Tyneside and the Metro Centre.

EPC Band D


**Call:** JW Wood Estate Agents 01207 235 221

**Price Guide:** £34,950+

**Lot No. 20**
**Multiple Parking Bays, Beadnell House, Thornaby TS17 0BF**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Location- The parking spaces surround Beadnell House just off Milbank Lane and on Lingwood Court in Thornaby on Teess within walking distance to the newly developed Thornaby Town Centre. Description- A fantastic opportunity to acquire 25 leasehold parking bays surrounding the recently build Beadnell House which consists Thirty Two flats. Ground Rent\* Each space has a ground rent of £150 per annum increasing every 10 years in line with the retail price index  
Tenure Leasehold new 125 year lease EPC Band exempt


**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £12,500+

**Lot No. 21**
**Former Lloyds Bank, 50 Market Street, Milnsbridge HD3 4HT**

**bramleys**

**Description:**

The property comprises a single storey former banking hall which extends to 1,198ft constructed of stone under a pitched and hipped slate covered roof. This property is positioned in a prominent corner position within the centre of Milnsbridge, being located on the corner of George Street and Market Street, which is the main thoroughfare through the centre. Adjoining the property along George Street is a two storey former takeaway premises at ground floor which extends to 378ft plus basement, and has a one bedroom flat above which extends across the archway providing living accommodation of 695ft. The property is in a condition which requires improvement and provides an excellent opportunity to acquire freehold premises within a popular district centre for conversion and investment purposes, subject to obtaining relevant planning consent. Milnsbridge is a district positioned approximately 3 miles to the west of Huddersfield town centre along the Manchester Road which is one of the main arterial roads serving Huddersfield town centre and links the town with all areas of the Colne Valley towards Greater Manchester.

**Call:** Bramleys 01484 530361

**Price Guide:** £99,950+

**Lot No. 22**
**3 & 3a Granville Terrace, Wheatley Hill DH6 3JQ**
**NORTH EAST  
COMMERCIAL**  
CHARTERED SURVEYORS & VALUERS

**Description:**

The property is located on the main road running through this expanding village approximately 7 miles due east of Durham City. The village has good road links with the A181 providing a link between the A1(M) and the A19 and providing access to Gateshead and Newcastle via the A1 and Hartlepool, Teesside and beyond from the A19. This road network access has resulted in housebuilders coming into the locality and there are new housing developments under construction, one of which is in Wheatley Hill. The property comprises a two storey mid terraced property of traditional brick construction with a pitched tiled roof over. The flat has a separate rear access. The vendor has advised that this will lapse on the sale of the property. The lease had been realising £360 per calendar month. A tenant moved into the flat on 20/01/18 under an AST (6 months minimum); rent is being paid by Durham County Council Housing Benefit at a rate of £64.62 per week. The shop has recently been trading as a bakers/sandwich shop, however this closed at the end of January 2018 and the tenant's fixtures and fittings should be sold and removed prior to the sale of the property. EPC Band C - Flat EPC Band E - shop

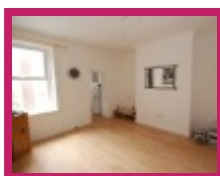
**Call:** North East Commercial 0191 4878566

**Price Guide:** £24,950+

**Lot No. 23**
**61 Stothard Street, Jarrow NE32 3AN**
**Andrew Craig**

**Description:**

IDEAL INVESTMENT OPPORTUNITY. This ground floor flat is currently let out achieving a monthly rent of £400. Conveniently located for Jarrow Town Centre, the property has been recently modernised to include new gas central heating system and double glazing. Briefly the accommodation comprises entrance vestibule and hallway, lounge, two bedrooms and bathroom/wc. Outside there is a shared yard to rear.



EPC Band D

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £32,950+



**Lot No. 24**
**11 York House, Townend Farm, Sunderland SR5 4DR**
**Andrew Craig**

**Description:**

A two bedroom second floor apartment located close to local shops, Schools and transport links including the A19 and to Nissan factory. The property benefits from gas central heating and double glazing. Ideal investment opportunity Available now call us to arrange to view



EPC Band D

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £32,000+

**Lot No. 25**
**42 Maynard Street, Carlin How, Saltburn By The Sea TS13 4AE**
**Michael Poole**

**Description:**

With convenient access to shopping facilities and bus services, a two bedroom terrace house with gas central heating, double glazing, street parking, rear outbuilding providing storage facilities and small front garden.



EPC Band D

**Call:** Michael Poole 01642 285041

**Price Guide:** £34,000+

**Lot No. 26**
**7 Surrey Place, Arthurs Hill, Newcastle NE4 6HE**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Two double bedroom end link home located within walking distance to Newcastle City Centre, local shops, amenities and Restaurants. The property is ideal for First Time Buyers and Investors alike. Some updating is required and benefits include double glazing, gas central heating and no onward chain. The accommodation comprises, entrance hall, lounge/dining area, kitchen, stairs lead up to two double bedrooms, bathroom and separate w.c. Externally there is a garden to the rear.



EPC Band C

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £70,000+

**Lot No. 27**
**138 Borough Road, Middlesbrough TS1 2ES**
**Michael Poole**

**Description:**

ATTENTION INVESTORS Currently the property is rented and achieving over £4000 pcm. (potential annual income of £48,000) This Property Comprises of Three Four Bedroom Apartments All with En-Suite, All Bills Included, All Electric with Electric Boilers for Heating, CCTV in Common Areas, Addressable Fire Alarm System in Property, Parking Space Outside, External Yard Area and Fitted Furniture in Bedrooms. Located Directly Opposite Teesside University. All Rooms Finished to A High Standard with En-Suite Rooms and Shared Kitchen. All Rooms Have Hard Wired Internet Ports to Enable Access to The Internet Not Just the Wi-Fi.



EPC Band D

**Call:** Michael Poole 01642 254222

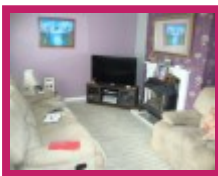
**Price Guide:** £280,000+



**Lot No. 28**
**27 Woodhorn Villas, Ashington NE63 9JF**
**MIKE  
ROGERSON**

**Description:**

A great opportunity to purchase this three bed semi detached house which is being offered for sale with no upper chain. The property does require some modernisation and refurbishment, however, this will appeal to both the investor/buy to let landlord and the private residential buyer. The property benefits include double glazed window's, gas central heating and briefly comprises entrance hall, living room, dining kitchen, to the first floor there are three bedrooms and a bathroom/wc. Externally there are gardens to the front and rear with a drive to the front offering off street parking.



