



Bid Online



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Agents Property AUCTION

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Free Entry. No Sale No Fee.
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Monday 30th April 2018

Marriott Hotel | Gosforth Park | Newcastle | NE3 5HN

6:30pm registration for 7:00pm start

01661 831 360

www.agentspropertyauction.com





Buyers Guide

IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

Particulars of Sale:

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

Price Guides:

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

Option 1 Terms & Conditions:

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

Option 2 Terms & Conditions:

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

Administration Fee:

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

Bidding at Auction:

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

Remote Bidding:

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

Sales Agreed:

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

Amendments to Catalogue:

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

Venue Location

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

Tel: 0191 236 4111

Directions:

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





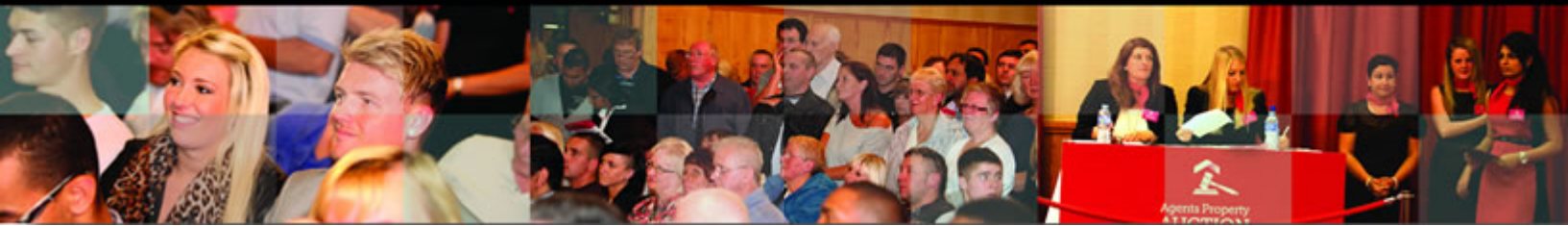
Order Of Sale

Lot No	Address	Post Code	Partner Agent
OPTION 1			
Lot 1	5 Herbert Street, Darlington	DL1 5DP	JW Wood Estate Agents
Lot 2	5 Chaucer Road, Wickham	NE16 4BJ	Andrew Craig
Lot 3	51 Third Street, Watling Bungalows, Leadgate	DH8 6HT	JW Wood Estate Agents
Lot 4	342-344 Stanhope Road, South Shields	NE33 4QZ	Andrew Craig
Lot 5	Flat 7, Daylight Bakery, Stockton	TS19 0SR	Michael Poole
Lot 6	14 /15 Spencer Street, North Shields	NE29 6RF	Andrew Craig/Rook Matthews Sayer
Lot 7	25 Albany Street, Middlesbrough	TS1 4DB	Michael Poole
Lot 8	35 Beaconsfield Street, Blyth	NE24 2DP	Rook Matthews Sayer
Lot 9	15 Maltby Street, Ormesby	TS3 6PA	Michael Poole
Lot 10	23 Hertford, Low Fell	NE9 6DG	Andrew Craig
Lot 11	17 Marshall Wallis Road, South Shields	NE33 5PD	Andrew Craig
Lot 12	Land at 106 Milburn Road, Ashington	NE63 0PQ	Rook Matthews Sayer
Lot 13	11 Albert Avenue, Wallsend	NE28 8RZ	Mike Rogerson
Lot 14	Hadrian Lodge Guesthouse, Hindshield Moss, Haydon Bridge	NE47 6NF	North East Commercial
Lot 15	70 Stirling Drive, North Shields	NE29 8DJ	Rook Matthews Sayer
Lot 16	49 Twelfth Street, Horden, Peterlee	SR8 4QH	Kimmit & Roberts
Lot 17	3 Drake Close, South Shields	NE33 5DE	Andrew Craig
Lot 18	170 North Ridge, Bedlington	NE22 6DF	Mike Rogerson
Lot 19	11 Hazelmoor, Hebburn	NE31 1DH	Andrew Craig
Lot 20	30 Tenth Street, Peterlee	SR8 4NE	Kimmit & Roberts
Lot 21	32 Charlotte Street, Skelton in Cleveland	TS12 2AF	Michael Poole
Lot 22	Bethel House, Ford View, Dudley	NE23 7QD	Mike Rogerson
Lot 23	73 Howe Street, Hebburn	NE31 2XH	Andrew Craig
Lot 24	138 Borough Road, Middlesbrough	TS1 2ES	Michael Poole
Lot 25	56 Jubilee Street, Ormesby	TS3 6QJ	Michael Poole
Lot 26	2 Liffey Road, Hebburn	NE31 2DH	Andrew Craig
Lot 27	27 Sixth Street, Blackhall Colliery	TS27 4ES	Kimmit & Roberts
Lot 28	17 Fawcett Street, Sunderland	SR1 1RH	Lofthouse and Partners
Lot 29	Land Behind The Shiellings, Thropton	NE65 7LR	Rook Matthews Sayer
Lot 30	1 Juliet Street, Ashington	NE63 9DY	Mike Rogerson
Lot 31	23 Station Lane, Birtley	DH3 1DE	Andrew Craig
Lot 32	4 Norton Avenue, Bowburn	DH6 5AH	JW Wood Estate Agents
Lot 33	20 Eighth Street, Horden, Peterlee	SR8 4LY	Kimmit & Roberts
Lot 34	Avala Park, Mile Road, Widdrington	NE61 5QL	Rook Matthews Sayer
Lot 35	32 South Burn Terrace, New Herrington	DH4 7AW	Kimmit & Roberts
Lot 36	64 Katherine Street, Ashington	NE63 9DN	Rook Matthews Sayer
Lot 37	44 Clynes Road, Grangetown	TS6 7RJ	Michael Poole
Lot 38	66 Harperley Gardens, Catchgate	DH9 8RY	JW Wood Estate Agents
Lot 39	Co-op Building, Seaside Lane, Easington Colliery	SR8 3PG	Rook Matthews Sayer
Lot 40	12 The Ridings, Stanley	DH9 8EE	JW Wood Estate Agents
Lot 41	11 Anthony Street, Peterlee	SR8 3QB	Kimmit & Roberts
Lot 42	84a/84b Dalton Avenue, Lynemouth	NE61 5TJ	Rook Matthews Sayer
Lot 43	41 Front Street, Sacriston	DH7 6JS	JW Wood Estate Agents/Rook Matthews Sayer
Lot 44	18 St Lukes Terrace, Sunderland	SR4 6NQ	Michael Hodgson
Lot 45	South Hetton Fish and Chip shop, Front Street, South Hetton	DH6 2UA	Kimmit & Roberts
Lot 46	9 Town Hall Street, Sowerby Street	HX6 2DZ	Walker Singleton
Lot 47	209 North Ridge, Bedlington	NE22 6DE	Mike Rogerson



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	18 Clyde Terrace, Spennymoor	DL16 7SE	JW Wood Estate Agents
Lot 49	77 Collingwood Street, Hebburn	NE31 2XW	Andrew Craig
Lot 50	124 Woodhorn Drive, Stakeford	NE62 5EP	Rook Matthews Sayer
Lot 51	61 Redhouse Road, Hebburn	NE31 2XG	Andrew Craig
Lot 52	7a-9 Regent Street, Blyth	NE24 1LQ	Rook Matthews Sayer
Lot 53	30 Northcote Street, South Shields	NE33 4BY	Andrew Craig
Lot 54	15 Station Road, Houghton Le Spring	DH4 5AH	Andrew Craig/Kimmitt & Roberts
Lot 55	5 Mordey Close, Dearness Park, Sunderland	SR2 8AQ	Andrew Craig
Lot 56	21 Howarth Terrace, Haswell	DH6 2BN	Kimmitt & Roberts
Lot 57	Former Lloyds Bank, 19-21 Queen Street, Great Harwood, Blackburn	BB6 7QN	Duffin's Estate Agents
Lot 58	17 Bodlewell House, Sunderland	SR1 2AS	Andrew Craig
Lot 59	9 Greylingstadt Terrace, Stanley	DH9 6DE	JW Wood Estate Agents
Lot 60	28 Ramseys Lane, Wooler	NE71 6NR	Rook Matthews Sayer
OPTION 2			
Lot 61	32 Rockville, Fulwell	SR6 9EL	Andrew Craig
Lot 62	47 Bruce Gardens, Fenham	NE5 2EA	Rook Matthews Sayer
Lot 63	93 Whickham View, Denton Burn, Newcastle	NE15 6TA	Rook Matthews Sayer
Lot 64	19 Whitsun Grove, Bedlington	NE22 5BD	Rook Matthews Sayer
Lot 65	16 Summerhill, Jarrow	NE32 4RP	Andrew Craig
Lot 66	Willowmede, Ryton	NE40 3RS	Rook Matthews Sayer
Lot 67	51 Milton Street, Greenside	NE40 4BE	Rook Matthews Sayer
Lot 68	20 Hadleigh Walk, Ingleby Barwick	TS17 5GW	Michael Poole
Lot 69	24 West Street, Whickham	NE16 4AN	Andrew Craig
Lot 70	Brigwood Cottage, Brigwood, Haydon Bridge	NE47 6EX	Rook Matthews Sayer
Lot 71	2 Neptune Road, Dumpling Hall, Newcastle	NE15 7QW	Rook Matthews Sayer/Mike Rogerson
Lot 72	5 Axminster Road, Hemlington, Middlesbrough	TS8 9HX	Michael Poole
Lot 73	13 Palm Avenue, South Shields	NE34 7PQ	Andrew Craig
Lot 74	2 East Terrace, Stakeford	NE62 5UJ	Mike Rogerson
Lot 75	12 Cauldwell Avenue, South Shields	NE34 0SD	Andrew Craig
Lot 76	Fillys Folly, The Stables, Hartford Hall Estate, Bedlington	NE22 6AG	Rook Matthews Sayer
Lot 77	37 Tweed Street, Hebburn	NE31 1XP	Andrew Craig
Lot 78	10 Railway Cottages, Blyth	NE24 3PR	Rook Matthews Sayer
Lot 79	20 High Street, Lazenby, Middlesbrough	TS6 8DX	Michael Poole
Lot 80	2 Glenmeads, Nettleworth	DH2 3QX	JW Wood Estate Agents
Lot 81	Wisteria Lodge, 11 Netherton South Side, Morpeth	NE65 7EZ	Rook Matthews Sayer
Lot 82	25 Linum Place, Fenham	NE4 9TS	Rook Matthews Sayer
Lot 83	5 Foxton Drive, Billingham	TS23 3SD	Michael Poole
Lot 84	19 Lynwood Avenue, Newbiggin By The Sea	NE64 6JF	Mike Rogerson
Lot 85	38 St Keverne Square, Kenton	NE5 3YJ	Andrew Craig
Lot 86	69 Rosslyn Avenue, Ryhope	SR2 0SA	Andrew Craig
Lot 87	9 Bradman Drive, Chester Le Street	DH3 3QS	JW Wood Estate Agents
Lot 88	11 Bardon Court, South Shields	NE34 0HN	Andrew Craig
Lot 89	10 Primrose Avenue, South Shields	NE34 0AN	Andrew Craig
Lot 90	6 Kingsley Close, Morpeth	NE61 2GL	Rook Matthews Sayer
Lot 91	6 Ivy Cottages, Hilton	TS15 9LD	Michael Poole
Lot 92	4 St Andrews Close, Blackhill	DH8 8PX	JW Wood Estate Agents
Lot 93	56 Woodhorn Drive, Ashington	NE63 9AN	Rook Matthews Sayer



