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# Agents Property AUCTION

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Thursday 28th June 2018

Marriott Hotel | Gosforth Park | Newcastle | NE3 5HN

6:30pm registration for 7:00pm start

**01661 831 360**

[www.agentspropertyauction.com](http://www.agentspropertyauction.com)





## Buyers Guide

### IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

#### Particulars of Sale:

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

#### Price Guides:

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

#### Option 1 Terms & Conditions:

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

#### Option 2 Terms & Conditions:

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

#### Administration Fee:

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

#### Bidding at Auction:

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

#### Remote Bidding:

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

#### Sales Agreed:

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

#### Amendments to Catalogue:

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

## Venue Location

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

Tel: 0191 236 4111

#### Directions:

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





## Order Of Sale

Lot No	Address	Post Code	Partner Agent
<b>OPTION 1</b>			
Lot 1	36 Windburgh Drive, Cramlington	NE23 6NU	Mike Rogerson
Lot 2	Beauley Lodge Care Home, Woodstone Village, Houghton Le Spring	DH4 6DN	Rook Matthews Sayer
Lot 3	67 Portia Street, Ashington	NE63 9DU	Mike Rogerson
Lot 4	5 Twelfth Street, Horden	SR8 4QH	Kimmitt & Roberts
Lot 5	8 Ridley Gardens, Swalwell	NE16 3HT	Andrew Craig
Lot 6	35 Bow Street, Middlesbrough	TS1 4BS	Michael Poole
Lot 7	2 Young Street, Durham	DH1 2JU	JW Wood Estate Agents
Lot 8	6 Ross Street, Middlesbrough	TS1 4EJ	Michael Poole
Lot 9	1 Barrons Way, Burnhope, Durham	DH7 0DJ	JW Wood Estate Agents
Lot 10	8 Tees Street, Horden	SR8 4NF	Kimmitt & Roberts
Lot 11	1 Edward Street, North Ormesby	TS3 6JJ	Michael Poole
Lot 12	3 Penfold, Brotton	TS12 2PX	
Lot 13	28 Tower Street West, Hendon	SR2 8JY	Andrew Craig
Lot 14	32 Wooler Green, West Denton Park	NE15 8XJ	Andrew Craig/Rook Matthews Sayer
Lot 15	32 South Burn Terrace, New Herrington	DH4 7AW	Kimmitt & Roberts
Lot 16	Land at Former Batcave Pub, Hetton le Hole	DH5 0HN	Rook Matthews Sayer/Kimmitt & Roberts
Lot 17	5 Ridley Grove, South Shields	NE34 6RN	Andrew Craig
Lot 18	Co-op Building, Seaside Lane, Easington Colliery	SR8 3PG	Rook Matthews Sayer
Lot 19	7 George Street, Ashington	NE63 9HJ	Rook Matthews Sayer
Lot 20	23 Holmeside, Sunderland	SR1 3JE	North East Commercial
Lot 21	1 Juliet Street, Ashington	NE63 9DY	Mike Rogerson
Lot 22	12 Corbett Street, Easington Colliery	SR8 3RQ	Kimmitt & Roberts
Lot 23	27/29 Watt Street, Bensham	NE8 4TU	Andrew Craig
Lot 24	5 Mordey Close, Dearness Park, Sunderland	SR2 8AQ	Andrew Craig
Lot 25	22 Allergate, Durham	DH1 4ET	JW Wood Estate Agents
Lot 26	25 Tunstall Street, North Ormesby	TS3 6PU	Michael Poole
Lot 27	34 Ridley Terrace, Hendon	SR2 8ND	Andrew Craig
Lot 28	Easington Pet Stores, 72 High Street, Houghton Le Spring	DH5 0JW	Kimmitt & Roberts
Lot 29	35 Wingrove Avenue, Fenham	NE4 9AN	Rook Matthews Sayer
Lot 30	30 William Morris Terrace, Shotton Colliery	DH6 2PL	Kimmitt & Roberts
Lot 31	156 Northgate, Darlington	DL1 1QU	R.A Jackson & Son
Lot 32	2 Collingwood Street, South Shields	NE33 4JY	Andrew Craig
Lot 33	14 Blenheim Drive, Bedlington	NE22 5YR	Mike Rogerson
Lot 34	51 Gainsbrough Grove, Fenham	NE4 5PH	Rook Matthews Sayer
Lot 35	566 Plessey Road, Blyth	NE24 4BN	Rook Matthews Sayer
Lot 36	17 Argent Street, Peterlee	SR8 3QA	Kimmitt & Roberts
Lot 37	1 Andrew Street, Hartlepool	T24 7LB	Rook Matthews Sayer
Lot 38	48 Harlech Close, Eston	TS6 9SZ	Michael Poole
Lot 39	22 Thackeray Road, Sunderland	SR3 4HT	Andrew Craig
Lot 40	21 Spring Gardens, West Auckland	DL14 9SL	JW Wood Estate Agents
Lot 41	212 Clara Street, Benwell	NE4 8PY	Rook Matthews Sayer
Lot 42	34 High Street, Horley, Surrey	RH6 7BB	
Lot 43	3 Burford Road, Carterton, Oxfordshire	OX18 3AG	
Lot 44	44 Sycamore Avenue, Dinnington	NE13 7JY	Rook Matthews Sayer
Lot 45	11 Violet Street, Sunderland	SR4 6AE	Andrew Craig
Lot 46	1 Glenluce Drive, Cramlington	NE23 6PN	Mike Rogerson
Lot 47	39 Fenton Terrace New Herrington	DH4 7AZ	Kimmitt & Roberts



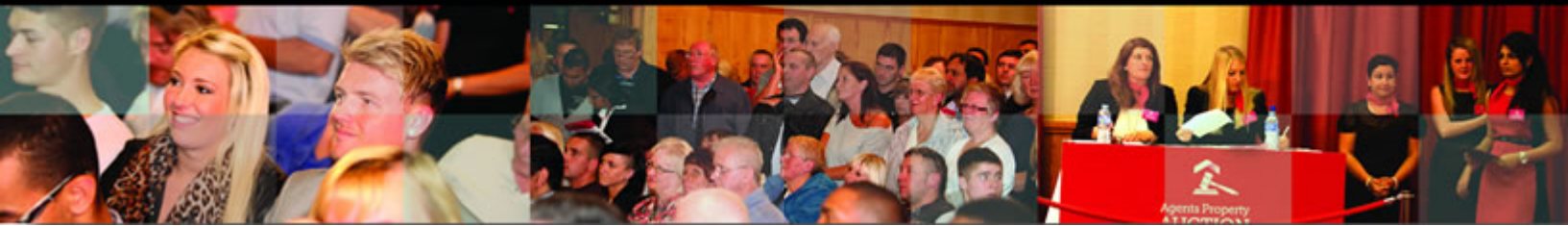


## Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	Beauleigh, Dunelm Road, Thornley	DH6 3HX	JW Wood Estate Agents

### OPTION 2

Lot 49	9 Alloway Grove, Hemlington	TS8 9HT	Michael Poole
Lot 50	329 Denton Road, Denton Burn	NE15 7HJ	Rook Matthews Sayer
Lot 51	52 Petterill, Washington	NE38 9EQ	Andrew Craig
Lot 52	94 Whiteleas Way, South Shields	NE34 8HA	Andrew Craig
Lot 53	Burnside Lodge, Mickley, Stocksfield	NE43 7LY	Yellow Estate Agency
Lot 54	Burnside House, Mickley, Stocksfield	NE43 7LY	Yellow Estate Agency
Lot 55	41 Pine Tree Crescent, Shildon	DL4 2AU	JW Wood Estate Agents
Lot 56	29 The Meadowings, Yarm	TS15 9QR	Michael Poole
Lot 57	10 Beech Grove, South Bank	TS6 6ST	Michael Poole
Lot 58	9 Thornhill Street, Houghton Le Spring	DH4 5BE	Kimmitt & Roberts
Lot 59	4 Loudon Street, South Shields	NE34 0LU	Andrew Craig
Lot 60	9 Orchard House, New Elvet, Durham	DH1 3DB	JW Wood Estate Agents
Lot 61	1 Redford Place, Burradon	NE23 7LE	Rook Matthews Sayer
Lot 62	197 Milburn Road, Ashington	NE63 0NB	Rook Matthews Sayer
Lot 63	7 Roseberry, South Shields	NE33 3EU	Andrew Craig
Lot 64	67 Coach Road, Throckley	NE15 9JW	Rook Matthews Sayer
Lot 65	29 Oakley Close, Annitsford	NE23 7UE	Mike Rogerson
Lot 66	158 Chesterhill, Cramlington	NE23 6JS	Mike Rogerson
Lot 67	13 Windsor Terrace, Choppington	NE62 5SZ	Mike Rogerson
Lot 68	430 Sunderland Road, Gateshead	NE8 3QR	Andrew Craig
Lot 69	24 Sudbury Way, Cramlington	NE23 8HQ	Mike Rogerson
Lot 70	Flat 4 Mowbray Mews, South Shields	NE33 3DJ	Andrew Craig
Lot 71	47 Parliament Street, Hebburn	NE31 1ED	Andrew Craig
Lot 72	14 Fir Grove, South Shields	NE34 7PE	Andrew Craig
Lot 73	23 Coniston Drive, Jarrow	NE32 4AE	Andrew Craig
Lot 74	Normount, Haltwhistle	NE49 9HX	Rook Matthews Sayer
Lot 75	24 Coleridge Avenue, South Shields	NE33 3EZ	Andrew Craig
Lot 76	11 Vernon Close, South Shields	NE33 5DF	Andrew Craig
Lot 77	9 Maple Street, Jarrow	NE32 5JE	Andrew Craig
Lot 78	24 Monkton Hall, Hebburn	NE31 2RH	Andrew Craig
Lot 79	49 Somerset Place, Elswick	NE4 6JS	Rook Matthews Sayer
Lot 80	25 Shakespeare Avenue, Hebburn	NE31 1PT	Andrew Craig
Lot 81	29 Greenbank, Jarrow	NE32 3NP	Andrew Craig
Lot 82	32 Napier Street, Middlesbrough	TS5 6AQ	Michael Poole
Lot 83	19 Melrose Terrace, Bedlington	NE22 5UR	Rook Matthews Sayer
Lot 84	20 Chillingham Crescent, Ashington	NE63 8BQ	Rook Matthews Sayer
Lot 85	15 Glanton Wynd, Gosforth	NE3 2LQ	Andrew Craig
Lot 86	6 Dereham Terrace, Stakeford	NE62 5UR	Mike Rogerson
Lot 87	5 Wellington Street West, North Shields	NE29 6RS	Rook Matthews Sayer
Lot 88	21 Rothbury Road, Middlesbrough	TS3 7NP	Michael Poole
Lot 89	22 Hawthorn Close, Benwell Village	NE15 6AG	Rook Matthews Sayer
Lot 90	48 Middle Row, Stargate, Ryton	NE40 3EQ	Rook Matthews Sayer
Lot 91	6 Calf Close Drive, Jarrow	NE32 4SW	Andrew Craig
Lot 92	13 Palm Avenue, South Shields	NE34 7PQ	Andrew Craig
Lot 93	3 Pease Court, Eaglescliffe	TS16 0RZ	Michael Poole