EPC Band E

**Call:** Mike Rogerson 01670 521122

**Price Guide:** £39,950+

**Lot No. 29**
**Garage, 3 Bavington Drive, Fenham NE5 2HS**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

For Sale By Auction is this garage in a block of six with driveway set in the heart Fenham and located within close proximity to local shops, amenities and public transport links. Having easy access to major A1 and A69 road links. Newcastle City Centre and Airport are also nearby. Ideal for car or storage use. EPC Band exempt

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £5000+

**Lot No. 30**
**30 Pioneer Terrace, Bedlington NE22 5PW**
**MIKE  
ROGERSON**

**Description:**

We welcome to the market this two bedroom semi detached bungalow with loft room, located on Pioneer Terrace, Bedlington. Situated close to local amenities and bus routes into Bedlington Town and surrounding areas. The Property comprises: Entrance, Lounge, Kitchen, Master Bedroom, Second Bedroom, Loft Room, bathroom, and a rear yard. The Property also boasts UPVC Double Glazing and gas Central heating. We would anticipate a high level of interest in the property and therefore would encourage anyone interested to arrange a viewing!



EPC Band E

**Call:** Mike Rogerson 01670 822223

**Price Guide:** £49,950+

**Lot No. 31**
**Avala Park, Mile Road, Widdrington NE61 5QL**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

The former care home is located on Mile Road within the village of Widdrington. The village of Widdrington itself offers a range of local amenities including shops, garages and railway station Avala Park is a former 34 bedroomed Residential Care Home which occupies a beautiful site on the side of Mile Road. The principal accommodation is arranged over 2 floors. It includes various communal facilities and a lift. Externally there is a drive which leads to a parking area and gardens. The Property occupies a site extending to approximately 0.937 Acres (0.379 Hectares) or thereabouts. Please note we have not recently inspected the internal of the building so cannot give a description of condition.\*We have been verbally informed the site has recently had a pre planning application submitted for 16 x 3 Bedroom Town houses which came back accepted subject to conditions. We strongly advice you make your own enquires as we have not seen evidence of this. The planning Reference given was REF: 16/00202/PRE/APP EPC Band D

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £165,000+

**Lot No. 32**
**1 Unity Terrace, Cambois, Blyth NE24 1QU**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

An ideal purchase for a first time buyer or investor, this mid terraced property is a must view. EPC F. To be sold with no upper chain the property is situated on Unity Terrace, Cambois in Blyth. The property is complimented by its close proximity to local beach and transport links. Briefly comprising; Entrance hallway with stairs to first floor, dining room, kitchen, rear porch and ground floor bathroom w.c. To the first floor two double bedrooms. Externally to the front of the property is a low maintenance with walled / fenced boundaries, to the rear an enclosed yard. A must view property!



EPC Band F

**Call:** Rook Matthews Sayer 01670 352900

**Price Guide:** £34,950+

**Lot No. 33**
**161 Trevor Terrace, Whitley Bay NE30 2DF**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

One bedroom ground floor flat suitable as an investment opportunity for letting purposes or as a refurbishment project for developer or owner occupier. Gas centrally heated and upvc double glazed with immediate vacant possession assured. Realistically priced, we anticipate enormous interest in this property therefore early viewing is highly recommended. EPC Band B

**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £29,950+

**Lot No. 34**
**77 Disraeli Street, Blyth NE24 1JE**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Situated close to Blyth town centre and perfect for investors looking for a project, we offer for sale this two bedroom mid terrace property. In need of a full refurbishment throughout, the property comprises of lounge with potential fireplace, kitchen and downstairs bathroom. On the first floor there are two double bedrooms. No Upper Chain. EPC Band D

**Call:** Rook Matthews Sayer 01670 352900

**Price Guide:** £20,000+

**Lot No. 35**
**34 Watson Avenue, South Shields NE34 7QX**
**Andrew Craig**

**Description:**

This two bedroom semi detached home offers spacious living accommodation with a good sized rear garden and off road parking for two cars. Whilst the property is in need of some works of modernisation and upgrading, this is sure to attract investors, first time buyers and growing families alike. Call now to view!



EPC Band to be advised

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £49,950+



**Lot No. 36**
**15 Spencer Street, North Shields NE29 6RF**
**Andrew Craig**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

FANTASTIC INVESTMENT OPPORTUNITY. Situated in the convenient location of Spencer Street, North Shields. Internal accommodation briefly comprises entrance vestibule leading to lounge, kitchen, bedroom and bathroom. Vacant possession. In need of refurbishment. EPC Band tbc


**Call:** Andrew Craig 0191 42859024 RMS 0191 2463666

**Price Guide:** £29,950+

**Lot No. 37**
**2 Third Row, Linton Colliery, Morpeth NE61 5SB**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

The current owner has lived in this property for over thirty years and is moving in order to downsize. In the village of Linton this two bedroom terraced house is an ideal first time buy/investment. The property has oil fired central heating and double glazing. Briefly comprising of french doors to lounge, kitchen and bathroom. To the first floor there are two bedrooms and a separate w.c. There is a long garden to the front with patio, lawn and shrubs. Viewing essential, no upper chain EPC Band D

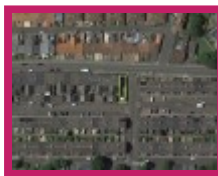
**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £44,950+

**Lot No. 38**
**Land at 106 Milburn Road, Ashington NE63 0PQ**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Milburn Road is a round &frac12; a mile from Ashington centre and is surrounded by a mixture of local authority housing, privately owned housing and tenanted accommodation. We are pleased to offer to the market this end plot on at the corner of Fifth Avenue and Milburn Road, Ashington. The site is of rectangular shape and extends to approximately 0.033 Acres (0.013 Hectares) The site has planning for a three storey apartment block to create 5 flats (2 one bed and 3 two beds). Planning Construction of a three story apartment block to create 5 flats (2 one bed units and 3 two bed units). Description Revised 31.07.2017. Application No: 17/01752/FUL Decision Issued Date: Fri 20 Oct 2017


**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £39,950+

**Lot No. 39**
**177 Mowbray Road, South Shields NE33 3BB**
**Andrew Craig**

**Description:**

An affordably priced two bedroom ground floor flat situated in this popular and sought after location at Mowbray Road, South Shields. Conveniently positioned within walking distance to the Town Centre and Sea Front. The property is offered for sale with vacant possession and no upward chain!! Briefly comprising of: - Entrance hall, lounge, kitchen, bathroom and two bedrooms. Externally there is a private yard to the rear with garage. Further benefits include gas central heating and double glazing. An ideal purchase for first time buyers and investors alike. CALL TO VIEW NOW!!!