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	9 Grove Road, Redcar	TS10 2AR	Michael Poole
Lot 95	26 Blanchland Avenue, Wideopen	NE13 6JR	Andrew Craig
Lot 96	15 Surtees Terrace, Craghead	DH9 6EA	JW Wood Estate Agents
Lot 97	1 Tower Street West, Hendon, Sunderland	SR2 8JY	Andrew Craig
Lot 98	Chirnside, The Mill, Lancaster	DH7 0HZ	JW Wood Estate Agents
Lot 99	1 Trueman Court, Acklam, Middlesbrough	TS5 7SR	Michael Poole
Lot 100	105 Second Avenue, Morpeth	NE61 2HQ	Mike Rogerson
Lot 101	15 Elm Grove, South Shields	NE34 8AZ	Andrew Craig
Lot 102	1 Moorland Crescent, Bedlington	NE22 7EZ	Rook Matthews Sayer/Mike Rogerson
Lot 103	58 Horton Park, Blyth	NE24 4JR	Rook Matthews Sayer
Lot 104	18 The Turnstile, Lynthorpe, Middlesbrough	TS5 6BY	Michael Poole
Lot 105	9 Thornhill Street, Houghton Le Spring	DH4 5BE	Kimmitt & Roberts
Lot 106	7 Gullane Close, Bill Quay	NE10 0TQ	Andrew Craig
Lot 107	48 Cheswick Drive, Newcastle	NE3 5DT	Andrew Craig

Option 1

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

Lot No. 1

5 Herbert Street, Darlington DL1 5DP

WOOD
ESTATE AGENTS



Description:

In need of complete refurbishment this is a mid-terraced house ideal for the property investor. With the potential of providing a healthy rental yield the property is located close to the Town Centre and the railway station and it comprises on the ground floor; entrance hall, lounge, kitchen/dining room and utility room. To the first floor there are two bedrooms and a bathroom. Yard to the rear. Herbert Street is situated close to a very good range of local shops and amenities with a more comprehensive range of shopping and recreational facilities and amenities available in Darlington Town Centre which is within walking distance. EPC Band D

Call: JW Wood Estate Agents 01325 485 151

Price Guide: £25,000+

Lot No. 2

5 Chaucer Road, Whickham NE16 4BJ

Andrew Craig



Description:

Offered with no upper chain a three bedroom semi detached house being an ideal project for first time buyers or investors alike. Being well located for local amenities within Whickham Village, good transport links and easy access to Metro centre and A1 for travelling further afield. Accommodation comprises entrance hallway, lounge, kitchen and utility room. To the first floor there are three bedrooms, bathroom and separate wc. Externally there are gardens to both front and rear.



EPC Band D

Call: Andrew Craig 0191 4889090

Price Guide: £69,950+

Lot No. 3

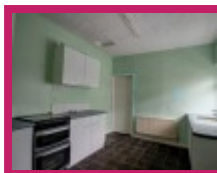
51 Third Street, Watling Bungalows, Leadgate DH8 6HT

WOOD
ESTATE AGENTS



Description:

A mid terraced bungalow which requires some cosmetic improvement, ideal for buy to let investors. Available with immediate vacant possession, the property has gas central heating with a combination boiler and double glazing. The accommodation includes: Hallway, bedroom, lounge, kitchen and a bathroom. There is a garden to the front and a yard to the rear. Third Street is situated in one of the middle two rows of terraced bungalows in Watling Street. There are local shops and a primary school within Leadgate.



EPC Band tbc

Call: J W Woods 01207 502109

Price Guide: £32,000+

Lot No. 4

342-344 Stanhope Road, South Shields NE33 4QZ

Andrew Craig

Description:

Appealing to a wide range of potential buyers is this mixed use property being offered for sale with no onward chain. The property does require upgrading and modernisation and currently consists of a ground floor commercial unit with shower room and wc and two bedroom living accommodation upstairs currently used for storage. The upstairs property does have internal access via the shop as well as its own access direct from the street. The property briefly comprises; shop, rear of shop, shower room, w.c, first floor, living room, kitchen and two bedrooms.
EPC Bands to follow

Call: Andrew Craig 0191 4271722

Price Guide: £39,950+

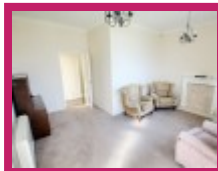
Lot No. 5

Flat 7, Daylight Bakery, Stockton TS19 0SR

Michael Poole

Description:

An Impressive Two Bedroom First Floor Apartment, Deco Style Grade II Listed Building being The Former Spark's Bakery & Offered for Sale with No Onward Chain. Communal Entrance, Entrance Hall, Lounge Diner, Kitchen, Bedroom One, En-Suite, Bedroom Two, Bathroom, externally there is resident parking to the front and to the rear is a single garage.



EPC Band exempt

Call: Michael Poole 01642 355000

Price Guide: £63,000+

Lot No. 6

14 /15 Spencer Street, North Shields NE29 6RF

Andrew Craig
**ROOK
MATTHEWS
SAYER**

Description:

FANTASTIC INVESTMENT OPPORTUNITY TO PURCHASE A PAIR OF FLATS. Situated in the convenient location of Spencer Street, North Shields. Briefly comprises of upper and lower flat. In both the accommodation briefly comprises:- lounge, kitchen, bedroom and bathroom. Vacant possession. In need of refurbishment. Yard to rear
14- EPC Band C
15 EPC band D

Call: Andrew Craig 0191 2859024 RMS 0191 2463666

Price Guide: £49,950+

Lot No. 7

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. 8
35 Beaconsfield Street, Blyth NE24 2DP
**ROOK
MATTHEWS
SAYER**

Description:

Three bedroom double fronted end terrace property located on Beaconsfield Street in central Blyth. Early viewing is essential to secure this substantial family home as it will appeal to a multitude of buyers, being in need of refurbishment throughout, however retaining some original features such as deep skirting and original coving and ceiling roses in some of the rooms. Close to the town amenities, park and beach. Briefly comprising; Entrance vestibule, entrance hallway, two reception rooms to front with bay windows, kitchen and ground floor bathroom. Three bedrooms to the first floor and cloaks/wc. Concrete front garden with wrought iron fencing and a covered yard to rear that has been used to provide off street parking. Partial double glazing and gas central heating.

EPC Band E


Call: Rook Matthews Sayer 01670 352 900

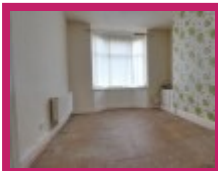
Price Guide: £74,950+

Lot No. 9
15 Maltby Street, Ormesby TS3 6PA
Michael Poole

Description:

Two Bedrooms, North Ormesby Location, No Forward Chain, Gas Central Heating, Double Glazing, Ideal for Investment, Viewing Recommended.

EPC Band E


Call: Michael Poole 01642 254222

Price Guide: £25,000+

Lot No. 10
23 Hertford, Low Fell NE9 6DG
Andrew Craig

Description:

Three Bedroom Mid Link House. Suited to a range of buyers due to the size, layout and location, close to local amenities, schools and transport links. Briefly comprises: Entrance porch, lounge, inner hall with useful store cupboard and guest ground floor w.c., dining kitchen and rear porch. Three well proportioned bedrooms and wet room. Externally there are gardens to the front and rear, Pleasantly situated on Hertford, viewing comes recommended to appreciate fully.

Call: Andrew Craig 0191 4875330

Price Guide: £59,950+

Lot No. 11
17 Marshall Wallis Road, South Shields NE33 5PD
Andrew Craig

Description:

Two bedroom ground floor flat with shared rear yard. Comprising of lounge with feature fireplace, fitted kitchen with a range of fitted wall and base units with integrated appliances, two bedrooms and bathroom. Close to public transport links and shops.