## Order Of Sale

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Lot No	Address	Post Code	Partner Agent
Lot 94	78 Lower Barresdale, Alnwick	NE66 1DS	Rook Matthews Sayer
Lot 95	Red Ox House, Dipton, Stanley	DH9 9HQ	JW Wood Estate Agents
Lot 96	19 Castleton Road, Jarrow	NE32 5XA	Andrew Craig
Lot 97	45 Rothesay Terrace, Bedlington	NE22 5PT	Mike Rogerson
Lot 98	2 Edward Street, Seaham	SR7 7QJ	Kimmitt & Roberts
Lot 99	3 Ashbrook Court, Hutton Henry	TS27 4QY	Kimmitt & Roberts
Lot 100	46 Bingfield Garden, Fenham	NE5 2RX	Rook Matthews Sayer
Lot 101	68 Westfields, Stanley	DH9 7NW	JW Wood Estate Agents
Lot 102	Monkton Farmhouse, Jarrow	NE32 5NN	Andrew Craig
Lot 103	4 The Village, Hebron	NE61 3LA	Mike Rogerson
Lot 104	4 Black Road, Hebburn	NE31 1HY	Andrew Craig
Lot 105	Orchard House, Berwick Upon Tweed	TD15 1TE	Tyne & Tweed Estate Agents

## 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

36 Windburgh Drive, Cramlington NE23 6NU



#### Description:

Mike Rogerson Estate Agents are delighted to offer to the market this spacious two bedroom semi detached property which is pleasantly situated on the much sought after Southfield Lea, Cramlington. Within close proximity to the main commercial centre of Cramlington and also providing excellent access to all the major road and bus links. Accommodation within briefly comprises; entrance, spacious lounge with large bow window, fitted kitchen, utility room, two double bedrooms and modern bathroom. Externally to the front is an open laid to lawn garden, with double driveway and to the rear is a delightful private garden which is predominately laid to lawn, privacy is provided by established mature shrubs. The property has ducted air heating and is double glazed.

EPC rating: D



**Call:** Mike Rogerson 01670 732400

**Price Guide:** £99,950+

### Lot No. 2

Beauley Lodge Care Home, Woodstone Village, Houghton Le Spring DH4 6DN



#### Description:

The property is situated on the corner of Finchale Terrace and Lumley New Road within Woodstone Village, Houghton-le-Spring. It is situated equal distance between Durham and Sunderland. The former care home is a two storey brown brick building with pitched slate roof. The property formerly consisted circa 36 bedrooms plus ancillary space. It has sustained damage internally and externally. The floor area is circa 10,095 sq. ft. (937.9 sq. m.) with the ground floor being 855.93 sq. m. and the first floor 81.99 sq. m. The site would be ideal for residential development subject to planning permission and clean title. Site Area 0.581 Acres (0.235 Hectares). There is a central patio and a large car park.

EPC Band C



**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £99,950+

### Lot No. 3

67 Portia Street, Ashington NE63 9DU



#### Description:

A three-bedroom mid terrace house located on the Portia Street, Ashington. The property is located close to local amenities, public transport links & medical/leisure facilities. The property benefits include gas central heating and double glazing. Briefly comprises of entrance, lounge, kitchen/diner, inner hallway. To the first floor there are three bedrooms and a bathroom. Externally there are gardens to front and rear with off street parking.

EPC Band D



**Call:** Michael Poole 01670 521122

**Price Guide:** £29,950+



**Lot No. 4**
**5 Twelfth Street, Horden SR8 4QH**
**kimmitt & roberts**

**Description:**

A larger style three bedroomed terraced house in need of refurbishment, and priced accordingly. Ideal for the local investor and has excellent potential. At the time of print no access has been gained. Viewings will be available prior to auction. EPC Band E

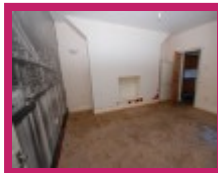
**Call:** Kimmitt and Roberts 0191 518 3334

**Price Guide:** £15,000+

**Lot No. 5**
**8 Ridley Gardens, Swalwell NE16 3HT**
**Andrew Craig**

**Description:**

An ideal investment opportunity to purchase a three bedroom first floor flat in this central location. Situated for local amenities including the Metro Centre and the A1M making it an ideal base for commuting. The internal layout briefly comprises entrance lobby with stairs to first floor, lounge, kitchen, bathroom and three bedrooms. The property benefits from gas central heating. Offered with no upper chain and early viewing is recommended to avoid disappointment.



EPC Band D

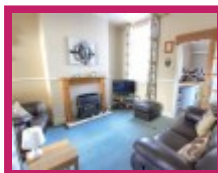
**Call:** Andrew Craig 0191 4889090

**Price Guide:** £35,000+

**Lot No. 6**
**35 Bow Street, Middlesbrough TS1 4BS**
**Michael Poole**

**Description:**

Benefitting from a Middlesbrough Town centre location and available with no forward chain, this cared for property is ideal for investment. Early viewing of this property is considered essential to avoid disappointment. Desirable features include double glazing, gas central heating and fitted kitchen. The property offers two floors of living accommodation and briefly comprises entrance hall, lounge, dining room, kitchen, lobby, WC, landing, two bedrooms and bathroom. Externally we have an enclosed yard to the rear.



EPC Band C

**Call:** Michael Poole 01642 254222

**Price Guide:** £36,000+

**Lot No. 7**
**2 Young Street, Durham DH1 2JU**
**THE WOOD  
ESTATE AGENTS**

**Description:**

**INVESTMENT OPPORTUNITY** A five bedroom end of terrace house let for the 2018-19 academic year at a gross figure of £25,220 including utilities.

Lying on the eastern outskirts of the City Centre, the property lies within close proximity of local shops and schools, with a more comprehensive range of shopping and recreational facilities and amenities available within Durham City which is a short walk away, approximately half a mile distant. Gilesgate is well placed for commuting purposes as it lies a short drive from the A1(M) Motorway Interchange which provides good road links to both North and South

EPC Band D

**Call:** J W Woods 0191 3869921

**Price Guide:** £150,000+

**Lot No. 8**
**6 Ross Street, Middlesbrough TS1 4EJ**
**Michael Poole**

**Description:**

The property offers two floors of living accommodation and briefly comprises, entrance hall, lounge, dining room, kitchen, landing, three bedrooms and bathroom. Externally we have an enclosed yard to the rear of the property.  
EPC Band D

**Call:** Michael Poole 01642 254222

**Price Guide:** £27,500+

**Lot No. 9**
**1 Barrons Way, Burnhope, Durham DH7 0DJ**
**WOOD**  
ESTATE AGENTS

**Description:**

An opportunity to purchase a detached bungalow with large outbuilding, which has commercial use, having been a dog-breeding kennels and previously a bookmakers. The property would be ideal for a purchaser who has animals, a business or a need for garages or a granny flat (conversion is possible subject to local authority consent). The bungalow itself was built in 2001 and occupied since new by our client, has the benefit of uPVC double glazing/ gas central heating and off-road parking for 2-3 cars. The accommodation requires some cosmetic improvement and comprises: Entrance hall, two bedrooms (master with en-suite) a large lounge diner with double doors to a sun-lounge, a kitchen and useful utility room and bathroom/w.c. There is a large block paved garden to rear leading to the outbuilding, which consists of three large rooms having electricity, water and drainage.  
EPC Band D

**Call:** J W Woods 01207 235221

**Price Guide:** £145,000+

**Lot No. 10**
**8 Tees Street, Horden SR8 4NF**
**kimmitt & roberts**

**Description:**

Ideal for the local investor is this two bedroomed mid terraced home with enclosed yard to rear. requiring full refurbishment.  
EPC Band E

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

**Price Guide:** £15,000+

**Lot No. 11**
**1 Edward Street, North Ormesby TS3 6JJ**
**Michael Poole**

**Description:**

A two bed end terrace house Available with No Forward Chain, This Property Will Appeal to Investors Due to Both Its Realistic Price and The Potential Yield That Can Be Achieved in This Area. Located Within North Ormesby, Allowing Easy Access to Local Shops and Bus Routes.



EPC Band E

**Call:** Michael Poole 01642 254222

**Price Guide:** £25,000+



**Lot No. 12**
**3 Penfold, Brotton TS12 2PX**

**Description:**

Offered to the market is this three bedroom end terraced home, located within close proximity to a range of amenities including bus links, road links and local shops. Internally the property comprises of hallway, lounge, kitchen/diner, three bedrooms and bathroom with separate wc. Externally there is gardens to the front and rear and driveway providing off street parking.



EPC Band E

**Call:** Agents Property Auction 01661 831360

**Price Guide:** £28,000+

**Lot No. 13**
**28 Tower Street West, Hendon SR2 8JY**
**Andrew Craig**

**Description:**

A one bedroom mid terraced cottage benefiting from neutrally decorated rooms, upvc double glazing and a rear yard. Located close to the City Centre, local shops and schools.