EPC Band C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £39,950+



**Lot No. 40**

20 Gloucester Road, Consett DH8 7LL


**Description:**

This three bedroom semi-detached property is in need of some updating, briefly comprises of entrance hall, lounge and kitchen dining room. To the first floor there are three bedrooms and a bathroom. Externally there are gardens front and rear.



EPC Band C

**Call:** J W Woods 01207 502109

**Price Guide:** £60,000+

**Lot No. 41**

Hadrian Lodge Guesthouse, Hindshield Moss, Haydon Bridge NE47 6NF


**Description:**

10 Bedroom Hotel & sleeps up to 32 guests. Additional 3 bedroom owner's accommodation. Spacious guests bar and dining room. Within its own grounds with lake and car parking. Now offered for sale with vacant possession the property is located in open countryside between Hadrian's Wall and the Tynedale village of Haydon Bridge (2 miles) with its local shops, Doctors surgery, public houses, churches and railway station. The market town of Hexham with its excellent amenities is 8 miles away and commuting time to Newcastle city centre is approximately 40 minutes (32 miles). The surrounding area is a haven for wildlife including deer, foxes and badger. There is adjoining grazing land and the small lake, formed by the damming of an eastern tributary of the Honeycrook Burn, offers habitat to moorhen, coots and swan. Previous clientele covered a wide cross section of visitors attracted in particular by the world heritage site that is Hadrian's Wall and the Roman forts of Housesteads, Vindolanda and Chesters. There are numerous other attractions within Northumberland National Park and guests include birdwatchers, canoeists, cyclists and anglers.

**Call:** North East Commercial 0191 4878566

**Price Guide:** £269,950+

**Lot No. 42**

Multiple Parking Spaces Broomhead House Thornaby TS17 0AU


**Description:**

Location- The parking spaces surround Broomhead House just off Milbank Lane and on Fullerton Way in Thornaby on Teesside within walking distance to the newly developed Thornaby Town Centre. Description -A fantastic opportunity to acquire 12 leasehold parking bays surrounding the recently build Broomhead House which consists thirty two flats. Ground Rent -Each space has a ground rent of £150 per annum increasing every 10 years in line with the retail price index. Tenure- Leasehold new 125 year lease. EPC Band exempt


**Call:** Rook Matthews Sayer 0191 2120000

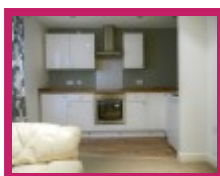
**Price Guide:** £6000+

**Lot No. 43**

38 Alverston Close, Newcastle upon Tyne NE15 8TB


**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. 44**
**9 Wear Crescent, Eaglescliffe, Stockton TS16 0JP**
**Michael Poole**

**Description:**

Located in A Popular Setting Close to Highly Regarded Schooling & Being A Short Walk to the Cosmopolitan Yarm High Street A Three Bedroom Semi-Detached House Priced to Reflect the Need for Refurbishment Lounge/Dining Room, Kitchen with Fitted Wall & Base Units, Three Generous First Floor Bedrooms, Bathroom & Separate WC Gas Central Heating System (Not Tested) & Double-Glazed Windows Gardens to Front & Rear Driveway & Single Garage EPC band tbc

**Call:** Michael Poole 01642 355000

**Price Guide:** £89,950+

**Lot No. 45**
**69 Back Alwinton Terrace, Gosforth NE3 1UD**
**Andrew Craig**

**Description:**

FANTASTIC OPPORTUNITY TO PURCHASE A PROPERTY IN A HIGHLY DESIRABLE PART OF GOSFORTH. It has been used as a commercial unit and currently comprises:- garage space and reception area, stairs to first floor with three rooms, kitchenette and shower room with separate w.c., stairs leading to second floor with two rooms. Situated to the rear of Alwinton Terrace with fantastic road links, access to public transport and all local amenities. EPC Band D

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £39,950+



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## Option 2

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

### Lot No. 46

146 Masefield Drive, South Shields NE34 9LG

**Andrew Craig**



#### Description:

Well presented extended three bedroom semi detached property with garage and gardens. Ideal for the growing family located in a popular area of South Shields close local schools and with good transport and road links into the Town Centre and neighbouring areas. Benefiting from gas central heating and double glazing. Call now to view.



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £64,950+

### Lot No. 47

1 Croxdale Terrace, Pelaw NE10 0RR

**Andrew Craig**



#### Description:

Spacious Three Bedroom Mid Terrace House ideal for growing families. Conveniently situated in Pelaw for all local amenities and transport links. Accommodation briefly comprises: Hallway lounge, dining room, kitchen, three first floor bedrooms, bathroom and separate w.c. Gas combination heating system and double glazing. Private rear yard. Requiring some updating and improvements, offering huge potential. Viewing essential to appreciate fully.



EPC Band to be advised

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £89,950+

### Lot No. 48

100 Howe Street, Gateshead NE8 3PP

**Andrew Craig**



#### Description:

Spacious upper flat on Howe Street. Ideal investment opportunity, requiring some updating. Positioned in Howe Street, Gateshead, convenient for local amenities and transport links. Appealing to a range of buyers, accommodation briefly comprises: large spacious lounge/diner to the rear, kitchen, bathroom and two well proportioned bedrooms. Double glazing, gas combination heating system and private rear yard.