EPC Band D

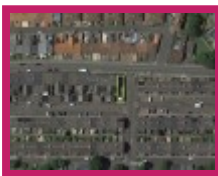
Call: Andrew Craig 0191 4271722

Price Guide: £35,000+

Lot No. 12
Land at 106 Milburn Road, Ashington NE63 0PQ
**ROOK
MATTHEWS
SAYER**

Description:

Milburn Road is a round half 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. 13
11 Albert Avenue, Wallsend NE28 8RZ
**MIKE
ROGERSON**

Description:

Mike Rogerson are pleased to welcome to the market this one bedroom, ground floor flat on Albert Avenue, Wallsend. This property is close to all local amenities with good transport links. The property benefits from gas central heating (via radiators) and UPVC double glazing throughout. The property briefly comprises of: Entrance/hallway, spacious master bedroom, generous reception room, kitchen (offering a range of wall, floor and drawer units), bathroom exhibiting white suite. On street parking to the front and a shared yard to the rear.



EPC Band C

Call: Mike Rogerson 0191 2621206

Price Guide: £36,000+

Lot No. 14
Hadrian Lodge Guesthouse, Hindshield Moss, Haydon Bridge NE47 6NF
**NORTH EAST
COMMERCIAL**
CHARTERED SURVEYORS & VALUERS

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.

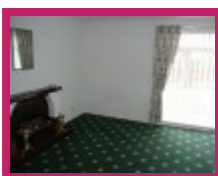
Call: North East Commercial 0191 4878566

Price Guide: £269,950+

Lot No. 15
70 Stirling Drive, North Shields NE29 8DJ
**ROOK
MATTHEWS
SAYER**

Description:

Appealing to cash buyers is this two bedroomed upper flat benefitting from double glazing and offered for sale with vacant possession. The lease length remaining on the property is 52 years and the property is in need of some updating and modernisation. The property briefly comprises entrance hall, kitchen, living room, bathroom, 2 bedrooms and externally, a garage to the rear and a lawned garden to the front.



EPC Band E

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £49,950+

Lot No. 16
49 Twelfth Street, Horden, Peterlee SR8 4QH
kimmitt & roberts

Description:

Offered for sale by auction is this three bed mid terraced property which comes with a yard to rear. This property is a great purchase for the local investor and is situated close by to local amenities. EPC Band D

Call: Kimmitt and Roberts 0191 5183334

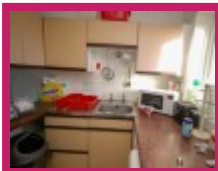
Price Guide: £19,950+

Lot No. 17
3 Drake Close, South Shields NE33 5DE
Andrew Craig

Description:

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

EPC Band G


Call: Andrew Craig 0191 4271722

Price Guide: £27,000+

Lot No. 18
170 North Ridge, Bedlington NE22 6DF
**MIKE
ROGERSON**

Description:

Great opportunity and appealing to a wide variety of buyers is this two bedroomed semi detached house located within this residential development and being offered for sale with vacant possession. The property does require some upgrading and modernisation, however, benefits do include double glazed windows, gas central heating and gardens. The property briefly comprises entrance hall, living room, dining room, kitchen and to the first floor, two bedrooms and a bathroom. Externally, there is a paved garden to the front and a garden to the rear with a paved patio, lawned area and greenhouse. EPC Band D

Call: Mike Rogerson 01670 822223

Price Guide: £49,950+

Lot No. 19
11 Hazelmoor, Hebburn NE31 1DH
Andrew Craig

Description:

Modern two bedroom upper floor flat offered for sale with no onward chain. Would ideally suit a first time buyer or investor. Briefly the accommodation comprises entrance lobby with stairs to first floor landing, spacious lounge with feature fireplace, kitchen, two bedrooms and bathroom. Externally there is allocated parking to the front. Ideally located having good transport links via Metro or bus and town centre shops and amenities.

EPC Band C


Call: Andrew Craig 0191 4281428

Price Guide: £49,950+

Lot No. 20

30 Tenth Street, Peterlee SR8 4NE

kimmitt & roberts

Description:

Nicely presented two bedroom mid terraced home which boasts gas central heating system and double glazing. Briefly comprising lounge, kitchen/dining room, two bedrooms and bathroom/w.c. To the rear is an enclosed yard.



EPC Band D

Call: Kimmitt and Roberts 0191 518 3334

Price Guide: £24,000+

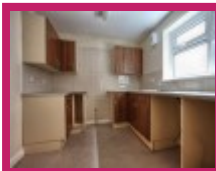
Lot No. 21

32 Charlotte Street, Skelton in Cleveland TS12 2AF

Michael Poole

Description:

No Onward Chain, Great Investment Opportunity, Modern Fitted Kitchen, UPVC Double Glazing, Village Location, In Need of Some Modernisation, We Advise Early Viewing to Avoid Disappointment. EPC Band C


Call: Michael Poole 01642 285041

Price Guide: £37,500+

Lot No. 22

Bethel House, Ford View, Dudley 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: £170,000+

Lot No. 23

73 Howe Street, Hebburn NE31 2XH

Andrew Craig

Description:

A three bedroom first floor flat situated on Howe Street, Hebburn NE31 2HX. The property is currently let an Assured Shorthold Tenancy Agreement dated 13 January 2017, the rent passing is £400 per calendar month. EPC Band E

Call: Andrew Craig 0191 4281428

Price Guide: £37,500+

Lot No. 24

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. 25

56 Jubilee Street, Ormesby TS3 6QJ

Michael Poole


Description:

Available with no forward chain. The property offers two floors of living accommodation and briefly comprises, porch, hallway, lounge, dining room, landing, two bedrooms and family bathroom. Externally we have an enclosed yard to the rear.



EPC Band D

Call: Michael Poole 01642 254222

Price Guide: £26,000+

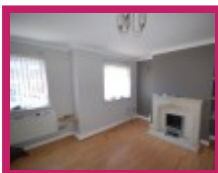
Lot No. 26

2 Liffey Road, Hebburn NE31 2DH

Andrew Craig


Description:

A two bed ground floor flat offered with vacant possession. In need of updating and improvement, the property offers an excellent investment opportunity. Offered with gas central heating and double glazing the accommodation comprises: Entrance hall, lounge, kitchen, two bedrooms and bathroom/w.c. Externally there is a block paved area to the side offering off road parking.



EPC Band D

Call: Andrew Craig 0191 428 1428

Price Guide: £40,000+

Lot No. 27

27 Sixth Street, Blackhall Colliery TS27 4ES

kimmitt & roberts


Description:

Nicely presented three bedroom end terraced home which comes with gas central heating system - radiators installed to most rooms with exception of bedroom 3 and utility room (combi boiler), double glazing and briefly comprising lounge, kitchen/diner, utility room, ground floor bathroom/w.c., three bedrooms and garden to front elevation along with enclosed yard to rear.



EPC Band D

Call: Kimmitt and Roberts 0191 518 3334

Price Guide: £25,000+

Lot No. 28
17 Fawcett Street, Sunderland SR1 1RH

Description:

The property is prominently situated on Fawcett Street close to its junction with St Thomas Street which is a very good secondary retail location. Nearby occupiers include CEX, Wilkinsons, Post Office and Virgin Money. Fawcett Street is also the preferred location of major banks and has been the subject of recent major investment including student residential development and the recent opening of a Flannels designer department store. The property is arranged over ground, basement, first, second and third floors. The ground floor comprises retail premises with staff facilities to the rear. The upper floors are separately let to Hay Recruitment for a term expiring 15th October 2018 on effective FRI terms at a rent of £6,000 per annum. EPC Band to be advised

Call: Lofthouse and Partners 0191 5658844

Price Guide: £150,000+

Lot No. 29
Land Behind The Shielings, Thropton NE65 7LR

Description:

Situated in a central location and with the benefit of full planning permission for a new build three bedroom, two bathroom detached property, a superb plot of land with the access from the main street to the plot which lies behind existing properties. Dwelling would provide to the ground floor entrance door an open living space with living/dining and kitchen, a separate utility, bedroom one and bathroom. To the first floor 3 bedrooms, study, bathroom and further utility room. Outside the plans provide for a double garage. There is the opportunity to further develop the first floor between the main dwelling and garage subject to revised planning consent. The plot already benefits from an electrical supply.



EPC Band exempt

Call: Rook Matthews Sayer 01665 510044

Price Guide: £79,950+

Lot No. 30
1 Juliet Street, Ashington NE63 9DY

Description:

*** TWO BEDROOMS - END TERRACED HOUSE - GAS CENTRAL HEATING - DOUBLE GLAZED - KITCHEN/DINER - GARAGE - IDEAL INVESTMENT/FIRST TIME BUY - CLOSE TO LOCAL AMENITIES - MUST VIEW *** We welcome to the market this two bedroom end terraced house situated on Juliet Street, Ashington. The property benefits from gas central heating, UPVC double glazing and is close to all local amenities such as schools and shops. The property is offered for sale with no upper chain and would make an ideal first time buy/investment. Accommodation briefly comprising; Entrance hallway, two reception rooms, fitted kitchen/diner, bathroom. To first floor, two bedrooms. Externally to front an enclosed garden with access gate and to the rear, a yard & garage.



EPC Band D

Call: Mike Rogerson 01670 521122

Price Guide: £35,000+

Lot No. 31
23 Station Lane, Birtley DH3 1DE
Andrew Craig

Description:

Offering great potential this ground floor flat would be an ideal buy to let investment. Whilst in needs of improvements this spacious property offers an internal layout of entrance hallway, bedroom, lounge, kitchen and bathroom/wc. Close proximity to Birtley town centre offering local amenities, schools and restaurants. A1M giving access to towns and cities further afield. Viewing recommended to appreciate potential.