EPC rating: F

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £22,000+

**Lot No. 14**
**32 Wooler Green, West Denton Park NE15 8XJ**

**Andrew Craig**

**Description:**

CASH BUYERS ONLY - SHORT LEASE. A two bedroomed mid terrace house offered for sale with vacant possession and benefiting from double glazed windows and offered for sale with vacant possession. The property briefly comprises; entrance porch, living room, kitchen, to the first floor, two bedrooms and a bathroom/w.c. Externally there is an enclosed garden to the rear.



EPC Band D

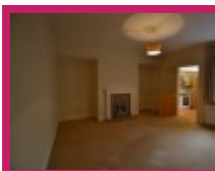
**Call:** RMS 0191 267 1031 AC 0191 2859024

**Price Guide:** £69,950+

**Lot No. 15**
**32 South Burn Terrace, New Herrington DH4 7AW**
**kimmitt & roberts**

**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:** £25,000- £30,000

**Lot No. 16**
**Land at Former Batcave Pub, Hetton le Hole DH5 0HN**
**ROOK  
MATTHEWS  
SAYER**
**kimmitt & roberts**

**Description:**

The site which is situated on Pemberton Bank (A182) conveniently located within a short commute to transport links including A19, A1 and A690. The area has a range of amenities including pharmacy, post office and primary school with a more comprehensive selection of shopping, leisure facilities are available in the neighbouring Hetton le Hole and Houghton le Spring. A site formerly the home of The Bat Cave Public house, the site area is circa 0.075 acres (0.031 Hectares). We have verbally been informed the plot has planning permission for the erection of a two storey building 4 x two bedroom apartments. Please note we have not inspected the site and the map shown is for illustration purposes only, \*we also recommend you seek confirmation of the planning permission.

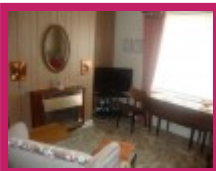

**Call:** RMS 0191 2120000 K&R 0191 5848080

**Price Guide:** £20,000+

**Lot No. 17**
**5 Ridley Grove, South Shields NE34 6RN**
**Andrew Craig**

**Description:**

A two bedroom semi detached bungalow with gardens, garage and driveway for multiple cars. In need of some upgrading and modernisation therefore ideal for a range of buyers including investors. Upvc double glazed and benefiting from gas central heating.



EPC Band C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £134,950+

**Lot No. 18**
**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:** £80,000+

**Lot No. 19**
**7 George Street, Ashington NE63 9HJ**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

An opportunity to purchase this three bedroom, two reception room mid terrace house fronted onto a pedestrian walkway. The property has been refurbished by the current vendor and benefits include double glazed windows, gas central heating and is offered for sale with vacant possession. The property briefly comprises entrance hall, dining area with archway to living room, kitchen, first floor is the bathroom and three bedrooms. Externally there is a gravelled townhouse garden to the front with a yard to the rear and a garage to the rear of the property,



EPC rating: D

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £39,950+



**Lot No. 20**
**23 Holmeside, Sunderland SR1 3JE**

**Description:**

The premises are located on Holmeside within the City centre and forms part of a busy parade running from Fawcett Street towards Park Lane. The immediate area comprises a mix of retail and food operators and the main pub and leisure district is within easy walking distance of the unit. Holmeside is a busy bus route with a number of main bus stops close to the unit and the Railway and Metro Station are round the corner from the parade. Opposite the unit there is currently building work taking place with the construction of the extended Sunderland College. This is ongoing, with part of the building now complete and operational, and the second phase will start next. This will bring a significant increase in the daytime footfall to this part of the street and occupiers are likely to benefit from this investment. Comprise a three storey mid terraced unit of rendered brick construction with a pitched slate roof over. Access to the upper floors is by way of a large, central staircase which allows easy access for customers and clients. Currently trading as a hair and beauty salon. EPC Band D

**Call:** North East Commercial 0191 4878566

**Price Guide:** £99,950+

**Lot No. 21**
**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

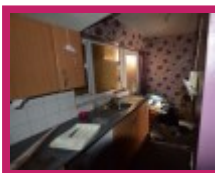

**Call:** Mike Rogerson 01670 521122

**Price Guide:** £33,000+

**Lot No. 22**
**12 Corbett Street, Easington Colliery SR8 3RQ**

**Description:**

3 Bed Mid Terrace Gas C.H.S & D.Glazing Yard To Rear Ideal purchase for the local investor!EPC Rating: D

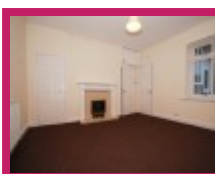

**Call:** Kimmitt and Roberts 0191 518 3334

**Price Guide:** £18,000+

**Lot No. 23**
**27/29 Watt Street, Bensham NE8 4TU**
**Andrew Craig**

**Description:**

Investment opportunity to purchase this pair of flats located in a popular residential area and currently offered for sale with vacant possession. The properties have upgraded by the current vendor and benefits include double glazed windows, gas central heating. Number 27 comprises entrance hall, two bedrooms, living room, kitchen, bathroom, externally there is a yard to the rear. Number 29 comprises entrance hall, three bedrooms, living room, kitchen, bathroom, externally there is a yard to the rear.



EPC Bands D

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £89,950+



**Lot No. 24**
**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. 25**
**22 Allergate, Durham DH1 4ET**
**WOOD  
ESTATE AGENTS**

**Description:**

Offering considerable charm and character, 22 Allergate is a Grade II Listed building with many original features. In a report produced in 2002 by Peter F Ryder, an historic buildings consultant, he concluded that 22 Allergate is one of the few surviving medieval or sub-medieval houses within the City of Durham and certainly one of the best preserved. The property has not entered the open market for sale for a number of decades and is now available with the benefit of immediate vacant possession. It is in need of modernisation and improvement and currently provides accommodation briefly comprising: entrance lobby, entrance hall, dining room, kitchen, two bedrooms and a utility room/rear lobby. On the first floor there is a lounge with bay window overlooking the rear garden, two additional bedrooms and a bathroom/wc. In addition there is also an annex which is currently let to two students until the end of the current academic year June 2018.

EPC Band F

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

**Price Guide:** £249,950+

**Lot No. 26**
**25 Tunstall Street, North Ormesby TS3 6PU**
**Michael Poole**

**Description:**

Michael Poole Are Delighted to Offer For Sale This Two-Bedroom Terraced Home. Located Within North Ormesby, This Property Would Be Ideal for Investment and Viewing Comes Highly Recommended.



EPC Band tbc

**Call:** Michael Poole 01642 254222

**Price Guide:** £27,500+

**Lot No. 27**
**34 Ridley Terrace, Hendon SR2 8ND**
**Andrew Craig**

**Description:**

A two bedroom mid terraced cottage ideal for inventors or those looking for accommodation all on one level. Upvc double glazed and benefits from a rear yard. Located close to the City Centre, schools and shops. EPC band D

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £27,000+

**Lot No. 28**
**Easington Pet Stores, 72 High Street, Houghton Le Spring DH5 0JW**
**kimmitt & roberts**

**Description:**

INVESTMENT - 3 FLATS AND TRADING SHOP, A prominent detached building in the heart of the village, it combines the residential income from 3 tenanted flats, with a long established pet supplies business, which is to be sold as a going concern - a superb trading position. Each of the flats has 1 bedroom, double glazing, gas central heating etc. Each of them are let on assured short hold tenancies at a rent of £90 per week. If any potential buyer wishes to obtain the property and not retain the business, then the shop premises could be converted to residential use (subject to the appropriate permissions from Sunderland City Council) or alternatively it could be put to some other commercial use. The building is in need of some renovation but this has been reflected in the price. For the Freehold interest, incorporating the shop and 3 flats, the goodwill of the pet supplies business and the fixtures and fittings (plus stock at valuation). Business - The property has been trading for many years on an single owner occupier basis. It produces a steady turnover around £80,000 per annum, with consistent profit levels. Copies of accounts can be provided to genuinely interested parties only. VAT - Please note that neither the business nor the property are registered for VAT. EPC Band D.

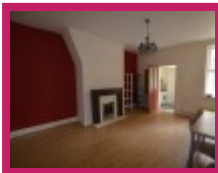
**Call:** Kimmitt and Roberts 0191 584 8080

**Price Guide:** £115,000+

**Lot No. 29**
**35 Wingrove Avenue, Fenham NE4 9AN**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Fantastic buy to let investment, a spacious two bedroom ground floor flat offered for sale with vacant possession. Located within walking distance to Newcastle City Centre. Benefits include double glazing and gas central heating. Property briefly comprises of entrance hallway, lounge, kitchen, bathroom, two bedrooms and yard. EPC Band D



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

**Price Guide:** £70,000+

**Lot No. 30**
**30 William Morris Terrace, Shotton Colliery DH6 2PL**
**kimmitt & roberts**

**Description:**

An ideal opportunity for the local investor or first time buyer to acquire this two bedroom semi detached home which comes with recently installed gas central heating system and having recently been re-roofed. Briefly comprising entrance vestibule, lounge, kitchen, ground floor bathroom/w.c., two bedrooms and gardens to both front and rear along with driveway providing off street parking facility.



EPC rating: D

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

**Price Guide:** £32,950+

**Lot No. 31**
**156 Northgate, Darlington DL1 1QU**
**R.A Jackson  
& son  
Est. 1830**

**Description:**

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

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

**Price Guide:** £109,950+



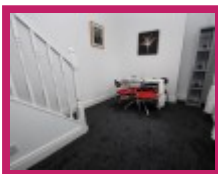
**Lot No. 32**

2 Collingwood Street, South Shields NE33 4JY

**Andrew Craig**

**Description:**

Well presented double fronted terraced house situated off Stanhope Road, close to local amenities, short journey in to the town centre and close to transport links. The property has been remodelled and extended and would make an ideal first time buyer home. Benefiting from gas central heating and double glazing, briefly the property comprises entrance into lounge which is open plan to the dining area and kitchen with access to the rear. To the first floor there is a spacious landing area, master bedroom and bathroom/W.C. Externally there is a small yard with a storage cupboard. Viewing is essential to appreciate what this property has on offer.