EPC Band E

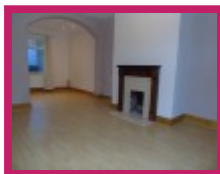
**Call:** Andrew Craig 0191 4875330

**Price Guide:** £39,950+

**Lot No. 49**
**51 Milton Street, Greenside NE40 4BE**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

A recently updated traditional end of terrace house located in the picturesque village of Greenside. The property has no onward chain and is situated within close proximity of the brilliant local amenities shops and school, the property comprises of; lounge with open archway to the kitchen/diner. Two double bedrooms and a contemporary bathroom can be found on the first floor. Externally, the property has secure front and rear yards. There is plenty of space to the side of the house allowing off street parking.



EPC Band E

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £69,950+

**Lot No. 50**
**11 Springfield Gardens, Wallsend NE28 8AJ**
**— MIKE —  
ROGERSON**

**Description:**

OFF STREET PARKING/DRIVEWAY - POPULAR LOCATION - VIEWING HIGHLY RECOMMENDED - IN NEED OF MODERNISATION - FREEHOLD We welcome to the market this three bedroom semi-detached property which is located on Springfield Gardens, High Farm Wallsend. The property benefits from gas central heating and UPVC Double Glazing where stated. Briefly comprises: hallway, lounge -dining area, kitchen , utility room and a downstairs w/c. To the first floor: Three bedrooms and a bathroom. Externally: Driveway providing off-street parking & mature garden to the rear. EPC Grade Awaiting


**Call:** Mike Rogerson 0191 2621206

**Price Guide:** £99,950+

**Lot No. 51**
**10 Tewkesbury Avenue, Marton TS7 8NB**
**Michael Poole**

**Description:**

Michael Poole Estate Agents in Coulby Newham welcome to the market this three-bedroom detached McInness built bungalow with accommodation briefly comprising an entrance porch, hall, living room, two ground floor bedrooms, conservatory, bathroom and kitchen. To the first floor there is a large bedroom with en-suite shower room and landing with ample storage space. Externally three double width driveway leads to a double attached garage and there are well presented gardens to the front and rear elevations.

We are advised that the property has high sulphate levels. ( report available )



EPC Band D

**Call:** Michael Poole 01642 288299

**Price Guide:** £200,000+

**Lot No. 52**
**202 Acklam Road, Middlesbrough TS5 4PS**
**Michael Poole**

**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+



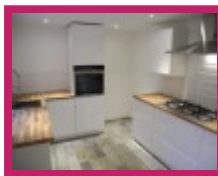
**Lot No. 53**

6 Carter Avenue, Hebburn NE31 1QS

**Andrew Craig**

**Description:**

Recently modernised to a high standard this mid terraced property offers ideal accommodation for the first time buyer. Situated on a pedestrian avenue, convenient for Hebburn Town Centre. An early inspection is highly recommended. With gas central heating and double glazing, the property briefly comprises entrance lobby and hallway, two reception rooms, fitted kitchen and modern bathroom with a four piece contemporary suite to the ground floor. The first floor offers two double bedrooms. Outside there is a block paved area to the front and yard to rear.



EPC Band F

**Call:** Andrew Craig 0191 428 1428

**Price Guide:** £89,950+

**Lot No. 54**

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. 55**

8 Windsor Oval, Thornaby, Stockton TS17 8PP

**Michael Poole**

**Description:**

A three bedroom end terrace house benefitting from gas central heating and double glazing. Offered for sale with vacant possession the property briefly comprises of entrance hall, living room, dining room, kitchen. To the first floor there are two bedrooms and a bathroom/wc. Externally the property has gardens to front and rear.



EPC Band tbc

**Call:** Michael Poole 01642 355000

**Price Guide:** £59,950+

**Lot No. 56**

78a Stanley Street, Blyth NE24 3BX

**MIKE  
ROGERSON**

**Description:**

This well presented two bedroom first floor flat is situated on Stanley Street in central Blyth. The property briefly comprises of shared Entrance hallway, entrance to the flat where the stairs will take you to a split level landing where you will find on the first level the fitted kitchen and through to the family bathroom. The upper level has access to the loft area via ladder, the master bedroom which is fitted with robes, bedroom two and to the front of the property is the lounge. Externally to the rear is a private yard accessed by all flat owners with iron stairs leading to the rear entrance to the flat. This living space boasts double glazing and is warmed by gas central heating.



EPC Band D

**Call:** Mike Rogerson 01670 361911

**Price Guide:** £49,950+



**Lot No. 57**
**66 Bamborough Terrace, North Shields NE30 2BU**

**Description:**

We are delighted to be market this two bedroom ground floor flat situated on Bamborough Terrace, North Shields. The property is close to all local amenities: schools, shops, industrial, medical and leisure facilities with good access to all major road and bus links. This property is also walking distance to King Edwards primary school. The property benefits from gas central heating (via radiators) and UPVC Double Glazing. Accommodation within briefly comprises of; Entrance porch, hallway, lounge, kitchen area (offering a range of wall, floor and drawer units), bathroom (comprising w/c, shower unit, bath and hand wash basin) and two double bedrooms. Externally, enclosed private yard to rear.



EPC Band D

**Call:** Mike Rogerson 0191 2621206

**Price Guide:** £99,950+

**Lot No. 58**
**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

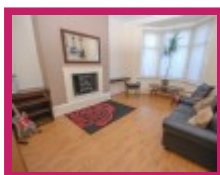
**Call:** Andrew Craig 0191 4271722

**Price Guide:** £199,950+

**Lot No. 59**
**131 Sea Road, Fulwell, Sunderland SR6 9EB**
**Andrew Craig**

**Description:**

A spacious three bedroom mid terraced period property retaining many original features including decorative ceilings etc.. Located in a popular residential area within easy access to local amenities including the local school, metro station and coastline. Benefits include off road parking and central heating. Affordable family home.



EPC Band to be advised

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £110,000+

**Lot No. 60**
**109 Croydon Road, Arthurs Hill, Newcastle NE4 5LP**

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Fantastic First Time Buy or Buy To Let purchase offered with no onward chain is this spacious three bedroom, two reception mid terraced home. Predominantly double glazed and gas central heating. Some original features remain. All amenities are nearby to include local shops and public transport links. Situated within walking distance to Newcastle City Centre, Hospitals and Universities. The accommodation comprises, entrance lobby, hallway, lounge, kitchen, stairs lead up to bathroom and three good sized bedrooms. Externally there is a yard to the rear.