EPC Band D

Call: Andrew Craig 0191 4921234

Price Guide: £32,000+

Lot No. 32
4 Norton Avenue, Bowburn DH6 5AH

Description:

This three bedroom mid terraced property benefits from double glazing and partial night storage heating. Requiring some updating, the property has accommodation comprising: entrance lobby, lounge, open plan kitchen/diner, rear lobby and bathroom. To the first floor there are three bedrooms. Externally there is a garden to the front and a yard to the rear. There are a range of local shops and amenities available within Bowburn as well as nearby Coxhoe, with a more comprehensive range of shopping and recreational facilities and amenities available within Durham City Centre which lies approximately 3 miles distant. Bowburn is well placed for commuting purposes as it lies a short drive from the A1(M) Motorway Interchange which provides good road links to other regional centres.

EPC Band D


Call: JW Wood Estate Agents 0191 386 9921

Price Guide: £49,950+

Lot No. 33
20 Eighth Street, Horden, Peterlee SR8 4LY

Description:

Two bedroom mid terraced home which would be ideal for the local investor to acquire. Briefly comprising Entrance vestibule, lounge, kitchen/dining, two bedrooms and bathroom/w.c., Yard to rear. EPC Band F


Call: Kimmitt and Roberts 0191 518 3334

Price Guide: £19,000+

Lot No. 34
Avala Park, Mile Road, Widdrington NE61 5QL

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

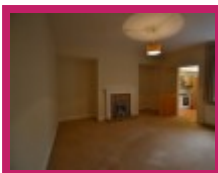
Price Guide: £165,000+

Lot No. 35
32 South Burn Terrace, New Herrington DH4 7AW

Description:

We are pleased to present this 2 bedroom ground floor flat in the ever popular town of Houghton Le Spring. Briefly comprising; entrance hallway, double bedroom, another double bedroom with fitted wardrobes, lounge, fitted kitchen, second lobby/utility area, bathroom with shower over bath and enclosed yard to rear.

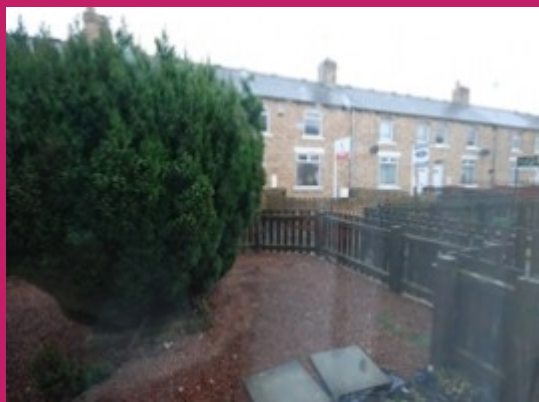
EPC Band D


Call: Kimmitt and Roberts 0191 5848080

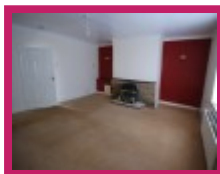
Price Guide: £29,950+

Lot No. 36

64 Katherine Street, Ashington NE63 9DN

**ROOK
MATTHEWS
SAYER**

Description:

This two bedroom mid terrace is an ideal investment. Briefly comprising of entrance lobby, spacious lounge, kitchen and bathroom. To the first floor there are two bedrooms. Gas central heating and double glazing is installed. Yard to rear with brick shed. No upper chain, viewings available now.



EPC Band D

Call: Rook Matthews Sayer 01670 850 850

Price Guide: £35,000+

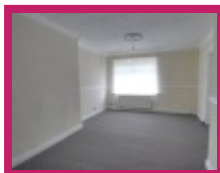
Lot No. 37

44 Clynes Road, Grangetown TS6 7RJ

Michael Poole

Description:

Available with No Forward Chain. Michael Poole Are Delighted to Offer For Sale This Two-Bedroom Semi-Detached Home. Located on Clynes Road, An Area of Grangetown Popular with Investors. This Property Must Be Viewed to Be Fully Appreciated.



EPC Band D

Call: Michael Poole 01642 955180

Price Guide: £49,950+

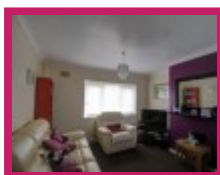
Lot No. 38

66 Harperley Gardens, Catchgate DH9 8RY

**WOOD
ESTATE AGENTS**

Description:

An investment property with existing tenancy producing an income of £390 pcm. The property is ideal for investment purchasers and has the benefit of gas central heating. The accommodation briefly comprises: Hall lounge, kitchen, three bedrooms, bathroom/ wc and gardens front and rear. Harperley Gardens is situated within walking distance of local shops and facilities within Catchgate and nearby Annfield Plain. Stanley Town centre offers a more comprehensive range of facilities.



EPC Band D

Call: JW Wood Estate Agents 01207 235 221

Price Guide: £29,950+

Lot No. 39

Co-op Building, Seaside Lane, Easington Colliery SR8 3PG

**ROOK
MATTHEWS
SAYER**

Description:

The property is situated on Seaside Lane the main thoroughfare through the Village. Easington Colliery is to the north of Horden, and a short distance to the east of Easington Village. Retailers nearby include Co-op, Boots and a range of independent traders. A substantial two storey property with street level basement which can be accessed from the rear of the property. Unit one which is on the ground floor only is currently let to Crown Chicken a hot food take away. The remainder of the ground floor consists a large double fronted unit that could be let as a whole or split into two separate units, we have verbally been informed this has A5 hot food takeaway use. The basement and first floor is also vacant and does require maintenance. Rental Income £6,240 per annum from unit 1- Crown Chicken Increasing to £7,800 per annum April 2019. Lease Terms Crown Chicken - 5 year lease that commenced April 2017. Planning Conversion of shop building to create 3 no. Separate shop units on ground floor and 5 no. Residential units above. Former Co-op Seaside Lane Easington Colliery SR8 3PG. No: 5/PLAN/2008/0398 Granted: Date: 15/08/200 EPC Band to be advised

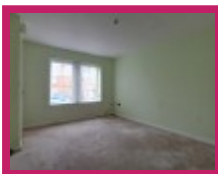
Call: Rook Matthews Sayer 0191 2120000

Price Guide: £129,000+

Lot No. 40
12 The Ridings, Stanley DH9 8EE
WOOD
ESTATE AGENTS

Description:

Ideally suited to the investment purchaser or families, a modern end link property, available with no forward chain. The property benefits from uPVC double glazing, but has been stripped of the central heating boiler, some radiators and the kitchen units. The accommodation comprises: entrance lobby, lounge, cloakroom/WC, kitchen/dining room with French Door to rear garden. To the first floor there are three bedrooms and a bathroom/WC, which is fitted with a white suite, to the front of the property there is a driveway, which provides off-road parking and to the rear there is a terraced garden. The ridings is a small development of two and three bedroomed homes, built in 2006 by Ravensworth Homes.



EPC Band E

Call: JW Wood Estate Agents 01207 235 221

Price Guide: £45,000+

Lot No. 41
11 Anthony Street, Peterlee SR8 3QB
kimmitt & roberts

Description:

A mid terrace house offered for sale with a two year tenancy agreement in place dated 17 March 2017 with a rental income of £4420 per annum.

At the time of print no access has been gained to the property, access will be available leading up to the auction.

EPC Band to follow

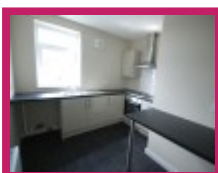
Call: Kimmitt and Roberts 0191 518 3334

Price Guide: £19,950+

Lot No. 42
84a/84b Dalton Avenue, Lynemouth NE61 5TJ
**ROOK
MATTHEWS
SAYER**

Description:

An opportunity to purchase a pair of refurbished flats, comprising of two one bedroomed flats upper and lower, situated on Dalton Avenue, Lynemouth. The properties have undergone modernisation and briefly comprises: to the first floor flat: Entrance hall with stairs to first floor landing, lounge, fitted kitchen, bedroom and bathroom/w.c. Externally the property has a large garden to front. To the ground floor flat: Entrance hall, lounge, kitchen, bedroom and bathroom/w.c. Externally there is a yard to the rear. Viewing recommended.



EPC Band D for both flats

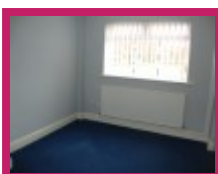
Call: Rook Matthews Sayer 01670 850 850

Price Guide: £44,950+

Lot No. 43
41 Front Street, Sacriston DH7 6JS
**ROOK
MATTHEWS
SAYER**
WOOD
ESTATE AGENTS

Description:

The property is located on Front Street, Sacriston the main road running through the centre of this small town. Sacriston is located to the south west of Chester le Street and is easily found from the A167. A mid-terrace two storey property with pitched slate roof, the accommodation comprises communal entrance with ground floor office space. The net internal area is 35.52 sq. m. (382.33 sq. ft.) there are ample telephone and power points as well as gas central heating. The offices are well maintained, and would suit a variety of uses.



EPC band: D

Call: RMS 0191 2120000 JWW 0191 3869921

Price Guide: £25,000+

Lot No. 44
18 St Lukes Terrace, Sunderland SR4 6NQ
MICHAEL HODGSON
Chartered Surveyors

Description:

-The property is located on St Lukes Terrace in Pallion which is a busy shopping parade boasting a mix of retail trades including The Post Office, Coral Bookmakers, William Hill, Betfred, Pizza Hut, Subway and many others. The property comprises of a self contained retail shop that previously traded as a butchers / sandwich shop offering a front sales area, rear fridge / prep area that leads to two prep areas and WC facilities. Externally there is a rear yard accessed via an electric roller shutter.



EPC Band D

Call: Michael Hodgson 0191 5657000

Price Guide: £99,950+

Lot No. 45
South Hetton Fish and Chip shop, Front Street, South Hetton DH6 2UA
kimmitt & roberts

Description:

Currently trading as a fish and chip shop this detached building with client parking is located in this residential area of South Hetton. The property itself is presented to a high standard and has the potential to grow and expand as currently trading on reduced hours and solely concentrating on fish and chips (potential to include pizza's, kebabs etc).