EPC Band E

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £49,950+

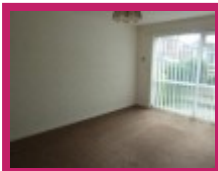
**Lot No. 33**

14 Blenheim Drive, Bedlington NE22 5YR

**MIKE  
ROGERSON**

**Description:**

Being sold with a tenant in, currently paying £325pcm, this property would make an ideal investment! We would like to welcome to the market this ground floor flat situated on the popular "Bower Grange Estate". The property is located in Blenheim Drive with allocated parking to the front and a garage the property boasts gas central heating and double glazing. Ideally located within easy access to local amenities, schools and main bus routes to neighbouring Towns & Cities. The accommodation briefly comprises; Entrance hallway, lounge, kitchen, two bedrooms, bathroom. Externally there is a garden to the front. This property has gas central heating via a combi boiler and has double glazed windows throughout



EPC Band C

**Call:** Mike Rogerson 01670 822223

**Price Guide:** £34,950+

**Lot No. 34**

51 Gainsbrough Grove, Fenham NE4 5PH

**ROOK  
MATTHEWS  
SAYER**

**Description:**

A two bedroom ground floor flat located in this popular residential area of Arthurs Hill. Ideally located for an array of local amenities and within walking distance of Newcastle City Centre. The property is currently rented at £500pcm on an AST (awaiting sight of tenancy agreement) EPC band C

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

**Price Guide:** £75,000+

**Lot No. 35**

566 Plessey Road, Blyth NE24 4BN

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Ideal for investors or first time buyers we offer for sale this two bedroom upper flat on the ever popular Plessey Road. Being an end terrace, there is a lot more natural light than the average upper flat. The property comprises of staircase to first floor, breakfasting kitchen, lounge, two bedrooms and bathroom with separate shower cubicle. Externally, there is a rear yard.



EPC Band D

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

**Price Guide:** £45,000+



**Lot No. 36**
**17 Argent Street, Peterlee SR8 3QA**
**kimmitt & roberts**

**Description:**

A mid terrace house requiring full refurbishment

EPC Band E

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

**Price Guide:** £5,000+

**Lot No. 37**
**1 Andrew Street, Hartlepool T24 7LB**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

A end-terrace ground and first floor property with the ground floor currently let to a convenience store. The energy performance certificate states the unit has floor area of 395 sq. m. (4,251 sq. ft.)\* although we advise you make your own enquiries. The first floor currently vacant benefits from a private entrance to the site of the property and with modernisation could be separately let. Rental Income £10,200 per annum -Current lease commenced 10th April 2016 and expires 10th May 2026.



EPC Band tbc

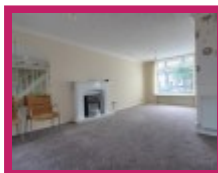
**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £120,000+

**Lot No. 38**
**48 Harlech Close, Eston TS6 9SZ**
**Michael Poole**

**Description:**

Available with no forward chain, sensible offers are invited on this cared for family home in Eston. Conveniently positioned for access to local shops, bus routes and social clubs, this property would make an ideal investment, or first time buy. Desirable features include double glazing, gas central heating and fitted kitchen. The property offers two floors of living accommodation and briefly comprises kitchen, hallway, lounge/diner, conservatory, landing, two bedrooms, bathroom, and shower room. Externally we have enclosed garden to the front and rear along with a brick built shed ideal for storage.



EPC Band D

**Call:** Michael Poole 01642 955180

**Price Guide:** £36,000+

**Lot No. 39**
**22 Thackeray Road, Sunderland SR3 4HT**
**Andrew Craig**

**Description:**

This two double bedroom semi detached home offers affordable living which is sure to appeal to first time buyers and investors. With gardens to the front and rear, the property is located within a close proximity to local shops and schools together with excellent transport links to the A19 and City Centre. Benefits include upvc double glazing and gas central heating. Offered with no chain involved. Call now to view!



EPC Band to be advised

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £59,950+

**Lot No. 40**

21 Spring Gardens, West Auckland DL14 9SL


**Description:**

Offering great potential for a buy to let investor or private buyer is this two bedroom mid terrace house offered for sale with vacant possession. The property benefits include double glazing and solid fuel heating. We are advised that the property does require refurbishment.  
EPC Band F

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

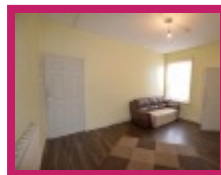
**Price Guide:** £45,000+

**Lot No. 41**

212 Clara Street, Benwell NE4 8PY


**Description:**

Fantastic Buy To Let opportunity. Located in the popular Benwell area which is close to an array of amenities to include local shops and public transport links. Newcastle City Centre, Airport and major road links are all also easily accessible. The property itself benefits from double glazing, gas central heating, spacious rooms and no onward chain. Comprising:- staircase to first floor, landing, lounge, kitchen, bathroom and three bedrooms. There is a yard to rear.



EPC Band C

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

**Price Guide:** £36,000+

**Lot No. 42**

34 High Street, Horley, Surrey RH6 7BB


**Description:**

Situated in the heart of Horley the property has a prominent frontage to the High street. The property is close to the pedestrianised High Street and convenient for the central Shoppers car park. Horley mainline railway station is a few minutes' walk away. The property is adjacent to Lloyds bank. Also close by are Waitrose and Lidl supermarkets, Costa Coffee and Collingwood Batchelor department store. The premises comprise a two storey building. The ground floor was most recently occupied as a branch of the Halifax building society A2 classification. Internally it retains some of the society's fittings but offers enormous scope for conversion to alternative uses, stpp internal area approximately 800 sqft. The first floor offers self-contained office accommodation, currently let. The lease is due to expire February 2019. Upper office area approximately 560 sqft. There is a service area behind the property, accessed via the towns main car park at the back of the building, the rear area is of sufficient size to accommodate approximately 6 cars.

**Call:** Agents Property Auction 01661 831360

**Price Guide:** £299,950+

**Lot No. 43**

3 Burford Road, Carterton, Oxfordshire OX18 3AG


**Description:**

FREEHOLD for sale - A detached commercial building with parking to the front, situated right in the centre of Carterton. The property was previously occupied for a many years by a High Street Bank. The building is set over 2 floors with 3 rooms divided off on the ground floor, on the first floor there are 3 further rooms and toilets. The property offers the opportunity for a business to own its own freehold with parking right in the centre of this busy town.  
EPC Band E

**Call:** Agents Property Auction 01661 831360

**Price Guide:** £299,950+



**Lot No. 44**
**44 Sycamore Avenue, Dinnington NE13 7JY**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

A property with great potential is this three bedroomed semi detached house which is in need of refurbishment and modernisation and offered for sale with vacant possession. One of the real selling points of the property is the rear garden due to the size and backing onto open fields. The property briefly comprises, entrance hall, dining room, living room, kitchen, first floor are three bedrooms and the bathroom/wc.

EPC Band to be advised

**Call:** Rook Matthews Sayer 01661 860 228

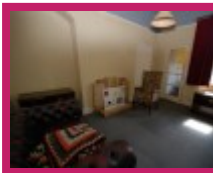
**Price Guide:** £119,950+

**Lot No. 45**
**11 Violet Street, Sunderland SR4 6AE**
**Andrew Craig**

**Description:**

Two bed mid terraced cottage situated in close proximity to amenities offering accommodation all on the one level, ideal for the investment buyer and realistically priced. The property comes with the benefit of double glazing and central heating. Yard to rear with timber gates.

EPC Band tbc



**Call:** Andrew Craig 0191 5653377

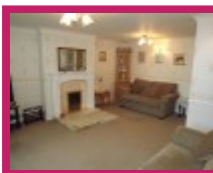
**Price Guide:** £35,000+

**Lot No. 46**
**1 Glenluce Drive, Cramlington NE23 6PN**
**MIKE  
ROGERSON**

**Description:**

A three bedroom detached bungalow located at the end of a cul-de-sac in the sought after area of Glenluce Drive, Southfield Green, Cramlington. The layout of the accommodation on offer briefly comprises; porch, inner hallway, kitchen, lounge, conservatory, family bathroom with a bath and separate shower cubicle, bedroom three, bedroom one with fitted wardrobes and a further bedroom / second reception room. Externally the property has a detached garage with power and lighting, accessed from the rear enclosed garden, a front Southerly facing garden and a driveway providing off street parking to the rear. The property benefits from uPVC double glazing and gas central heating .

EPC Rating: D



**Call:** Mike Rogerson 01670 732400

**Price Guide:** £180,000+

**Lot No. 47**
**39 Fenton Terrace New Herrington DH4 7AZ**
**kimmitt & roberts**

**Description:**

Kimmitt and Roberts are pleased to present to the market this spacious family home situated within this delightful terrace. The property is located in the heart of New Herrington and within close proximity to all local amenities as well as bus and commuter routes. The property briefly comprises of lounge, kitchen/dining room and wet room to the ground floor. The first floor comprises of 2 spacious double bedrooms. Internal inspection is highly recommended!

EPC Band D



**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £39,950+



**Lot No. 48**

**Beauleigh, Dunelm Road, Thornley DH6 3HX**



**Description:**

In need of complete renovation works, it is conveniently situated at the entrance of Thornley just off the A(181) Highway. It briefly comprises: entrance lobby and inner hallway, lounge, conservatory, kitchen, two bedrooms and bathroom/wc. There is a garage and gardens on three sides. The property lies within easy reach of local facilities and amenities which are available within Thornley itself which in turn is well placed for commuting purposes being just off the A(181) Highway which offers access to Durham City where there are more comprehensive shopping and recreational facilities and amenities available, as well as the A(19) Highway which provides good road links to other parts of the region.



EPC Band D

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

**Price Guide:** £36,000+

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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. 49

9 Alloway Grove, Hemlington TS8 9HT

Michael Poole



#### Description:

Michael Poole Estate Agents in Coulby Newham welcome to the market this two bedroom semi detached bungalow offered for sale with no forward chain. Accommodation comprises; entrance hall, living room, two bedrooms, kitchen and modern shower room. Externally, driveway gives access to a single garage and gardens to both front and rear elevations.