EPC Band D

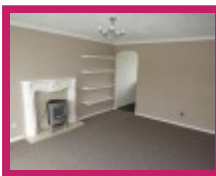
**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £89,950+

**Lot No. 61**
**8 Cragside, Cramlington, NE23 6HP**

**Description:**

Mike Rogerson Estate Agents welcome to the market this two bedroom first floor flat, conveniently located in Collingwood Grange, nearby to local amenities including Manor Walks shopping centre, major road links to the surrounding region, the Northumbria Hospital and with good access to public transport. The layout of the property briefly comprises; entrance hallway, landing, lounge, kitchen, bathroom, two good sized bedrooms, garage in nearby block, front mature garden. The property benefit from uPVC double glazing throughout and a single garage in a block. We are advised by the vendor that a new 100 year lease has been obtained.



EPC Band F

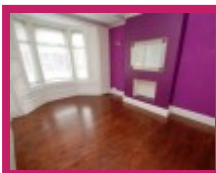
**Call:** Mike Rogerson 01670 732400

**Price Guide:** £59,950+

**Lot No. 62**
**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. 63**
**27 Ripon Road, Redcar, TS10 3QH**
**Michael Poole**

**Description:**

A Traditional Style Bay Fronted Semi Detached Home, Situated in the Very Popular Redcar East Location. Offered to the Market with No Onward Chain and in Need of Some Improvement, this Home Would Make a Tidy Little Investment or a Lovely House of Your Own. We Advise Early Viewing to Avoid Disappointment.



EPC Band E

**Call:** Michael Poole 01642 285041

**Price Guide:** £84,950+

**Lot No. 64**
**24 Mill Grove, South Shields NE34 8DX**
**Andrew Craig**

**Description:**

Having a peaceful location at the foot of Cleadon Hills and benefitting from a cul-de-sac position, this charming semi detached bungalow offers versatile accommodation suitable for a variety of purchasers. The internal layout comprises: lounge, kitchen, three bedrooms (one leading to conservatory) and family bathroom. Easily maintained gardens and detached garage complete this home. Viewing highly recommended!



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £179,950+



**Lot No. 65**
**65 Bolam Drive , Ashington NE63 9PQ**
**MIKE  
ROGERSON**

**Description:**

We are delighted to welcome to the market this three bedroom semi detached house situated on Bolam Drive in Ashington. Ideally located for local schools, amenities, bus and road links, the property is warmed via gas central heating and is double glazed throughout. This property has been much improved by the current owners and must be viewed in order to appreciate the accommodation on offer. Briefly comprising open plan ground floor comprising kitchen/lounge and dining areas, separate utility room with feature spiral staircase leading to three bedrooms and bathroom on the first floor with a further loft room currently used as a bedroom with en-suite facilities. Externally there are enclosed gardens to both the front and rear with gates for access

EPC Band D


**Call:** Mike Rogerson 01670 521122

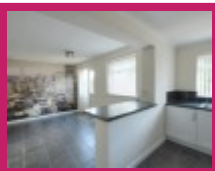
**Price Guide:** £59,950+

**Lot No. 66**
**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. 67**
**1 Deepdale Street, Houghton Le Spring DH5 0DQ**
**Andrew Craig**
**kimmitt & roberts**

**Description:**

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

EPC Band E


**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £39,950+

**Lot No. 68**
**321 Sunderland Road, South Shields NE34 8PT**
**Andrew Craig**

**Description:**

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

EPC Band C


**Call:** Andrew Craig 0191 4271722

**Price Guide:** £99,950+

**Lot No. 69**
**1 Bamburgh Cottages, Burgham Park NE65 9QY**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

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

EPC Band tbc



**Call:** Rook Matthews Sayer 01670 511711

**Price Guide:** £179,950+

**Lot No. 70**
**18 Saint Margarets Grove, Redcar TS10 2HW**
**Michael Poole**

**Description:**

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

EPC Band C



**Call:** Michael Poole 01642 285041

**Price Guide:** £219,950+

**Lot No. 71**
**36 High Lanes, Heworth, Gateshead NE10 0PD**
**Andrew Craig**

**Description:**

Spacious semi detached bungalow with two bedrooms and two reception rooms, dining/kitchen and bathroom. Conveniently placed for local amenities and leisure facilities along with good transport links. A great opportunity to purchase this spacious home, realistically priced to allow for some updating. Driveway parking to front, garage and gardens to front and rear. Viewing comes highly recommended to appreciate the properties full potential.

EPC Band D



**Call:** Andrew Craig 0191 4875330

**Price Guide:** £110,000+

**Lot No. 72**
**3 St Andrews Court, Woodham, Newton Aycliffe DL5 4XA**
**WOOD  
ESTATE AGENTS**

**Description:**

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



**Call:** J W Woods 01325 485151

**Price Guide:** £260,000+



**Lot No. 73**
**Orchard House, Berwick Upon Tweed TD15 1TE**

**Description:**

Orchard house is an impressive stone built family home located within the sought after village of Paxton. This sizeable property provides generous and flexible living accommodation set over three floors. Accommodation comprises of four bedrooms (1 en-suite), three public rooms, a dining kitchen and family bathroom. In addition there is a large room which could be used as a home office or workshop, this room has a dedicated entrance within the courtyard. The courtyard provides off road parking and access to the roof terrace. Ideal as either a main residence or as a second home/investment property. Paxton lies approximately 5 miles west of Berwick upon Tweed and it amenities. Berwick's mainline railway station provides easy commuting to Newcastle upon Tyne and Edinburgh. EPC Band D


**Call:** Tyne & Tweed - 01289 331555

**Price Guide:** £275,000+

**Lot No. 74**
**31 Brookside Crescent, Fenham NE5 3NA**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Ideal First Time Buy or Buy To Let is this two bedroom end terraced home located on a corner plot with gardens to the front, side and rear. Other benefits include double glazing, gas central heating and no onward chain. All amenities are at hand to include shops, public transport links, A1 and A69 road links. Retail park, City Centre and Metro centre are also easily accessible. The accommodation comprises, entrance hall, lounge, kitchen, stairs to first floor, two bedrooms and a bathroom.