EPC Band to be advised

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £99,950+

Lot No. 46
9 Town Hall Street, Sowerby Street HX6 2DZ
Walker Singleton
Chartered Surveyors

Description:

Sowerby Bridge is a market town situated on the outskirts of Halifax in Calderdale, West Yorkshire. The town has a busy presence with surrounding occupiers to include bars, restaurants, retail, office and residential. The premise briefly comprises a former bank situated in the heart of Sowerby Bridge built from traditional brick and stone under a flat roof. The property boasts characterful stone built traditional features to the front elevation and benefits from a prominent position on the main high street running through Sowerby Bridge town centre. Internally the building is well placed set out over three floors plus a basement to which include the main banking hall, strong room, back office, staff room, two interview rooms, WC facilities and 8 further separate storage rooms. Included in the sale is a car park at the rear of the premises that can accommodate approximate 12 cars.

EPC Band F

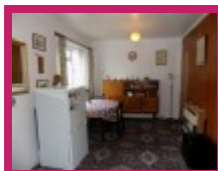
Call: Walker Singleton 01422 430000

Price Guide: £280,000+

Lot No. 47
209 North Ridge, Bedlington NE22 6DE
**MIKE
ROGERSON**

Description:

We welcome to the market this two bedroom, semi detached property situated on North Ridge, Bedlington. Close to local schools, shops and amenities. Good bus routes and road links to neighbouring towns and cities. This property briefly comprises of, to the ground floor: entrance via UPVC double glazed door, lounge, dining room, kitchen, conservatory. To the first floor: two bedrooms and bathroom. Externally, to the front, there is a gravelled garden. The rear, there is an enclosed, private garden. Also benefiting from gas central heating and UPVC double glazing. This property does require some updating.



EPC Band C

Call: Mike Rogerson 01670 822223

Price Guide: £49,950+

Lot No. 48
18 Clyde Terrace, Spennymoor DL16 7SE

Description:

Excellent opportunity to purchase a property boasting commercial residential use. To the ground floor the accommodation comprises entrance lobby, hall, shop floor and a fitted kitchen. To the first floor is a spacious lounge, bedroom, bathroom and office. Externally there is an enclosed courtyard with double gates leading to the integral garage providing ample private parking.



EPC Band tbc

Call: J W Woods 01388 604273

Price Guide: £54,950+

Lot No. 49
77 Collingwood Street, Hebburn NE31 2XW
Andrew Craig

Description:

Ground floor flat in need of full refurbishment comprising of entrance hall, lounge, kitchen and two bedrooms and bathroom. Yards to rear. Ideal investment opportunity. A health and safety assessment has been made on this property and anyone wishing to view must first sign and declaration and enter at their own risk.
epc band tbc

Call: Andrew Craig 0191 4281428

Price Guide: £25,000+

Lot No. 50
124 Woodhorn Drive, Stakeford NE62 5EP
**ROOK
MATTHEWS
SAYER**

Description:

Ready to move into is this one bedroom flat offered for sale with vacant possession. The property benefits include double glazing and electric heating. Briefly comprises of entrance lobby, shower room, living room, bedroom and kitchen.
EPC Band F



Call: Rook Matthews Sayer 01670 850850

Price Guide: £20,000+

Lot No. 51
61 Redhouse Road, Hebburn NE31 2XG
Andrew Craig

Description:

A two bedroom ground floor flat situated on Redhouse Road, Hebburn NE31 2XG. The property is let on an Assured Shorthold Tenancy Agreement commencing from 13 February 2017 at £350 per calendar month.

EPC Band C

Call: Andrew Craig 0191 4281428

Price Guide: £37,500+

Lot No. 52

7a-9 Regent Street, Blyth NE24 1LQ


Description:

9 Regent Street- A two storey plus basement end terrace property that is currently let to NatWest with a A2 finance and professional services use class. The current tenants has vacated the building with their lease ending February 2019. There is still 3 quarters rent due totalling £22,125.7 Regent Street- This tenanted property is a two storey premises occupying a corner position. The unit being 53.48 sq. m. consists ground floor retail area with first floor office/storage and separate W.C facilities. The property is currently occupied by Blyth Mobiles and Computer Repairs. Rental Income 7a Regent Street £4,800 per annum 9 Regent Street £29,500 per annum *£22,125 remaining of the £29,500 EPC Band tbc

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £185,000+

Lot No. 53

30 Northcote Street, South Shields NE33 4BY

Andrew Craig

Description:

We offer for sale this two bedroom ground floor flat. Located within close proximity to local shops, amenities and transport links including Chichester Metro Station. Benefitting from double glazing and gas central heating and briefly comprising of entrance hall, living room, two bedrooms, kitchen and bathroom. The property is currently rented (tenancy information to follow) EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £40,000+

Lot No. 54

15 Station Road, Houghton Le Spring DH4 5AH

Andrew Craig


Description:

A three bedroom terraced house, at the time of print no access has been gained . Viewing will be available prior to auction. EPC Band D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £55,000+

Lot No. 55

5 Mordey Close, Dearness Park, Sunderland SR2 8AQ

Andrew Craig

Description:

A two bedroom house situated on Mordey Close, Dearness Park, Sunderland SR2 8AQ The property is let on an Assured Shorthold Tenancy Agreement commencing from 23 February 2012 at £425 per calendar month. EPC Band F

Call: Andrew Craig 0191 5653377

Price Guide: £40,000+

Lot No. 56
21 Howarth Terrace, Haswell DH6 2BN
kimmitt & roberts

Description:

A three bedroom first floor flat on Howarth Terrace, Haswell. The property is currently let at £433pcm on an AST dated 14.2.18. Accommodation briefly comprises of entrance hall, with access to rear, wc, first floor is the living room, kitchen, bathroom and three bedrooms. EPC Band E

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £19,950+

Lot No. 57
Former Lloyds Bank, 19-21 Queen Street, Great Harwood, Blackburn BB6 7QN
Duffin's
Estate Agents

Description:

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, comprises of an entrance hall which leads to the first floor, three bedrooms, one reception, kitchen, bathroom and separate WC. On the second floor there are two further rooms. The property is located in Great Harwood, a small town in the Hyndburn district of Lancashire, 4.5 miles (7.2 km) north-east of Blackburn. The majority of the retailers in the town are local occupiers serving the needs of the community; however national retailers with a presence include Boots Pharmacy, Morrison's, Tesco's, Age UK and Domino's Pizza. Rates We are verbally informed that the current Rateable value of the property is £8,300. The UBR for 2017/2018 is 46.6p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes. EPC Band F

Call: Duffins 01254 691352

Price Guide: £115,000+

Lot No. 58
17 Bodlewell House, Sunderland SR1 2AS
Andrew Craig

Description:

A three bedroom first floor flat offered with no chain involved. Located within the City Centre for local shops, transport links and schools etc.. An ideal investment opportunity. Benefits include river views, modern kitchen, upvc double glazing and gas central heating.



EPC C

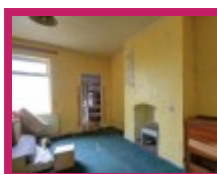
Call: Andrew Craig 0191 5653377

Price Guide: £32,000+

Lot No. 59
9 Greylingstadt Terrace, Stanley DH9 6DE
WOOD
ESTATE AGENTS

Description:

A mid terraced house which requires improvement. Available with immediate vacant possession, the property has gas central heating and uPVC double glazing with accommodation comprising: Lobby, lounge with is open plan to dining room/ kitchen. There are three bedrooms and a bathroom. Yard to rear. Greylingstadt Terrace is situated a short walk from a convenience store, Craghead day nursery and also South Moor Golf Club. Stanley town centre is approximately 1.5 miles distant where schools including the North Durham Academy and shopping facilities are available. The property is well positioned for commuting being within easy reach of Durham, Chester-le-street, Consett and Tyneside. EPC Band C


Call: J W Woods 01207 235221

Price Guide: £32,000+

Lot No. 60

28 Ramseys Lane, Wooler NE71 6NR

**ROOK
MATTHEWS
SAYER**



Description:

Centrally located in the rural town of Wooler, requiring full refurbishment but offering characterful and versatile accommodation, this four bedroom, three storey stone end terraced property offers great potential. Briefly the accommodation comprises to the ground floor: entrance lobby, entrance hall, lounge, kitchen with utility room and downstairs WC. To the first floor there is a landing with access to two bedrooms and to the second floor a further two bedrooms and fitted bathroom. Outside, to the rear of the property there is an enclosed courtyard. The property has sash windows and central heating and a viewing is strongly recommended to fully appreciate the potential of this quaint and quirky property.



EPC Band E

Call: Rook Matthews Sayer 01665 510044

Price Guide: £64,950+

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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. 61

32 Rockville, Fulwell SR6 9EL

Andrew Craig



Description:

A three bedroom bungalow home situated on a corner plot on this ever popular street in Fulwell. Offering versatile living space which could be three bedrooms/two reception rooms or two bedrooms/two reception rooms, the property is deceptively spacious enjoys a conservatory giving fantastic views towards the picturesque coastline and comes with a well tended garden. Benefiting from a contemporary open plan kitchen and dining area, gardens, garage, upvc double glazing and gas central heating.



EPC Band D

Call: Andrew Craig 0191 5160239

Price Guide: £180,000+

Lot No. 62

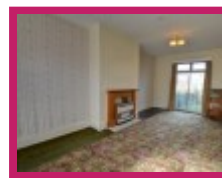
47 Bruce Gardens, Fenham NE5 2EA

**ROOK
MATTHEWS
SAYER**



Description:

A fantastic opportunity to purchase this deceptively spacious three bedroom semi-detached family home. Located in the popular Fenham area which an array of amenities nearby to include local shops, public transport links and major A1 and A69 roads. Newcastle City Centre, Airport and Metrocentre are all also easily accessible. Popular and well regarded schools nearby. The property itself boasts a larger than average plot having a spacious hallway, 27ft plus lounge/dining room and a breakfasting kitchen. Stairs lead up to three good sized bedrooms, bathroom and separate w.c. Gardens front and rear. Internal updating is required. Ideal family purchase or Investment Development opportunity.