EPC rating: D

**Call:** Michael Poole 01642 288299

**Price Guide:** £89,950+

### Lot No. 50

329 Denton Road, Denton Burn NE15 7HJ

ROOK  
MATTHEWS  
SAYER



#### Description:

For sale by auction this three bedroom semi-detached family home or investment opportunity. The accommodation briefly comprises, entrance hallway, lounge, dining room and kitchen. To the landing there are three bedrooms, and a family bathroom. Externally there is a low maintenance garden and driveway to the front and a detached garage and lawned garden to the rear. Other benefits include double glazing, gas central heating and no onward chain. Well positioned for local shops, public transport links and close by are the A1 and A69 road links being easily accessible to Newcastle City Centre, Airport and Metro centre.



EPC Band D

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

**Price Guide:** £99,950+

### Lot No. 51

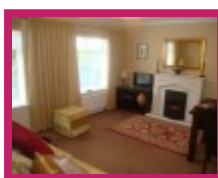
52 Petterill, Washington NE38 9EQ

Andrew Craig



#### Description:

WAS BEING MARKETING AT £67,000 NOW REDUCED TO A GUIDE PRICE OF £39,950+ A well presented one bedroom ground floor flat, consisting of entrance hall, bedroom, bathroom and kitchen. Offered for sale with vacant possession this property is well worthy of an internal inspection.



EPC Band C

**Call:** Andrew Craig 0191 4921234

**Price Guide:** £39,950+



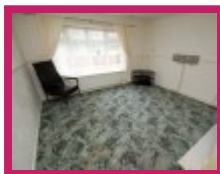
**Lot No. 52**

94 Whiteleas Way, South Shields NE34 8HA

**Andrew Craig**

**Description:**

Three bedroom semi detached home available in this ever popular location in Whiteleas. Located within good access to many amenities including shops, schools, bus and road links. Requiring some re-modernisation, this family home is ideal wanting somewhere to put their own stamp on. Internally the property comprises of door to hallway, kitchen, dining room, lounge, first floor landing, three bedrooms and family bathroom wc. Externally there is low maintenance paved gardens to the front and to the rear. Early viewings are encouraged!



EPC rating: D

**Call:** Andrew Craig 0191 4271722

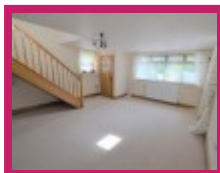
**Price Guide:** £74,950+

**Lot No. 53**

Burnside Lodge, Mickley, Stocksfield NE43 7LY


**Description:**

A rare opportunity to purchase this very spacious and versatile two bedroom detached property situated in this much sought after village location. The property features two spacious bedrooms, two reception rooms, a fitted dining kitchen, and a courtyard with parking. The property comprises:- entrance porch, living room, dining kitchen, second reception room, utility room, shower room/wc, workshop, stairs to first floor landing, two double bedrooms, and bathroom/wc. Externally there is a courtyard garden, access to workshop, and off street parking. Available now with no upward chain, viewing is essential!!!



EPC Band C

**Call:** Yellow 0191 4141313

**Price Guide:** £149,950+

**Lot No. 54**

Burnside House, Mickley, Stocksfield NE43 7LY


**Description:**

An opportunity to purchase this three bedroom detached (former Co-Op building), situated in the popular village of Mickley Square. The property features three reception rooms, fantastic courtyard gardens, refitted kitchen, and off street parking. The property comprises:- sun room, hallway, living room, dining room, fitted high spec kitchen, stairs to first floor landing three bedrooms and a family bathroom/wc. Externally there is a large courtyard garden on differing levels, summer house, and off street parking. This property must be seen to be appreciated, viewing is essential!!!!



EPC Band F

**Call:** Yellow 0191 4141313

**Price Guide:** £169,950+

**Lot No. 55**

41 Pine Tree Crescent, Shildon DL4 2AU


**Description:**

Situated in a pleasant position within Shildon, this nicely presented two bedroom mid-terraced home offers good sized accommodation throughout. In brief, the property comprises entrance hall, dual-aspect lounge, fitted kitchen, two double bedrooms and a bathroom.

EPC Band C


**Call:** J W Woods 01388 604273

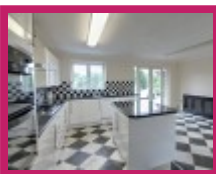
**Price Guide:** £39,950+

**Lot No. 56**
**29 The Meadowings, Yarm TS15 9QR**
**Michael Poole**

**Description:**

An individually designed four bedroom detached family/executive home offered for sale with NO ONWARD CHAIN. Enjoying a very pleasant elevated position within this popular residential setting. Generous gardens to front & rear with a front driveway providing off street parking & there is also a double garage extensive lounge with an electric fire set in a feature surround & having a bay window to the front. Spacious kitchen/diner with a good choice of fitted units, together with a useful utility area double glazed conservatory, family room & ground floor shower room four bedrooms on the first floor with the master having an en-suite shower room family bathroom with white three piece suite & tiling to walls & floor gas central heating system & double glazing.

EPC Band D


**Call:** Michael Poole 01642 788878

**Price Guide:** £250,000+

**Lot No. 57**
**10 Beech Grove, South Bank TS6 6ST**
**Michael Poole**

**Description:**

Located close to main commuter routes and local amenities, early viewing is strongly recommended on this deceptively spacious three bedroom semi. This property would suit a family buyer. Briefly comprises, entrance hall, lounge, dining room, breakfast room, kitchen, landing, three bedrooms and a family bathroom. Externally we have enclosed gardens to the front and rear along with a driveway to the side of the property.

EPC Band C

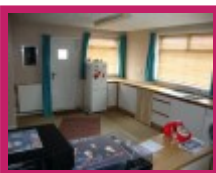

**Call:** Michael Poole 01642 955180

**Price Guide:** £99,000+

**Lot No. 58**
**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

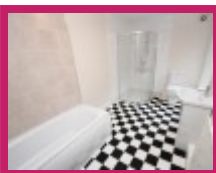
**Price Guide:** £49,950+

**Lot No. 59**
**4 Loudon Street, South Shields NE34 0LU**
**Andrew Craig**

**Description:**

Refurbished three bedroom home with original internal doors and a fully refitted bathroom and kitchen. Fresh carpets have been fitted throughout which place a finish to a very well presented home. The location is also ideal for a variety of potential owners due to this being off the main street yet close to major road networks. Situated alongside the South Tyneside Hospital in a quiet cul de sac, this property is ideally placed for public transport links to a variety of destinations. Local shops & amenities can be found on the nearby Boldon Lane. Additional Benefits: new boiler with full guarantee and with no onward chain! Call Now To View!

EPC Band E


**Call:** Andrew Craig 0191 4271722

**Price Guide:** £84,950+



**Lot No. 60**
**9 Orchard House, New Elvet, Durham DH1 3DB**

**Description:**

Available with the benefit of immediate vacant possession, we have pleasure in offering for sale this self contained first floor retirement apartment with electric heating and double glazing. Situated at the front of the building, it has accommodation which briefly comprises: entrance hall, lounge, kitchen, two bedrooms and bathroom/wc. It also has the particular advantage of a garage. Orchard House is conveniently situated in New Elvet within walking distance of the Market Place and therefore handy for many of the City Centre's many shopping and recreational facilities and amenities. It is also close to Riverside walks and well placed for access to an excellent road network.



EPC Band B

**Call:** J W Woods 0191 3869921

**Price Guide:** £64,950+

**Lot No. 61**
**1 Redford Place, Burradon NE23 7LE**

**Description:**

Offered with no onward chain is this well presented two bedroom modern mid link which will appeal to first time buyers. The property occupies a larger than average plot and comprises; entrance hall, modern kitchen with a good range of wall and base units, gas cooker point, space for washing machine, fridge, and freezer, spacious lounge to the rear with stairs to the first floor, two bedrooms and a bathroom/W.C. Externally to the front is a larger than average lawned garden, a separate patio garden and a separate double length driveway. The property benefits from gas central heating and UPVC double glazing.



EPC Band D

**Call:** Rook Matthews Sayer 0191 2667788

**Price Guide:** £69,950+

**Lot No. 62**
**197 Milburn Road, Ashington NE63 0NB**

**Description:**

In a popular location on Milburn Road, this two bedroom family home requires some updating. With gas central heating and double glazing it would make an ideal first time buy or investment. Briefly comprising of entrance hall, lounge with feature fireplace and kitchen to the ground floor. Two bedrooms and a bathroom to the first floor. Good size yard to the rear, garden to the front with lawn, borders and wall. No upper chain, viewing essential.



EPC Band D

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

**Price Guide:** £44,950+

**Lot No. 63**
**7 Roseberry, South Shields NE33 3EU**

**Description:**

A refurbished property is available with no chain. The property is located on the much sought after Roseberry Avenue, which is merely a stone's throw away from South Shields' picturesque coastline and stunning beaches. Upon your visit you will step in to a property which has the perfect blend of original features and modernisation. The property's entrance hall will give you access to a beautiful and bright lounge through diner, a modern kitchen with fitted appliances and a converted utility room. Once on the first floor, you will find three spacious bedrooms, a very stylish bathroom WC, and also a separate WC. Externally, this property offers a very well presented rear yard with a lovely paved area.