EPC Band D

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

**Price Guide:** £59,950

**Lot No. 75**
**11 Fenton Square, Sunderland SR4 0BZ**
**Andrew Craig**

**Description:**

A spacious three bedroom end terraced property located in a cul de sac on a popular residential estate. Currently tenanted we have been advised they are currently paying £550 pcm. however awaiting sight of tenancy agreement.. Upvc double glazing, combi gas central heating and good sized garden to rear. Ideal for the growing family. Conveniently located for local schools, shops and transport links. Call now to view.



EPC Band D

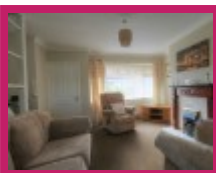
**Call:** Andrew Craig 0191 5653377

**Price Guide:** £59,950+

**Lot No. 76**
**55 Pixley Dell, Consett DH8 7DA**
**WOOD  
ESTATE AGENTS**

**Description:**

An extended three bedroomed semi-detached property with garden to the rear and garage situated in nearby block. The property benefits of uPVC double glazing, gas central heating and offers accommodation ideally suited to families comprising on the ground floor: entrance porch, lounge open-plan to dining room which has French doors to rear garden and there is a modern kitchen, to the first floor there are three bedrooms and a shower room/w.c. The property is also suited to the elderly or infirm having disabled access lift installed in the dining room providing access to the first floor second bedroom, our vendor has advised this can be removed prior to completion of the sale.



EPC Band D

**Call:** JW Wood Estate Agents 01207 502 109

**Price Guide:** £64,950+

**Lot No. 77**

24 West Street, Whickham NE16 4AN

**Andrew Craig**

**Description:**

Situated on West Street in the heart of Whickham this two bedroom first floor flat gives superb access to the local amenities including shops, supermarkets, restaurants, schools, local parks and the nearby Derwent walk. Good transport links connect to the Metro Centre, Gateshead and Newcastle. The property offers an ideal buy-to-let or first time buyer opportunity. The internal layout comprises entrance lobby with stairs to first floor, landing, modern breakfasting kitchen, spacious lounge, two bedrooms and a bathroom/wc. Warmed by gas central heating and improved with double glazing. Externally, shared rear yard area.



EPC Band D

**Call:** Andrew Craig 0191 4889090

**Price Guide:** £69,950+

**Lot No. 78**

80 Farndale Road, Benwell NE4 8TT

**ROOK  
MATTHEWS  
SAYER**

**Description:**

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



EPC Band E

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £54,950+

**Lot No. 79**

20 Hadleigh Walk, Ingleby Barwick TS17 5GW

**Michael Poole**

**Description:**

A Competitively Priced Three Storey End Terrace Townhouse with Garage. Offering Generous and Versatile Accommodation Which We Feel Will Interest a Variety of Prospective Buyers.

EPC Band C

**Call:** Michael Poole 01642 763636

**Price Guide:** £104,950+

**Lot No. 80**

Tara, 115 Newbiggin Road, Ashington NE63 0TQ

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Rare to the market, we are privileged to offer this substantial detached family home for sale. On a good sized plot with magnificent rear garden the property offers generous family accommodation. The home itself was built circa 1960 and has retained some original features. Briefly comprising of impressive entrance hall, two open plan rooms used as a bar and games room, snug leading to the lounge with archway to the kitchen, conservatory with views across the garden. The ground floor w.c., useful utility and storage area completes the ground floor. To the first floor there are four spacious bedrooms, dressing area, study room and two bathrooms. The garden to the rear is extensive with lawn, mature shrubs, trees, borders and patio areas. There is a long driveway to the front which can accommodate several vehicles providing off street parking. A stunning family home worthy of inspection. With no upper chain, viewings available now.

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £249,950+





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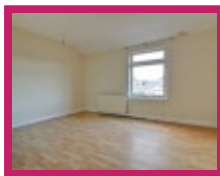
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**Lot No. 81**
**24 Durham Terrace, Framwellgate Moor, Durham DH1 5EH**

**Description:**

Available with the benefit of immediate vacant possession, we offer this attractive two bedroomed mid terraced property benefitting from gas fired central heating, double glazing and gardens to both sides. The property has accommodation comprising: lounge with feature fireplace, opens to kitchen with a rear off shoot. To the first floor there are two bedrooms and a shower room. Externally there are low maintenance gardens to the front, while to the rear lane there is off street parking as well as a garden.



EPC Band C

**Call:** J W Wood 0191 3869921

**Price Guide:** £74,950+

**Lot No. 82**
**23 Candlish Terrace, Seaham SR7 7LG**

**Description:**

Providing modern living accommodation at its best, this modern mews home provides comfortable accommodation, with all of the benefits of living in a modern home. The impressive specification includes an excellent kitchen (with appliances included), UPVC double-glazing, gas central heating etc. It is situated in a highly convenient position, close to local schools, bus services etc, and close to the sea front promenade.

EPC Band B

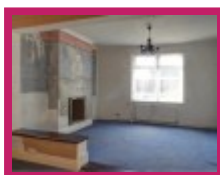

**Call:** Kimmitt and Roberts 0191 5813213

**Price Guide:** £72,000+

**Lot No. 83**
**32 Hilda Terrace, Throckley NE15 9NQ**

**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:** £69,950+

**Lot No. 84**
**11 Osborne Close, Bedlington NE22 5YE**

**Description:**

A four bedroom detached property would make a fantastic purchase for those looking for a quality property in the area. Ideal for a growing family, the accommodation is well located for schools, shops, amenities and transport links. Benefiting from double glazing and gas central heating the property briefly comprises of; entrance hallway, spacious lounge with double doors to the garden, dining room, fitted kitchen with quality units, stairs to the first floor landing, four good size bedrooms with en-suite to master and a beautiful family bathroom. Externally there is an open aspect garden to the front with lawned area and driveway leading to the single attached garage and a large nicely established garden to the rear with lawn and patio area.