EPC Band to be advised

Call: Rook Matthews Sayer 0191 274 4661

Price Guide: £120,000+

Lot No. 63

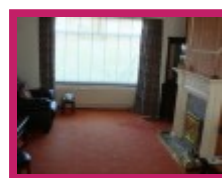
93 Whickham View, Denton Burn, Newcastle NE15 6TA

**ROOK
MATTHEWS
SAYER**



Description:

A two bedroomed semi detached bungalow situated on a corner plot within this popular residential area and offering great views to the rear. The property is offered for sale with vacant possession and benefits include double glazed windows, gas central heating, gardens and a garage. The property briefly comprises an entrance hall, two bedrooms, living through dining room, family bathroom/w.c and a kitchen. Externally there are gardens to the three sides with a single garage and a cellar.



EPC Band E

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £79,950+

Lot No. 64
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

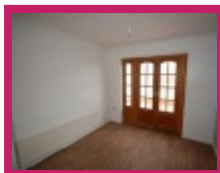
Call: Rook Matthews Sayer 01670 531114

Price Guide: £89,950+

Lot No. 65
16 Summerhill, Jarrow NE32 4RP
Andrew Craig

Description:

Offered with No Onward Chain this three bedroom semi detached property offers excellent potential for a variety of buyers. The property is situated in a popular residential area with good transport links throughout the area. Offered with the benefit of partial double glazing and with gas central heating Briefly the accommodation comprises: Entrance porch, hall, lounge, dining room, conservatory and kitchen to the ground floor. On the first floor there are three generous sized bedrooms and a tiled bathroom with four piece suite. Externally there is off road parking to the front and an enclosed lawned garden to the rear.



EPC Band D

Call: Andrew Craig 0191 4280025

Price Guide: £64,950+

Lot No. 66
Willowmede, Ryton NE40 3RS
**ROOK
MATTHEWS
SAYER**

Description:

An impressive, extended family home that has been renovated. This semi detached home dates back to the 1920's and is located in the heart of Ryton. Comprising entrance hall to the open plan lounge/dining room, French doors to garden. The 28ft (max) fully fitted kitchen has double doors to conservatory and access to utility room, complete with roof space for storage and downstairs modern bathroom. Two double bedrooms both with built in wardrobes and bay windows, a single third bedroom and bathroom. Externally the property has a rear garden that is laid mainly to lawn with a patio area. The front garden is also lawned with a generous driveway behind the electronic gated access.



EPC Band D

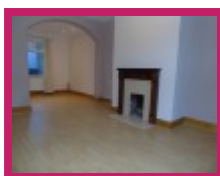
Call: Rook Matthews Sayer 0191 4131313

Price Guide: £305,000+

Lot No. 67
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. 68
20 Hadleigh Walk, Ingleby Barwick TS17 5GW

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: £99,950+

Lot No. 69
24 West Street, Whickham NE16 4AN
Andrew Craig

Description:

Situated in 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: £64,950+

Lot No. 70
Brigwood Cottage, Brigwood, Haydon Bridge NE47 6EX
**ROOK
MATTHEWS
SAYER**

Description:

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



EPC Band E

Call: Rook Matthews Sayer 01434 601616

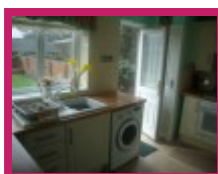
Price Guide: £125,000+

Lot No. 71
2 Neptune Road, Dumpling Hall, Newcastle NE15 7QW
**ROOK
MATTHEWS
SAYER**
**— MIKE —
ROGERSON**

Description:

We offer for sale this two bedroom semi detached bungalow, the property benefits include gas central heating and double glazing.

Property briefly comprises of entrance hall, two bedrooms, shower room living room and kitchen. Externally there are gardens to the rear and off street parking to the front.



EPC Band C

Call: RMS 0191 2671031 MR 01670 732400

Price Guide: £129,950+

Lot No. 72
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: £119,950+

Lot No. 73
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. 74
2 East Terrace, Stakeford NE62 5UJ
**MIKE
ROGERSON**

Description:

Mike Rogersons 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. 75
12 Cauldwell Avenue, South Shields NE34 0SD
Andrew Craig

Description:

Nicely situated on a lovely corner plot with large block paved drive and garage, this two bedroom Semi Detached Home with sun room is sure to be a popular choice. The home comes with gas central heating and double glazing, has a bathroom with corner suite and separate shower cubicle, has private patio style rear gardens, alarm and has been re roofed. Viewing a must!



EPC Band E

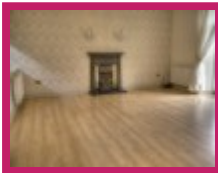
Call: Andrew Craig 0191 4271722

Price Guide: £129,950+

Lot No. 76
Fillys Folly, The Stables, Hartford Hall Estate, Bedlington NE22 6AG
**ROOK
MATTHEWS
SAYER**

Description:

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



EPC Band E

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £149,950+

Lot No. 77
37 Tweed Street, Hebburn NE31 1XP
Andrew Craig

Description:

Upper flat situated on Tweed Street, Hebburn being offered for sale with vacant possession and enjoying a convenient Town Centre location ideally placed to take advantage of local shops and amenities including good transport links via bus and Metro. The property briefly comprises of Lounge through dining room, kitchen, two bedrooms and bathroom/w.c. yard to rear. Comes with double glazing and gas central heating. Ideal as an investment purchase. Early viewing urged!

EPC Band D

Call: Andrew Craig 0191 4281428

Price Guide: £40,000+

Lot No. 78
10 Railway Cottages, Blyth NE24 3PR
**ROOK
MATTHEWS
SAYER**

Description:

We offer for sale this deceptively spacious, three bedroom terraced property, located on Railway Cottages in South Newsham, Blyth EPC:D This property would make an ideal first time purchase given the price and location, being close to local schools, Blyth beach and major road links. The internal accommodation briefly comprises; Entrance hallway, lounge, dining kitchen, rear porch, bathroom and three bedrooms. Externally there is an enclosed garden to the front, and a yard to the rear providing off street parking. The property has the added benefit of being sold with no upper chain.



EPC Band D

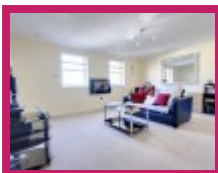
Call: Rook Matthews Sayer 01670 352900

Price Guide: £69,950+

Lot No. 79
20 High Street, Lazenby, Middlesbrough TS6 8DX
Michael Poole

Description:

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



EPC Band C

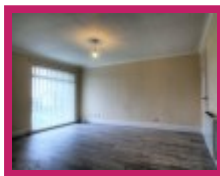
Call: Michael Poole 01642 955180

Price Guide: £55,000+

Lot No. 80
2 Glenmeads, Nettlesworth DH2 3QX

Description:

Recently refurbished first floor flat in a two storey block of similar flats. Perfect first time buy, or for the investor, this property is ready to move into. The accommodation comprises of ground floor entrance porch, then on the first floor living room, kitchen, bathroom / wc, two bedrooms both with fitted storage. Nettlesworth is situated midway between Chester-le-Street and Durham and the nearby A167 provides access to other major regional centres including Gateshead and Newcastle upon Tyne. There are shops in nearby Nettlesworth and Sacriston, whilst Durham City, Chester-le-Street and the nearby Arncliffe Centre all provide a wider range of amenities.



EPC band: F

Call: J W Woods 0191 3887245

Price Guide: £59,950+

Lot No. 81
Wisteria Lodge, 11 Netherton South Side, Morpeth NE65 7EZ

Description:

Wisteria Lodge is situated in the delightful hamlet of Netherton, near to Rothbury. The property is south facing and is situated on the edge of the village, enjoying a private secluded setting. It forms part of an established development of former farm buildings and is full of character. The property briefly comprises of entrance hall, lounge with corner feature fireplace with stove, off the hall there is a downstairs cloakroom, dining room with stairs off. There is a kitchen/breakfast room and further utility/study area with access to the garage. On the first floor the master bedroom has dual aspect windows, bathroom. There are two further bedrooms which also have access to the Jack and Jill bathroom. The detached summer house which is currently used as a studio office has its own private patio. The sweeping driveway offers ample off street parking. The garden terrace has a range of discreet seating areas with decorative surfaces and has been thoughtfully laid out with a range of mature shrubs. There is also steps down to the nearby stream. The property benefits from electric heating and double glazing. EPC Band E

Call: Rook Matthews Sayer 01665 510044

Price Guide: £275,000+

Lot No. 82
25 Linum Place, Fenham NE4 9TS

Description:

Appealing to both the private residential buyer and the buy to let investor is this two bedroomed semi detached house located on a corner plot and is offered for sale with vacant possession. The property briefly comprises entrance hall, living room, kitchen, separate w.c, two bedrooms and a bathroom. Externally there is a good size lawned garden to the front with a drive offering off street parking and a garage and an enclosed lawned garden to the rear.



EPC Band to be advised

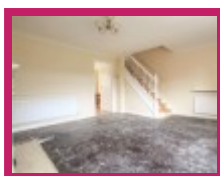
Call: Rook Matthews Sayer 0191 274 4661

Price Guide: £59,950+

Lot No. 83
5 Foxton Drive, Billingham TS23 3SD

Description:

With a small amount of TLC and improvement work, this nicely positioned and extended three-bedroom terraced house would instantly become a great starter home. Having the advantage of no onward chain, it also has a detached garage to the rear, UPVC double glazing and central heating. Comprising entrance porch, lounge with living flame gas fire, open plan kitchen/diner and garden room extension. The first floor has three bedrooms and bathroom with a white suite.