EPC Band F

**Call:** Andrew Craig 0191 4271722

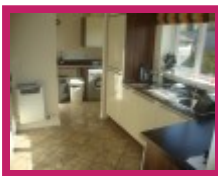
**Price Guide:** £144,950+



**Lot No. 64**
**67 Coach Road, Throckley NE15 9JW**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Fantastic family home in a modern development. The property offers spacious family living space with an open plan living and dining room. The kitchen is modern in style and leads to a utility and downstairs wc. Upstairs there are four bedrooms, the master with Ensuite facilities and a feature Juliet balcony and a family bathroom. There is a driveway to the front leading to the garage and there is an enclosed garden to the rear.  
EPC band C

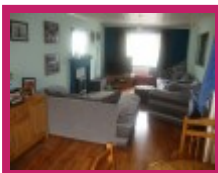

**Call:** Rook Matthews Sayer 0191 2671031

**Price Guide:** £164,950+

**Lot No. 65**
**29 Oakley Close, Annitsford NE23 7UE**
**— MIKE —  
ROGERSON**

**Description:**

We welcome to the market this four bedroom detached property situated within Annitsford, Cramlington. The property provides accommodation over two floors. The home in question benefiting from gas central heating and UPVC double glazing. The accommodation within briefly comprises: entrance, lobby, downstairs cloaks, hallway, lounge through dining room, conservatory, fitted kitchen (offering a range of wall, floor and drawer units) and utility room. To the first floor: four bedrooms (principal with en-suite facilities), three of the bedrooms have fitted wardrobes and fitted bathroom/W.C (exhibiting white suite). Externally the property gardens and a double garage with is part utilised into utility room and double driveway. The property also has a security system  
EPC Band D

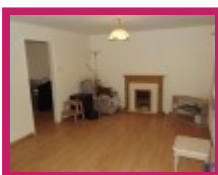

**Call:** Mike Rogerson 01670 732400

**Price Guide:** £169,950+

**Lot No. 66**
**158 Chesterhill, Cramlington NE23 6JS**
**— MIKE —  
ROGERSON**

**Description:**

We are proud to welcome to the market, this three bedroom semi-detached property in Chesterhill, on Collingwood Grange in Cramlington. The property is located within walking distance to Manor Walks Shopping Centre, also close to major road links, medical & leisure facilities. The property benefits from Gas Central Heating & UPVC Double Glazing. The layout briefly comprising of; Lounge, Dining Room, Kitchen, Downstairs cloaks, outhouse storage area. To the first floor; Landing, Bedroom One, Bedroom Two, Bedroom Three, Shower room. Externally; The property has a front garden and an enclosed rear garden with wood perimeter fence.



EPC rating: D

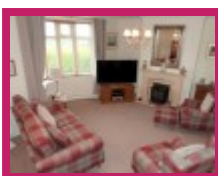
**Call:** Mike Rogerson 01670 732400

**Price Guide:** £79,950+

**Lot No. 67**
**13 Windsor Terrace, Choppington NE62 5SZ**
**— MIKE —  
ROGERSON**

**Description:**

Mike Robertson Estate Agents are pleased to welcome to the market this two bedroom terraced house for sale via auction situated on Windsor Terrace in Scotland Gate, Choppington. The property benefits from double glazing throughout and is warmed via gas central heating by way of combination boiler. Accommodation briefly comprising of; Kitchen, dining room, lounge, sun room. To first floor; master bedroom with fitted wardrobes, second bedroom and four piece family bathroom. Externally there is an enclosed yard offering offstreet parking to the rear. To front; enclosed garden with graveled borders and extensive open views.



EPC Band C

**Call:** Mike Rogerson 01670 521122

**Price Guide:** £84,950+

**Lot No. 68**

430 Sunderland Road, Gateshead NE8 3QR

**Andrew Craig**

**Description:**

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



EPC Band D

**Call:** Andrew Craig 0191 4875330

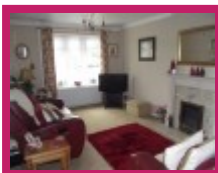
**Price Guide:** £74,950+

**Lot No. 69**

24 Sudbury Way, Cramlington NE23 8HQ


**Description:**

Mike Rogerson estate agents welcome to the market this well presented two bedroom semi detached bungalow situated on Sudbury Way in Beacon Lane, located close to the town centre, bus routes and all major road links. The accommodation on offer briefly comprises of: entrance hallway, lounge, kitchen, two bedrooms, conservatory and fitted family bathroom. Externally the property benefits from a gravelled front garden with block paved centre feature, block paved driveway providing off street parking and access to garage. To the rear is a low maintenance gravelled garden with mature shrubs and bushes.



EPC band C

**Call:** Mike Rogerson 01670 732400

**Price Guide:** £89,950+

**Lot No. 70**

Flat 4 Mowbray Mews, South Shields NE33 3DJ

**Andrew Craig**

**Description:**

Modern three bedroom first floor flat situated in this popular residential area. The accommodation comprises communal entrance with stairs to first floor. Entrance hall to flat three bedrooms, bathroom, living room, kitchen. Viewing is recommended



EPC Band C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £64,950+

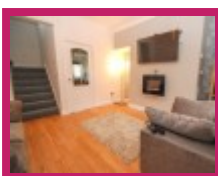
**Lot No. 71**

47 Parliament Street, Hebburn NE31 1ED

**Andrew Craig**

**Description:**

Ideal for the first time buyer, this tastefully presented mid terraced property must be viewed to be appreciated. The property has been much improved via the present owner to provide ready to move into accommodation. Situated on a pedestrian only street and conveniently located for Hebburn Town Centre and Metro Station. Offered with gas central heating and double glazing, the property briefly comprises: Entrance lobby, lounge, fitted kitchen and rear lobby/utility area, tiled bathroom and w.c., with modern white suite to the ground floor. On the first floor there are two bedrooms. Externally there is a small yard to the rear.



EPC Band D

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £64,950+



**Lot No. 72**
**14 Fir Grove, South Shields NE34 7PE**
**Andrew Craig**

**Description:**

Offered to the market in this cul-de-sac location is this good sized family home in an ever popular location. Ideally located for access to the Nook Shops, as we all good bus and road links to other areas. Internally the property comprises of door to hallway, lounge, kitchen diner, bathroom and three bedrooms. Externally there is a lawned garden to the front and a good sized lawned garden to the rear. Viewings are strongly recommended.



EPC rating: to be advised

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £84,950+

**Lot No. 73**
**23 Coniston Drive, Jarrow NE32 4AE**
**Andrew Craig**

**Description:**

This superbly appointed semi detached home is a credit to the present owners and an early inspection is highly recommended. the property offers ready to move into family accommodation. With gas central heating (recently installed Baxi Boiler with 7 Year Guarantee) and double glazing, the property briefly comprises of Entrance hall, lounge, Re-fitted dining kitchen with an extensive range of Shaker style units plus a pleasant conservatory to ground floor whilst to the first floor there are three well proportioned bedrooms and a bathroom. Externally there is a gravel garden area to the front and a good size rear garden with covered area, giving access to utility, coal house and w.c.



EPC Band C

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £114,950+

**Lot No. 74**
**Normount, Haltwhistle NE49 9HX**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Located within an attractive row of traditional period townhouses, this five bedroom property, which offers an abundance of period features, benefitting from gas central heating, double glazing, front garden and courtyard parking to the rear elevation. The property is entered via a vestibule with original mosaic quarry tiled floor, glazed door to the reception hall with original corbels and staircase with balustrade leading to the first and second floor, sitting room with bay window to the front elevation, dining room with original period fireplace, kitchen, utility room and cloakroom, five bedrooms, family shower room, externally to the front there is a small garden, to the rear is courtyard parking.



EPC Band D

**Call:** Rook Matthews Sayer 01434 601616

**Price Guide:** £125,000+

**Lot No. 75**
**24 Coleridge Avenue, South Shields NE33 3EZ**
**Andrew Craig**

**Description:**

We offer to the market this First Floor Flat which is located in this very popular location. Offered at an affordable price this property is within walking distance to South Shields beach and parks and offers a good sized open plan lounge/dining room, bathroom, refitted kitchen, bedroom with modern fitted wardrobes, study area leading to loft rooms to the second floor. Externally to the rear is a good sized shared yard. Further benefits include double glazing and gas central heating a viewing is a must to appreciate this excellent value for money opportunity.



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £55,000+



**Lot No. 76**
**11 Vernon Close, South Shields NE33 5DF**
**Andrew Craig**

**Description:**

This lovely two bedroom mid link home is an ideal starter home for First Time Buyers. Offering ready to move into accommodation, this home is located in a very central location of South Shields close to bus and metro links, local shops and schools. Internally the immaculately presented home comprises of door to porch, lounge, kitchen, spiral staircase to first floor, two good sized bedrooms and modern bathroom wc. Externally there is a low maintenance chip stone garden to the front and lawned garden to the rear. **MUST VIEW, call now!**



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £94,950+

**Lot No. 77**
**9 Maple Street, Jarrow NE32 5JE**
**Andrew Craig**

**Description:**

Occupying a convenient location for Jarrow Town Centre with an array of shops and amenities including good transport links via Bus and Metro and excellent road links to the A19 and Tyne Tunnel. This spacious mid terrace home offers accommodation of lounge with feature wood burning stove, dining area and fitted kitchen plus ground floor wet room. The first floor provides two bedrooms, family bathroom and separate w.c. Externally there is a private yard to the rear. Further benefits include gas combi central heating and double glazing.



EPC Band D

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £59,950+

**Lot No. 78**
**24 Monkton Hall, Hebburn NE31 2RH**
**Andrew Craig**

**Description:**

Offered with vacant possession, this three bedroom mid linked house looks great value for money for Investors as is currently Tenanted on a 6 Month lease basis at a rental of £550.pcm. The spacious accommodation has gardens front and rear and is conveniently placed for local schools, amenities and transport links. Accommodation briefly comprises of hallway, ground floor w.c., spacious lounge, diner and kitchen, utility room and versatile office/study area. Two double bedrooms and a single along with re fitted bathroom which has a white suite. . Viewing comes highly recommended to appreciate the size and the layout of the property.



EPC Band D

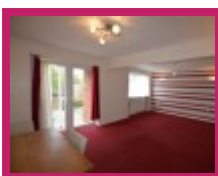
**Call:** Andrew Craig 0191 428 1428

**Price Guide:** £69,950+

**Lot No. 79**
**49 Somerset Place, Elswick NE4 6JS**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Fantastic Buy to Let or First Time Buyer purchase. Located within walking distance to Newcastle City Centre, Newcastle college and university, as well as having an array of shops and public transport links. The property does require updating, offers spacious living accommodation and no onward chain. Other benefits include double glazing and gas central heating. Comprising of entrance hallway, lounge/dining area, kitchen, stairs lead up to two double bedrooms, bathroom and separate w.c.. Garden to rear.