EPC Band C

**Call:** Rook Matthews Sayer 01670 531114

**Price Guide:** £159,950+

**Lot No. 85**
**4 Mayorswell Close, Durham DH1 1JU**

**Description:**

A three bedroom semi detached house offered for sale with vacant possession. The property is well presented and benefits include gas central heating and double glazing. The accommodation briefly comprises of entrance hall, living room, dining kitchen. To the first floor there are three bedrooms master with ensuite and a family bathroom. Externally there is a garden to the rear, and paved drive to front offering off street parking. EPC Band D

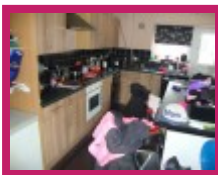

**Call:** J W Wood 0191 3869921

**Price Guide:** £199,950+

**Lot No. 86**
**140 Belloc Avenue, South Shields NE34 9HR**
**Andrew Craig**

**Description:**

An investment opportunity to purchase this three bedroomed house which is currently let and offering a ready to go buy to let. The property benefits include double glazed windows, gas central heating and we are verbally advised is generating a rental income of £500 pcm with the tenant confirming they have lived there as of 4 years in April 2018 and wish to remain as a tenant. (awaiting sight of tenancy agreement) The property briefly comprises entrance hall, living room, dining kitchen, to the first floor three bedrooms, bathroom and separate w.c. Externally there are gardens to both the front and rear of the property.



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £79,950+

**Lot No. 87**
**2 East Terrace, Stakeford NE62 5UJ**


**Description:**

Mike Rogerson are pleased to welcome to the market this two bedroom terraced house situated on East Terrace in Stakeford, close to local amenities, road and bus links to neighbouring towns. The property benefits from gas central heating and double glazing. Accommodation briefly comprises Entrance hall, lounge, kitchen diner, utility room, to first floor two bedrooms and bathroom. Externally to the front low maintenance garden and to rear yard with gates providing off street parking.



EPC Band D

**Call:** Mike Rogerson 01670 521122

**Price Guide:** £64,950+

**Lot No. 88**
**22a Blakelaw Road, Alnwick NE66 1AZ**


**Description:**

We are delighted to bring to the market this former show home on the edge of the Thomas Percy Development constructed in 2016, the property offers well planned accommodation spread over two floors to include an entrance hall with cloakroom/WC leading to the lounge and a modern well fitted kitchen/dining room. on the first floor are three bedrooms with an en-suite to the master, and the family bathroom, outside the there are gardens to the front and rear and a driveway offering two off road parking spaces, the property also benefits from double glazing and gas fired heating to radiators.



EPC Band E

**Call:** Mike Rogerson 01670 517500

**Price Guide:** £185,000+



**Lot No. 89**
**15 Three Rivers Court, West Boldon NE36 0QJ**
**Andrew Craig**

**Description:**

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

**Call:** Andrew Craig 0191 5190011

**Price Guide:** £125,000+

**Lot No. 90**
**4 Maud Terrace, Newbiggin NE64 6AS**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Situated in Newbiggin by the Sea this three bedroom mid terraced property would suit a variety of purchasers. Located not far from the sea front, with a garage to the rear and a garden to the front, this type of property is quite rare to the market. Briefly comprising of entrance lobby, spacious lounge, kitchen to the rear with plenty of storage and rear porch. To the first floor there are three bedrooms and a family bathroom. There is a yard and garage to the rear. To the front the garden is over an access pathway. Equipped with gas central heating and double glazing installed, viewings are recommended.  
EPC Rating: C

**Call:** Rook Matthews Sayer 01670 850850

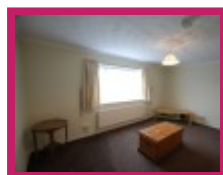
**Price Guide:** £69,950+

**Lot No. 91**
**4 Walnut Place, Kenton, Newcastle NE3 4QS**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

A well presented two bedroom ground floor flat ideally suited for a first time buyer or investment opportunity.

The property benefits from a range of modern fixtures and fittings together with upvc double glazing and gas fired central heating via combination boiler. Walnut place is conveniently located close to local shops, amenities and transport links to the city centre.



EPC Band D

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £50,000+

**Lot No. 92**
**Apartment 3, West Wing, Hebburn NE31 2UP**
**Andrew Craig**

**Description:**

Set within formal gardens extending to over one and a half acres, this top floor apartments forms part of the West Wing at Hebburn Hall. Offering spacious living accommodation with extensive views over the local area. The property occupies a peaceful location yet is within easy reach of Hebburn Town Centre. With many charming and original features. Comprises of Communal hallway with stairs leading to first floor. Private entrance hall with stairs leading to an hallway. There is a living room with feature fireplace and windows to two elevations. The front overlooking the garden. There is a fitted dining/kitchen with range of modern white units. Three bedrooms and bathroom/w.c.



EPC Band to be advised

**Call:** Andrew Craig 0191 4281428

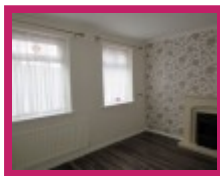
**Price Guide:** £149,950+



**Lot No. 93**
**48 Prudhoe Street, North Shields NE29 6QX**
**MIKE  
ROGERSON**

**Description:**

Mike Rogerson are pleased to welcome to the sales market this two bedroom semi detached house, situated on Prudhoe Street which is located in the Town centre of North Shields. It is situated in a popular location which is close to all local amenities: schools, shops, industrial, medical and leisure facilities and good access too all major road and bus links. The property is warmed by way of gas central heating and benefits from double glazing. The accommodation briefly comprises: lounge, kitchen, stairs to first floor landing, two bedrooms and bathroom. Externally: Gardens to front, rear and side.



EPC Rating D

**Call:** Mike Rogerson 0191 2621206

**Price Guide:** £69,950+

**Lot No. 94**
**19 Whitsun Grove, Bedlington NE22 5BD**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Refurbished and very well presented throughout this three bedroom end link available for viewings now. A great purchase for a wide range of buyers, the property has been upgraded to include a new modern shower room, full redecoration and improvements to the gardens and including internal UPVC doors. Close to the town centre the property is fully double glazed and gas centrally heated and briefly comprises of; entrance porch, lounge, breakfasting kitchen, utility room, downstairs w.c, stairs to the first floor landing, three bedrooms and a shower room. Externally there are low maintenance gardens to the front and rear. Early viewings are advised.