EPC Band D

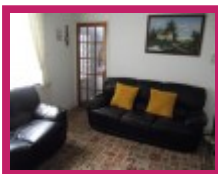
Call: Michael Poole 01642 955140

Price Guide: £79,950+

Lot No. 84
19 Lynwood Avenue, Newbiggin By The Sea NE64 6JF

Description:

Mike Rogerson Estate Agents welcome to the market this three bedroom terraced house situated on Lynwood Avenue in Newbiggin-by-the-Sea. Close to local shops, amenities, sea promenade, road and bus links to neighbouring towns. Accommodation briefly comprising of; Entrance hallway, lounge, dining room, kitchen. To first floor; master bedroom with fitted sliding door wardrobes, two further bedrooms, family bathroom and loft space. Externally there is an enclosed town garden to the front, and rear yard with outhouses and gate for access.



EPC Band D

Call: Mike Rogerson 01670 521122

Price Guide: £53,950+

Lot No. 85
38 St Keverne Square, Kenton NE5 3YJ
Andrew Craig

Description:

GROUND FLOOR TWO BEDROOM APARTMENT...Situated in this convenient location at St Keverne Square, Kenton. The property is extremely well presented throughout with modern kitchen and bathroom and boasts neutral decor. The internal accommodation briefly comprises:- Hallway with storage cupboard, spacious lounge, kitchen, two bedrooms and bathroom. Externally there is a garage in a block. This property benefits from no upper chain. Viewing essential.



EPC Band D

Call: Andrew Craig 0191 2859024

Price Guide: £50,000

Lot No. 86
69 Rosslyn Avenue, Ryhope SR2 0SA
Andrew Craig

Description:

This three bedroom semi detached home offers ready to move into living space benefiting from a good sized rear garden, off road parking and open aspect views over countryside and the Seaford. Ideal family sized accommodation located close to a wide range of local amenities and excellent transport links. Upvc double glazing and gas central heating complete this ideal family home. Call us now to view.

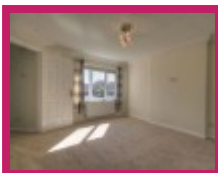
Call: Andrew Craig 0191 5653377

Price Guide: £55,000+

Lot No. 87
9 Bradman Drive, Chester Le Street DH3 3QS
**WOOD
ESTATE AGENTS**

Description:

Rare opportunity to acquire an extended four Bedroom detached house, wonderfully situated in one of the region's most prestigious and sought after locations. This particular home occupies an attractive plot with open aspect and westerly facing back garden. The two storey extension has created a 24ft recently refitted contemporary Kitchen/Dining room spanning the full width of the house with cream units, comprehensive integral appliances and french doors to back garden.



EPC Band C

Call: JW Wood Estate Agents 0191 388 7245

Price Guide: £235,000+

Lot No. 88
11 Bardon Court, South Shields NE34 0HN
Andrew Craig

Description:

We offer for sale an ideal light & airy three bedroom family home. Situated in this popular location, with great access to local amenities, bus & road links as well as being close by for South Tyneside Hospital, we would strongly recommend viewings. Internally the property offers spacious living for family life and comprises of door to hallway, ground floor w.c, lounge and kitchen to the ground floor. To the first floor lies three bedrooms and bathroom w.c. Externally there is sunny lawned gardens to the front and rear and driveway & car port for ample off street parking. Further benefits include double glazed windows, ducted air heating, out house for storage and NO CHAIN...Early viewings recommended.



EPC Band E

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

Lot No. 89
10 Primrose Avenue, South Shields NE34 0AN
Andrew Craig

Description:

We offer to the market this three bedroom semi detached on this increasingly popular area giving good access to local shops and transport links to other areas. Briefly comprising of: - Door to hallway, lounge, dining room and fitted kitchen to the ground floor. To the first floor lies three bedrooms and bathroom w/c. Externally there is a garden to the front & rear and driveway for off-street parking.



EPC Band D

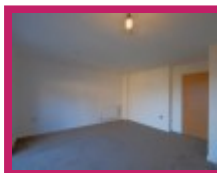
Call: Andrew Craig 0191 4271722

Price Guide: £69,950+

Lot No. 90
6 Kingsley Close, Morpeth NE61 2GL
**ROOK
MATTHEWS
SAYER**

Description:

A three bed mid terrace situated on Saint Georges Wood, Morpeth which has an idyllic setting accessed through the sweeping driveway with stunning tree lined avenues, open space and vast greenery. Viewing is highly recommended to appreciate all this property has to offer. Benefitting from gas central heating and double glazing throughout and briefly comprises of: Entrance hall, kitchen, lounge/diner, downstairs WC and storage cupboard. To the first floor is a master bedroom with ensuite, two further bedrooms and a family bathroom/WC. Externally to the rear is a well maintained, good sized garden mainly laid with lawn and to the front, the property is laid with lawn and a paved path to the front door and allocated parking space.



EPC Band B

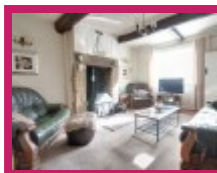
Call: Rook Matthews Sayer 01670 511 711

Price Guide: £159,950+

Lot No. 91
6 Ivy Cottages, Hilton TS15 9LD
Michael Poole

Description:

Very Competitively Priced for An Early Sale and Offered with the Benefit of NO ONWARD CHAIN, A Charming Two Double Bedroom Cottage Enjoying a Prime Position within the Popular Village of Hilton. Offering a Surprisingly Generous Enclosed and Extremely Established Garden to the Rear and Block Paved Driveway/Car Hardstanding Area to the Rear Together with a Larger Than Average Garage.



EPC Band G

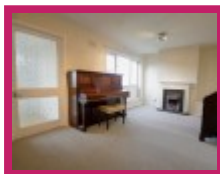
Call: Michael Poole 01642 788878

Price Guide: £154,950+

Lot No. 92
4 St Andrews Close, Blackhill DH8 8PX

Description:

We offer for sale a three bedroomed, split level terrace property offering spacious accommodation. The property has gas central heating, double glazing and offers accommodation split over four levels, which includes a porch, good sized lounge, stairs to fitted kitchen/dining room and rear porch to yard and outhouse. The first floor has two bedrooms to one level then stairs up to a further third bedroom and a bathroom with separate WC. The property is situated in a cul de sac location off Durham Road, within a quarter of a mile of the shops and facilities in Blackhill.



EPC Band D

Call: JW Wood Estate Agents 01207 502 109

Price Guide: £54,950+

Lot No. 93
56 Woodhorn Drive, Ashington NE63 9AN

Description:

This well presented family home is situated on the popular Woodhorn Road, near to the town centre in Ashington. With gas central heating and double glazing the property has also been extended to the rear providing a dining area. Briefly comprising of entrance lobby, spacious lounge with wall mounted feature fire, good sized kitchen, dining area and bathroom. To the first floor two bedrooms. Garden to the front and small yard to the rear, viewing essential.



EPC Band D

Call: Rook Matthews Sayer 01670 850 850

Price Guide: £60,000+

Lot No. 94
9 Grove Road, Redcar TS10 2AR

Description:

More Than Meets the Eye! This is a Fantastic Three Bedroom Home Offering Stylish and Well Thought Out Living Accommodation. Having Been Extensively Re-Modelled by the Current Owners Over Recent Years with an Excellent Size Garden and a Stone's Throw Away from the Town Centre of Redcar. Recently Reduced to a Competitive Price, We Advise Early Viewing to Avoid Disappointment.



EPC Band C

Call: Michael Poole 01642 285041

Price Guide: £84,950+

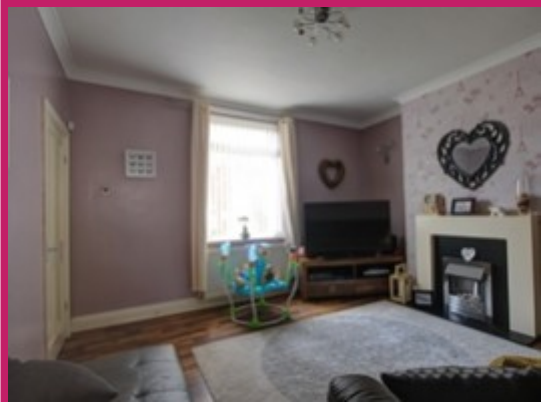
Lot No. 95
26 Blanchland Avenue, Wideopen NE13 6JR

Description:

SEMI DETACHED BUNGALOW. This two bedroomed bungalow is ideally located in Blanchland Avenue, Wideopen and is a must to see. In need of some modernisation, the accommodation comprises:- Entrance hall, lounge, two bedrooms, kitchen and bathroom/w.c. Externally there are gardens both front and rear, the rear is laid mostly to lawn, the front has driveway leading to a single garage. Warmed by gas central heating. Within easy striking distance of local shops, schools and transport links. EPC Band D

Call: Andrew Craig 0191 2859024

Price Guide: £115,000+

Lot No. 96
15 Surtees Terrace, Craghead DH9 6EA
WOOD
ESTATE AGENTS

Description:

Ideal for first time buyers or investors, a well-presented property with a contemporary kitchen dining room, a garden and off-road parking. The property has the benefit of uPVC double glazing, gas central heating with combination boiler and the accommodation includes: Entrance lobby, lounge, kitchen/diner, rear lobby and useful utility room. To the first floor there are three bedrooms and a bathroom w.c. Craghead is a semi rural village situated approximately two miles from Stanley town centre where shopping and recreational facilities are available. The property is within easy reach of Durham, Chester le Street (the A1M) Consett and Tyneside.