EPC Band D

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

**Price Guide:** £59,950+

**Lot No. 80**

25 Shakespeare Avenue, Hebburn NE31 1PT

**Andrew Craig**

**Description:**

An immaculate two bedroom mid terraced house situated in this popular residential area, conveniently placed to take advantage of most local shops and amenities which includes schools and Asda Supermarket together with good transport links. This Turn Key accommodation briefly comprises: Entrance door to lounge with bow window to front, fitted dining kitchen with French doors leading out to the garden. To the first floor, there are two bedrooms and a modern shower room. Warmed by gas central heating via radiators and improved with double glazing. Externally the front is block paved to provide off road parking and there is an enclosed easily maintained rear garden with patio.



EPC Band D

**Call:** Andrew Craig 0191 4281428

**Price Guide:** £64,950+

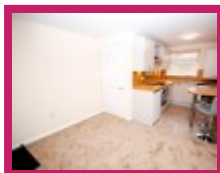
**Lot No. 81**

29 Greenbank, Jarrow NE32 3NP

**Andrew Craig**

**Description:**

Early viewing urged to avoid disappointment - This turn key property is well located for an array of amenities available within Jarrow Town Centre and there are excellent road and transport links provided by bus and Metro to surrounding areas. The well presented accommodation briefly comprising: Entrance hall leading to an open plan lounge with a modern fitted kitchen, one bedroom and a re-fitted modern shower room/w.c. Externally there is off street parking to the front together with an enclosed garden to rear. The property is heated by gas combi central heating and benefits from double glazing.



EPC Band C

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £42,950+

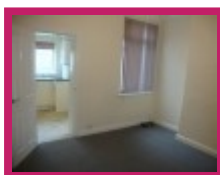
**Lot No. 82**

32 Napier Street, Middlesbrough TS5 6AQ

**Michael Poole**

**Description:**

We offer for sale a two bedroom mid terrace house benefiting from gas central heating double glazing. The property briefly comprises of entrance hall, living room, dining room, kitchen. To the first floor landing there are two bedrooms and a bathroom. Externally there is a yard to the rear.



EPC band D

**Call:** Michael Poole 01642 254222

**Price Guide:** £54,950+

**Lot No. 83**

19 Melrose Terrace, Bedlington NE22 5UR

**ROOK  
MATTHEWS  
SAYER**

**Description:**

A perfect first time buy this spacious two bedroom property is available for viewings now. Chain free and recently decorated by the current owners the property has been upgraded to include a boiler and carpeting. With excellent road and transport links the property is ideally suited for those travelling to nearby towns and Newcastle city centre. Double glazed throughout the property benefits from gas central heating via a combi-boiler system and briefly comprises; entrance hall, lounge, kitchen, diningroom, stairs to the first floor landing, two bedrooms and bathroom. Externally there is a yard to the rear with garage and garden across the lane and a small enclosed garden to the front.



EPC rating: D

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

**Price Guide:** £74,950+





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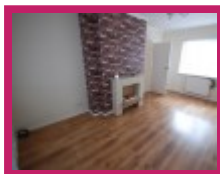
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**Lot No. 84**
**20 Chillingham Crescent, Ashington NE63 8BQ**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Ideal investment/first time buy with gas central heating and double glazing. With a large rear garden this family home is offered for sale by auction. Briefly comprising of entrance hall, good sized modern fitted kitchen and lounge to the ground floor. To the first floor two double bedrooms and the family bathroom. Lawned area to the front. No upper chain, viewings available.



EPC Band to be advised

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

**Price Guide:** £49,950+

**Lot No. 85**
**15 Glanton Wynd, Gosforth NE3 2LQ**
**Andrew Craig**

**Description:**

FANTASTIC CORNER PLOT WITH POTENTIAL TO EXTEND (subject to planning etc). In need of modernisation throughout this three bedroomed end terraced house benefits from gardens to rear and side (currently providing off street parking for multiple vehicles). The accommodation briefly comprises:- hallway with storage cupboard, downstairs w.c., lounge, dining kitchen, utility area, conservatory, three good sized bedrooms and family bathroom. VIEWING ESSENTIAL.



EPC rating: D

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £110,000+

**Lot No. 86**
**6 Dereham Terrace, Stakeford NE62 5UR**
**MIKE  
ROGERSON**

**Description:**

We are delighted to welcome to the sales market this four bedroom end terraced house situated on Dereham Terrace, Stakeford. Which is warmed via gas central heating (combi boiler), is double glazed throughout and offered for sale with no upper chain. Close to local schools, amenities, bus and road links this recently refurbished spacious property must be viewed to be appreciated. Briefly comprising entrance hallway, inner hallway, lounge, dining room, newly fitted kitchen and ground floor bathroom. To the first floor four bedrooms and family bathroom. Externally there is a gravelled town garden to the front and yard to rear offering off street parking.



EPC Band D

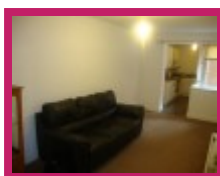
**Call:** Mike Rogerson 01670 521122

**Price Guide:** £99,950+

**Lot No. 87**
**5 Wellington Street West, North Shields NE29 6RS**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Appealing to both the private residential buyer and the buy to let investor is this modern two bedroom ground floor flat located within close proximity to local amenities. The property was constructed approx seven years ago and has been let to one tenant at £400 per calendar month (other flats in the development have been let at £450pcm). The property benefits include double glazing, gas central heating, modern kitchen and is available with vacant possession. The property briefly comprises entrance hall, living room, kitchen, two bedrooms and a bathroom.



EPC Band B

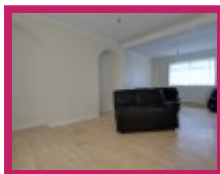
**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £59,950+

**Lot No. 88**
**21 Rothbury Road, Middlesbrough TS3 7NP**

**Description:**

Desirable features include double glazing, gas central heating and large enclosed rear garden. The property offers two floors of living accommodation and briefly comprises; entrance hall, lounge, kitchen, landing, three bedrooms and family bathroom. Externally, enclosed gardens to the front and rear.



EPC rating: C

**Call:** Michael Poole 01642 254222

**Price Guide:** £39,950+

**Lot No. 89**
**22 Hawthorn Close, Benwell Village NE15 6AG**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Immaculate two double bedroom apartment in modern block. This particular home is on the ground floor has a security entry system, gas central heating and double glazing. There is also no onward chain. All amenities are nearby to include local shops, public transport links and popular and well regarded schools. Newcastle City Centre, Airport and major road links are also all nearby. The accommodation comprises, communal entrance, lobby, hallway, lounge, breakfasting kitchen, two double bedrooms and a bathroom. Externally there is allocated and visitor parking. EPC Band B


**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £44,950+

**Lot No. 90**
**48 Middle Row, Stargate, Ryton NE40 3EQ**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Thought to have been constructed in the early 1900's is this charming stone built terraced house which is bursting with character. The property has been extended by the current owner and the accommodation briefly consists of; Entrance hall leading to downstairs wc and lounge with feature gas fired stove. The dramatic dining room has another feature gas stove and provides access to the breakfasting kitchen and stairs to the first floor. Two double bedrooms are either side of a third double room/study and a family bathroom. Externally, the property is paved for easy maintenance and has a detached double garage.



EPC Band C

**Call:** Rook Matthews Sayer 0191 4131313

**Price Guide:** £99,950+

**Lot No. 91**
**6 Calf Close Drive, Jarrow NE32 4SW**
**Andrew Craig**

**Description:**

Situated on the ever popular Calf Close Drive is this two bed semi detached conveniently located for Fellgate Metro Station and other major transport links throughout the area. Tastefully presented throughout with modern fixtures and fittings, an internal inspection is highly recommended. Benefiting from gas central heating and double glazing, the accommodation briefly comprises of; Entrance hall, fitted kitchen, lounge and conservatory overlooking the rear garden. On the first floor there are two generously sized bedrooms and tiled bathroom with modern white suite. The property occupies a good size corner plot having lawned garden to front and a private enclosed garden to rear. There is a driveway to the rear which leads to a brick garage.



EPC Band D

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £104,950+



**Lot No. 92**

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+

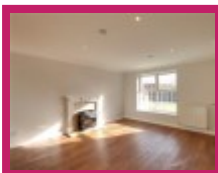
**Lot No. 93**

3 Pease Court, Eaglescliffe TS16 0RZ

**Michael Poole**

**Description:**

A four bedroom detached house with gardens and garage and A Substantial Floor Area Of Approximately 1700 Sq.Ft, This Is A Significantly Extended And Improved Detached Family/Executive Home. Offered for Sale with The Benefit of No Onward Chain and Offering Versatile Accommodation Which Must Be Viewed to Be Fully Appreciated.



EPC Band C

**Call:** Michael Poole 01642 355000

**Price Guide:** £240,000+

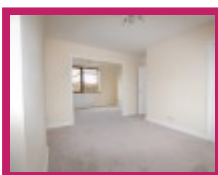
**Lot No. 94**

78 Lower Barresdale, Alnwick NE66 1DS

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Refurbished to a high standard and located on a popular road close to the centre of Alnwick, this three bedroom semi-detached property offers excellent accommodation for first time buyers or young families. Briefly the accommodation comprises to the ground floor entrance hall, lounge opening to dining room and well-appointed kitchen. The rear hallway leads to a utility room and downstairs cloaks. To the first floor there is a landing with access to three bedrooms and bathroom. Outside there is a garden to the front with driveway for off road parking and an easy to maintain paved and pebbled garden to the rear. Benefiting from gas fired central heating and double glazing an early viewing of this excellent property is strongly recommended.



EPC Band C

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £99,950+

**Lot No. 95**

Red Ox House, Dipton, Stanley DH9 9HQ

**WOOD  
ESTATE AGENTS**

**Description:**

A well proportioned stone built semi detached house with garden to front, land to side providing parking for several cars and an enclosed yard to rear with brick built outhouses. The property includes gas central heating via radiators with combination boiler and uPVC double glazing. It is available with no onward chain. The accommodation includes Hall, Inner Lobby, Lounge, Kitchen/Dining room, Rear Hall, three Bedrooms and good size Bathroom/wc with white suite.