EPC Band D

**Call:** Rook Matthews Sayer 01670 531114

**Price Guide:** £89,950+

**Lot No. 95**
**5 Axminster Road, Hemlington, Middlesbrough TS8 9HX**
**Michael Poole**

**Description:**

This is a great example of a nicely presented three-bedroom link detached house which has been extended to create some great ground floor space. Briefly comprising an entrance hall, lounge, rear sitting/dining room with French doors and kitchen with modern shaker style units. The first floor provides three bedrooms and a bathroom with a superb modern white suite. Externally there is an attractive rear garden with decking, patio and lawn. There is ample parking to the front and a single garage. Features also include UPVC double glazing and gas central heating via a combination boiler.



EPC Band D

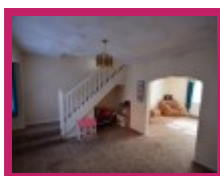
**Call:** Michael Poole 01642 288299

**Price Guide:** £129,950+

**Lot No. 96**
**13 Western Terrace North, Murton SR7 9AZ**
**kimmitt & roberts**

**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:** £54,950+

**Lot No. 97**

13 Palm Avenue, South Shields NE34 7PQ

**Andrew Craig**

**Description:**

AN IDEAL FAMILY HOME, CALL TO VIEW NOW!! A three bedroom Semi-Detached House situated on this good sized plot in this popular residential area in South Shields. Conveniently positioned for excellent access to amenities, shops, popular schools and transport links into the Town Centre and Coastline. The property has ample parking to the front for multiple cars and has gardens to both front and rear. The property offers god sized living accommodation for the growing family and briefly comprises entrance into hallway, lounge, kitchen/diner and bathroom. To the first floor there are three bedrooms. Viewing essential see what this property has on offer



EPC Band C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £84,950+

**Lot No. 98**

66a Coronation Street, Wallsend NE28 7LT

**MIKE  
ROGERSON**

**Description:**

\*\*\* LEASE EXTENDED - NO UPPER CHAIN - TWO BEDROOMS - GROUND FLOOR FLAT - PRIVATE REAR YARD - MUST VIEW - IDEAL FIRST TIME BUY - POPULAR LOCATION. We are pleased to welcome to the market this well presented, two bedroom ground floor flat on Coronation Street, Wallsend. The property is close to all local amenities, shops, schools, medical and leisure facilities with excellent transport links. The property benefits from gas central heating and UPVC double glazing. Accommodation within briefly comprises of: Hallway, lounge, kitchen (offering a range of wall floor and drawer units), wet room and two bedrooms. Externally there is a paved garden to the front and on-street parking, to the rear there is a paved private rear yard.



EPC Band D

**Call:** Mike Rogerson 0191 2621206

**Price Guide:** £49,950+

**Lot No. 99**

36 Elmwood Gardens, Lobley Hill NE11 0BX

**Andrew Craig**

**Description:**

A traditional style semi detached offering family size accommodation which is conveniently located for access to local schools, shops and transport links with the A1 Western Bypass on the doorstep for travelling further afield making this an ideal base for commuters. Briefly comprises of two reception rooms, kitchen, three bedrooms and bathroom/w.c. Externally there are gardens front and rear, detached garage and driveway parking. An ideal opportunity for anyone wishing to update this property to their own style and taste and this, therefore offers immense potential. Early viewing urged!



EPC Band E

**Call:** Andrew Craig 0191 4889090

**Price Guide:** £124,950+

**Lot No. 100**

37 Tweed Street, Hebburn NE31 1XP

**Andrew Craig**

**Description:**

Upper flat situated on Tweed Avenue, Hebburn being offered for sale with vacant possession. At the time of print access had not been gained to the property, viewings will be available prior to the auction.

EPC Band D

**Call:** Andrew Craig 0191 4281428

**Price Guide:** £55,000+



**Lot No. 101**
**Seaton Moor Cottage, Seaham SR7 0NH**
**kimmitt & roberts**

**Description:**

Seaton Moor Cottage is a fantastic five bedroom home with a great amount of charm and character, located in the heart of Seaton Village. The property comprises a spacious sitting room, kitchen separate dining room, living room utility room, five bedrooms (two with ensuite), bathroom and a three garages. In the rear garden is a sun room, and patio enhancing the amenity of the lovely garden. The property has been maintained to a high standard and has UPVC double glazing and a biomass boiler for central heating and hot water. The Renewable Heat Incentive for the biomass boiler has time remaining, further information about this can be provided upon request.



EPC Band D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £390,000+

**Lot No. 102**
**The Retreat, Mile Road, Widdrington NE61 5QW**
**— MIKE —  
ROGERSON**

**Description:**

Mike Rogerson Estate Agents are delighted to bring to the market this detached bungalow situated on a generous plot on the Mile Road near Widdrington Station, the property has been the subject of much renovation by the present owner and also benefits from double glazing and gas heating to radiators, the versatile accommodation is spread over one level and briefly comprises of an entrance hall leading to the lounge and kitchen/dining room, conservatory, family room, the master bedroom with an en-suite wet room and a further double bedroom, family bathroom, an integral double garage, front garden with driveway offering off road parking and a large mature rear garden.



EPC Band C

**Call:** Mike Rogerson 01670 517500

**Price Guide:** £225,000+

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Please select method of bidding:

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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.

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Option Two ☐

Maximum Bid (in words) £: .....

Buyers Information – Full Name/Company Name: .....

Address: .....

..... Post Code: .....

Tel No: Home: ..... Business: ..... Mobile: .....

E-mail address: .....

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

Tel: 01661 831 360 Fax: 01661 832 306 Email: [info@agentspropertyauction.com](mailto:info@agentspropertyauction.com)

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## 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 I of the Landlord and Tenant Act 1987.

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

G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

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

G19.5 Where relevant:

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

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

G20 TUPE

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

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

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





conditions

(c) in respect of the Transferring Employees.

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

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

#### G21 Environmental

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

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

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

#### G22 Service Charge

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

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

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

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

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

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

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

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

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

#### G23 Rent reviews

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

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

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

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

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

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

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

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

#### G24 Tenancy renewals

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

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

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

G24.4 Following completion the buyer must:

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

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

#### G25 Warranties

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

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

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

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

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

#### G26 No assignment

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

#### G27 Registration at the Land Registry

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

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

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

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

#### G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

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

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

#### G30 Extra General Conditions



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