EPC Band D

Call: JW Wood Estate Agents 01207 235 221

Price Guide: £44,950+

Lot No. 97
1 Tower Street West, Hendon, Sunderland SR2 8JY
Andrew Craig

Description:

A recently refurbished three bedroom end terraced cottage offering neutrally decorated accommodation all on one level. Having a recently fitted kitchen and bathroom makes this home ready to move into. The property benefits from upvc double glazing and gas central heating. Located close to the City Centre, local shops and schools. Viewing comes highly recommended.



epc band F

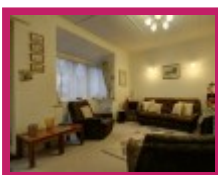
Call: Andrew Craig 0191 5653377

Price Guide: £39,950+

Lot No. 98
Chirnside, The Mill, Lancaster DH7 0HZ
WOOD
ESTATE AGENTS

Description:

A two-bedroomed semi-detached bungalow situated on the level edge of the popular village of Lanchester, close to the facilities within the village and available with no onward chain. The bungalow has electric storage heaters and requires some modernisation, with accommodation comprising: entrance porch, living room with bay window, front bedroom, rear bedroom, shower room and kitchen, with a pantry cupboard and a rear porch. There is a low maintenance rear patio garden and a flagged patio garden to the front, with flower beds, and a blockpaved path.



EPC Band F

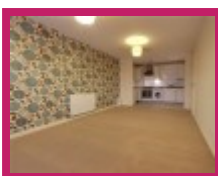
Call: J W Woods 01207 502109

Price Guide: £129,950+

Lot No. 99
1 Trueman Court, Acklam, Middlesbrough TS5 7SR
Michael Poole

Description:

Available with No Forward Chain and Residing Within This Popular Area of Acklam. This Property Will Appeal to First Time Buyers and Investors Alike. Located on the Ground Floor Facing Away From Green Lane, We Anticipate a High Level of Interest in This Property so Early Viewing is Strongly Recommended.



EPC Band B

Call: Michael Poole 01642 254222

Price Guide: £79,950+



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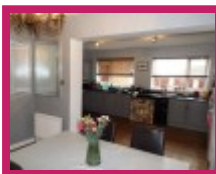
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Lot No. 100 105 Second Avenue, Morpeth NE61 2HQ

**MIKE
ROGERSON**

Description:

We are delighted to bring to the market this spacious extended semi detached family home situated in a mature residential district within Morpeth. the property offers well maintained and presented accommodation spread over two floors to include an entrance hall with stairs to the first floor, lounge, dining room open plan to a fitted kitchen/breakfast room and shower room, on the first floor are three double bedrooms and the family bathroom, externally there are gardens to front and rear with a driveway offering off road parking leading to a large detached garage in the rear garden, the property also benefits from gas to radiator heating and double glazing.



EPC Band C

Call: Mike Rogerson 01670 517500

Price Guide: £104,950+

Lot No. 101 15 Elm Grove, South Shields NE34 8AZ

Andrew Craig

Description:

Offered with no chain involved this spacious semi detached property located at the head of a quiet cul de sac in this popular residential area giving easy access to many amenities including transport links to South Shields town centre and shops. Benefitting from three bedrooms with the master having en suite, garage, driveway and good sized corner plot. Must view to truly appreciate. Viewing highly recommended.



EPC Band D

Call: Andrew Craig 0191 4271722

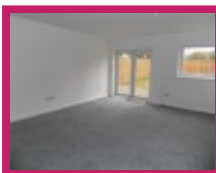
Price Guide: £145,000+

Lot No. 102 1 Moorland Crescent, Bedlington NE22 7EZ

**MIKE
ROGERSON**
**ROOK
MATTHEWS
SAYER**

Description:

A refurbished two bed semi detached bungalow, The property briefly comprises; Entrance hallway, Breakfasting kitchen with all integrated appliances, Lounge/Diner with patio doors leading to rear garden, Fitted bathroom and shower and two double bedrooms. Externally to the front the property boasts off street parking and a landscaped enclosed garden mainly laid to lawn. To the rear, an enclosed laid to lawn garden with decked area ideal for entertaining. There is the added benefit of Newly Fitted UPVC Double Glazing, and Gas Central Heating via an updated combi boiler. The loft is partially boarded for additional storage.



EPC Band E

Call: Mike Rogerson 01670 822223

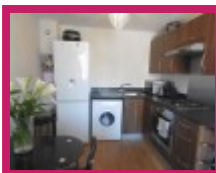
Price Guide: £125,000+

Lot No. 103 58 Horton Park, Blyth NE24 4JR

**ROOK
MATTHEWS
SAYER**

Description:

PRICED TO SELL - MODERN TWO BEDROOM MID LINK - GROUND FLOOR CLOAKS/W.C. - EPC: B** on Horton Park in Blyth. This delightful property briefly comprises: Entrance hall, ground floor cloaks/w.c., open plan lounge/kitchen with integral appliances. To the first floor two bedrooms and family Bathroom. Benefitting from gas central heating, double glazing and allocated parking bay to front. An ideal starter/retirement purchase close to schools, amenities and A189 road links. Ready to move into - internal inspection welcome.



EPC Band B

Call: Rook Matthews Sayer 01670 352900

Price Guide: £72,500

Lot No. 104
18 The Turnstile, Lynthorpe, Middlesbrough TS5 6BY
Michael Poole

Description:

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



EPC Band D

Call: Michael Poole 01642 254222

Price Guide: £149,950+

Lot No. 105
9 Thornhill Street, Houghton Le Spring DH4 5BE
kimmitt & roberts

Description:

Three bedroom end terrace house benefitting from gas central heating and double glazing. The accommodation comprises entrance, dining area open plan to living room, kitchen, bathroom, first floor there are three bedrooms. Externally there is a paved garden to the rear and a single garage. EPC Band to be advised

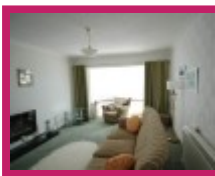

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £59,950+

Lot No. 106
7 Gullane Close, Bill Quay NE10 0TQ
Andrew Craig

Description:

Pleasantly positioned within this cul-de sac within Bill Quay. Appealing to a range of buyers, this two bedroom semi detached bungalow looks to be a great purchase with an extended modern kitchen/dining area, contemporary shower room, gardens to the front and rear, driveway and garage for parking. Conveniently located for all local amenities and transport links. Viewing highly recommended.



EPC Band to be advised

Call: Andrew Craig 0191 4280025

Price Guide: £99,950+

Lot No. 107
48 Cheswick Drive, Newcastle NE3 5DT
Andrew Craig

Description:

This three bedroomed semi detached house will suit those looking to be within easy reach of amenities. Cheswick Drive Gosforth is close to local shops, Metro, transport links and good schools. Needing updated this house would make a lovely family home and should be viewed as soon as possible. Comprises porch, lounge, kitchen, three bedrooms, bathroom, gardens. EPC Band tbc

Call: Andrew Craig 0191 2859024

Price Guide: £149,950+



Remote Bidding Application Form

Please select method of bidding:

TELEPHONE ☐

PROXY ☐

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

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

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

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

Date of Auction: Lot Number:

Address of Lot:

..... Post Code:

The Lot is offered for sale under:

Option One ☐

Option Two ☐

Maximum Bid (in words) £:

Buyers Information – Full Name/Company Name:

Address:

..... Post Code:

Tel No: Home: Business: Mobile:

E-mail address:

Solicitors Name & Address:

Post Code: Tel No:

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

Signature Print Name: Date:

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

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

Web: www.agentspropertyauction.com



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



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:

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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



to check that the information in the particulars is correct.

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

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

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

A5 The contract

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

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

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

A5.4 If you do not we may either:

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

(b) sign the sale memorandum on your behalf.

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

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

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

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

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

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

A6 Extra Auction Conduct Conditions

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

General conditions of sale

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

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

G1 The lot

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

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

G2 Deposit

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

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

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

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

G2.2 The deposit

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

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

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

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

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

G3 Between contract and completion

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

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

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

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

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

Title and identity

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

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

- (a) The buyer may raise no requisition on or objection to any of the documents that is made available before the auction.
- (b) If the lot is registered land the seller is to give to the buyer within five business days of the contract date an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the lot is being sold.
- (c) If the lot is not registered land the seller is to give to the buyer within five business



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

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

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

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

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

- (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the buyer; and
- (b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the lot where the lot is leasehold property.

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

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

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

G5 Transfer

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

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

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

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

G6 Completion

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

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

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

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

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

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

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

G7 Notice to complete

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

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

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

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

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

- (a) terminate the contract; and

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

G8 If the contract is brought to an end

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

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

G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

G9.5 The buyer must:

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

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

G10 Interest and apportionments

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

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

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

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

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

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

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

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

G11 Arrears

Part 1 Current rent

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

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

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

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears



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

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

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

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

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

G12 Management

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

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

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

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

G13 Rent deposits

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

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

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

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

G14 VAT

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

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

G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

G15.2 The seller confirms that the seller

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

G15.3 The buyer confirms that:

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

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

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

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

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

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

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

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

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

G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

G17 Maintenance agreements

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

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

G18 Landlord and Tenant Act 1987

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

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

G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

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

G19.5 Where relevant:

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

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

G20 TUPE

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

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

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



conditions

(c) in respect of the Transferring Employees.

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

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

G21 Environmental

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

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

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

G22 Service Charge

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

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

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

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

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

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

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

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

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

G23 Rent reviews

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

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

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

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

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

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

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

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

G24 Tenancy renewals

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

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

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

G24.4 Following completion the buyer must:

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

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

G25 Warranties

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

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

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

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

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

G26 No assignment

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

G27 Registration at the Land Registry

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

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

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

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

G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

G29 Contracts (Rights of Third Parties) Act 1999

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

G30 Extra General Conditions



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