EPC Band E

**Call:** J W Woods 01207 235221

**Price Guide:** £89,950+



**Lot No. 96**

19 Castleton Road, Jarrow NE32 5XA

**Andrew Craig**

**Description:**

Three Bed End of Terraced property offered with the benefit of NO Onward Chain and situated on the Hill Park Estate at Jarrow, conveniently placed for access to Town Centre which offers a wealth of shops, supermarkets and excellent transport links via bus and Metro. The A19/ Tyne Tunnel is easily accessible for anyone needing to commute to areas north of the River Tyne. Comprises of entrance hall, lounge, breakfasting kitchen, three bedrooms and four piece bathroom/w.c. We have been informed that certain works of updating have been carried out in recent years to include double glazing, re-fitted bathroom, some replastering, replacement internal doors and blinds fitted to the windows. Externally there are gates to the rear allowing for off street parking and low maintenance block paved gardens to front and rear. Viewing urged!

EPC Band C

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £64,950+

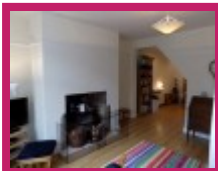
**Lot No. 97**

45 Rothesay Terrace, Bedlington NE22 5PT


**Description:**

Mike Rogerson Estate Agents welcomes to the market this two bedroom house situated on Rothesay Terrace, Bedlington. It is ideally located close to local schools, shops and amenities. With good bus routes and road links to neighbouring towns and cities. This property briefly comprises of, to the ground floor: lounge, diner and kitchen. To the first floor: Two bedrooms and family bathroom. Externally, there is a town garden to the front, and an enclosed yard to the rear with garden and off street parking across the lane. The property benefits from UPVC double glazing and gas central heating.

EPC Band C


**Call:** Mike Rogerson 01670 822223

**Price Guide:** £59,950+

**Lot No. 98**

2 Edward Street, Seaham SR7 7QJ


**Description:**

Kimmitt and Roberts have pleasure in offering this TWO bedroom bungalow, with extremely flexible accommodation. The property has an impressive list of quality features including a well fitted kitchen, gas central heating, UPVC double-glazing and tasteful decor throughout. Providing compact and easily manageable accommodation, it is located within this highly respected and mature residential area. This property comes with our highest recommendations and would make an ideal starter or family home.

EPC Band E


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

**Price Guide:** £49,950+

**Lot No. 99**

3 Ashbrook Court, Hutton Henry TS27 4QY


**Description:**

We would anticipate a lot of interest on this well presented and deceptively spacious three bedroom detached bungalow situated at the head of this pleasant, quiet cul-de-sac and enjoying superb rural and sea views to the rear elevation. Comprising of gas central heating system, double glazing and briefly comes with spacious hall, lounge, conservatory, kitchen/dining room, utility room, three bedrooms, the master bedroom having en suite facility and additional refitted family bathroom/w.c., Occupying a wrap round plot comprising of ample block paved driveway, single attached garage, side courtyard area and enclosed garden to rear which is tiered to enjoy the views beyond.

EPC Band B


**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** Was £245,000 Now £150,000+

**Lot No. 100**
**46 Bingfield Garden, Fenham NE5 2RX**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Located in Fenham is this spacious two bedroom ground floor flat. Having an array of amenities nearby to include local shops, public transport links and major A1 and A69 roads. Offered for Sale with no onward chain. Ideal for FTB and Investors alike. Some internal updating is required. Comprising:- Hallway, lounge, two bedrooms, kitchen and bathroom. There is parking to the front for two cars and a garden to the rear.  
EPC Band E

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £49,950+

**Lot No. 101**
**68 Westfields, Stanley DH9 7NW**
**WOOD  
ESTATE AGENTS**

**Description:**

Available with immediate vacant possession, a wellpresented and recently decorated terraced house ideal for first time buyers or families. The property has the benefit of uPVC double glazing, gas central heating with combination boiler, a good quality kitchen with granite work surfaces and a large lounge/dining area, to the first floor there are three bedrooms and a bathroom which has a modern white suite and separate shower. Externally the property has a small lawned garden to the front of the property with a fence providing privacy, to the rear there is a yard with a useful brick built store.

EPC Band C


**Call:** J W Woods 01207 235221

**Price Guide:** £60,000+

**Lot No. 102**
**Monkton Farmhouse, Jarrow NE32 5NN**
**Andrew Craig**

**Description:**

Nestled in the heart of Monkton Village which is a designated Conservation Area whereby its historic and rural origins are still very apparent, MONKTON FARM HOUSE is a double fronted Grade II listed Farm House offering bags of appeal and an abundance of old world charm. Barns are always on the wish list with farmhouses and this one does not disappoint having a converted barn to the rear, which offers an excellent opportunity for teenager/granny flat living. Standing proud of its aged old origins amongst a delightful collection of converted farms, charming cottages and even a 1st World War Memorial steeped in local history. Located within easy access to all of the main arterial routes of A19 and A1 yet maintaining a style of living of an age gone by. It retains many of the original style features but is complemented by modern day attributes. Overall this is a must view immaculately presented property as it is little wonder why Monkton Village maintains some of the highest property prices in the area. A true gem of a property which simply cannot fail to impress and which can only be fully appreciated by an early viewing - offered with no onward chain! EPC Band n/a

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £475,000+

**Lot No. 103**
**4 The Village, Hebron NE61 3LA**
**MIKE  
ROGERSON**

**Description:**

We are delighted to bring to the market a rare opportunity to acquire this charming stone built semi-detached cottage home ideally situated for those seeking a quiet semi-rural location within the hamlet of Hebron. The accommodation is spread over two floors and briefly comprises of an entrance hall with cloakroom/WC leading to the lounge which has a stone inglenook fireplace with wood burner, open plan to the dining room and kitchen. To the first floor there are three bedrooms and family bathroom. Externally to the front there is off road parking and to the rear there is a mature garden and raised decked patio area, the property also benefits from oil fired central heating and double glazing.

EPC Band E


**Call:** Mike Rogerson 01670 517500

**Price Guide:** £174,950+



**Lot No. 104**
**4 Black Road, Hebburn NE31 1HY**
**Andrew Craig**

**Description:**

This uniquely designed cottage offers superbly appointed accommodation. The property has undergone a refurbishment programme and offers flexible living accommodation. Benefiting from gas central heating and double glazing together with air conditioning to some of the rooms. Comprises: hall, Lounge, inner hallway. A comprehensively fitted breakfasting kitchen, bedroom and shower room/w.c. To the first floor there is a spacious landing currently used as a study area. Master bedroom has an extensive range of modern fitted wardrobes and there is a tiled shower room with contemporary suite. Externally there is an artificial lawn to the front with putting green and double garage to the rear



EPC Band C

**Call:** Andrew Craig 0191 4281428

**Price Guide:** £129,950+

**Lot No. 105**
**Orchard House, Berwick Upon Tweed TD15 1TE**
**tyne & tweed**  
estate agents

**Description:**

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



EPC Band D

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

**Price Guide:** £249,950+





## 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](mailto:info@agentspropertyauction.com)

Web: [www.agentspropertyauction.com](http://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 advisors 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 fixture, 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. 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 of the buyers solicitor receiving the contract pack (or if that day is not a Business Day on the next Business Day). 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 successful 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 reserve the right to conduct a soft imprint online identification search on any successful 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. A 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 buyers 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 exist;

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 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.

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 (£600) 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 all Sellers, Bidders and Buyers, 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 of funds which will be provided for the purpose of funding transactions or arrangements. We will keep records of the information for five years.

The General Data Protection Regulation (Regulation (EU) 2016/679) governs the processing of information relating to individuals, including obtaining, use or disclosure of information. Personal data obtained by us under the Regulation are only processed for the prevention of money laundering and terrorist financing. This use is necessary in order to exercise a public function that is in the public interest and to carry out a function permitted and/or required 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. Where personal data is required to be used, other than in accordance with this clause 3.3, or as otherwise required by law, written consent will be requested and this data will not be used until such requested consent is provided.

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 As a matter of law, 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.

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 them) 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 (Representation) 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 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 disappplied or varied by the sale conditions (even by a condition purporting to replace the whole of the Common Auction Conditions). They can be varied only if we agree.

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

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

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

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

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

**A3 Bidding and reserve prices**

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

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

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

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

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

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

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)(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:

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; and
- (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 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

## G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

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

G19.5 Where relevant:

- (a) the documents must include certified copies of those under which the practitioner is appointed, the document of appointment and the practitioner's acceptance of appointment; and
- (b) the seller may require the transfer to be by the lender exercising its power of sale under the Law of Property Act 1925. G19.6 The buyer understands this condition G19 and agrees that it is fair in the circumstances of a sale by a practitioner

## G20 TUPE

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





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

- (a) The seller must notify the buyer of those employees whose contracts of employment will transfer to the buyer on completion (the "Transferring Employees"). This notification must be given to the buyer not less than 14 days before completion. (
- b) The buyer confirms that it will comply with its obligations under TUPE and any special conditions
- (c) in respect of the Transferring Employees.
- (d) The buyer and the seller acknowledge that pursuant and subject to TUPE, the contracts of employment between the Transferring Employees and the seller will transfer to the buyer on completion.
- (e) The buyer is to keep the seller indemnified against all liability for the Transferring Employees after completion.

#### G21 Environmental

- G21.1 This condition G21 only applies where the special conditions so provide.
- G21.2 The seller has made available such reports as the seller has as to the environmental condition of the lot and has given the buyer the opportunity to carry out investigations (whether or not the buyer has read those reports or carried out any investigation) and the buyer admits that the price takes into account the environmental condition of the lot.
- G21.3 The buyer agrees to indemnify the seller in respect of all liability for or resulting from the environmental condition of the lot.

#### G22 Service Charge

- G22.1 This condition G22 applies where the lot is sold subject to tenancies that include service charge provisions.
- G22.2 No apportionment is to be made at completion in respect of service charges.
- G22.3 Within two months after completion the seller must provide to the buyer a detailed service charge account for the service charge year current on completion showing:
  - (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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