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Monday 30th July 2018

Marriott Hotel | Gosforth Park | Newcastle | NE3 5HN

6:30pm registration for 7:00pm start

01661 831 360

www.agentspropertyauction.com





Buyers Guide

IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

Particulars of Sale:

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

Price Guides:

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

Option 1 Terms & Conditions:

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

Option 2 Terms & Conditions:

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

Administration Fee:

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

Bidding at Auction:

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

Remote Bidding:

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

Sales Agreed:

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

Amendments to Catalogue:

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

Venue Location

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

Tel: 0191 236 4111

Directions:

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





Order Of Sale

Lot No	Address	Post Code	Partner Agent
OPTION 1			
Lot 1	11 Vincent Street, Easington Colliery	SR8 3PP	Kimmitt & Roberts
Lot 2	6 Neville Road, Sunderland	SR4 6QT	Andrew Craig
Lot 3	5 St Peters Grove, Redcar	TS10 2DP	Michael Poole
Lot 4	3 Sowerby Street, Sacriston	DH7 6NQ	JW Wood Estate Agents/Kimmitt & Roberts
Lot 5	40 Cargo Fleet Lane, Ormesby	TS3 0PJ	Michael Poole
Lot 6	119 Brookland Terrace, North Shields	NE29 8EA	Rook Matthews Sayer
Lot 7	12 Dewley, Cramlington	NE23 6DS	Mike Rogerson
Lot 8	51 Ninth Row, Ashington	NE63 8JY	Mike Rogerson
Lot 9	90 Nora Street, South Shields	NE34 0RB	Andrew Craig
Lot 10	3 Burford Road, Carterton, Oxfordshire	OX18 3AG	
Lot 11	16b Beverley Terrace, Cullercoats	NE30 4NT	Rook Matthews Sayer
Lot 12	41 Woods Terrace, Murton	SR7 9AE	Kimmitt & Roberts
Lot 13	17 Robert Street, Blyth	NE24 2HJ	Rook Matthews Sayer
Lot 14	30 William Morris Terrace, Shotton Colliery	DH6 2PL	Kimmitt & Roberts
Lot 15	107-109 Parkgate, Darlington	DL1 1RZ	R.A Jackson & Son
Lot 16	13 Blenheim Drive, Bedlington	NE22 5YR	Rook Matthews Sayer
Lot 17	1 Andrew Street, Hartlepool	T24 7LB	Rook Matthews Sayer
Lot 18	32 Charlotte Street, Skelton in Cleveland	TS12 2AF	Michael Poole
Lot 19	65 Ocean Road, South Shields	NE33 2JJ	Andrew Craig
Lot 20	Easington Pet Stores, 72 High Street, Houghton Le Spring	DH5 0JW	Kimmitt & Roberts
Lot 21	21 Shrewsbury Terrace, South Shields	NE33 4LF	Andrew Craig
Lot 22	28 Helmsdale Avenue, Gateshead	NE10 0JD	Andrew Craig
Lot 23	159 High Street, Redcar	TS10 3AN	Michael Poole
Lot 24	71 Barrasford Street, Wallsend	NE28 0JZ	Mike Rogerson
Lot 25	252 Marshall Wallis Road, South Shields	NE33 5PW	Andrew Craig
Lot 26	16 Hawthorn Terrace, West Cornforth	DL17 9EP	JW Wood Estate Agents
Lot 27	Sun Buildings, The Bothy, Rothbury	NE65 7TH	Rook Matthews Sayer
Lot 28	86 Bishopton Road, Middlesbrough	TS4 2RS	Michael Poole
Lot 29	16 Cavendish Gardens, Ashington	NE63 0EN	Rook Matthews Sayer
Lot 30	21 Howarth Terrace, Haswell	DH6 2BN	Kimmitt & Roberts
Lot 31	5 Coquet Street, Chopwell	NE17 7DA	Rook Matthews Sayer
Lot 32	8 Alisha Vale, Easington Colliery	SR8 3RS	Kimmitt & Roberts
Lot 33	10 Belgravia House, Gilesgate	DH1 1DY	JW Wood Estate Agents
Lot 34	76 Surrey Crescent, Consett	DH8 8HT	JW Wood Estate Agents
Lot 35	18 Bruce Kirkup Road, Horden	SR8 4BJ	Kimmitt & Roberts
Lot 36	97 High Street South, Langley Moor	DH7 8EX	JW Wood Estate Agents
Lot 37	30 Saltwell Street, Gateshead	NE8 4QX	Andrew Craig
Lot 38	Kearton Building, Market Place, Alston	CA9 3HN	Rook Matthews Sayer
Lot 39	30 Pavilion Terrace, Burnhope	DH7 0DN	JW Wood Estate Agents
Lot 40	5 and 22 The Centre, Evenwood, Bishop Auckland	DL14 9QF	Rook Matthews Sayer
Lot 41	36 Harford Street, Middlesbrough	TS1 4PR	Michael Poole
Lot 42	3 Front Street, Dipton	DH9 9AB	Rook Matthews Sayer
Lot 43	8 Exeter Street, Sunderland	SR4 6QX	Andrew Craig
Lot 44	Blackhill Brewery Building, 63-64 Park Road, Blackhill	DH8 5SR	JW Wood Estate Agents
Lot 45	16 Otley Close, Cramlington	NE23 2YP	Mike Rogerson
Lot 46	146 Hugh Gardens, Benwell	NE4 8PQ	Rook Matthews Sayer
Lot 47	148 Hugh Gardens, Benwell	NE4 8PQ	Rook Matthews Sayer



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	55 Castle View, Amble	NE65 0NN	Rook Matthews Sayer
OPTION 2			
Lot 49	17 Robsheugh Place, Fenham	NE5 2QU	Rook Matthews Sayer
Lot 50	23a Burnbank Avenue, Whitley Bay	NE25 9HQ	Rook Matthews Sayer
Lot 51	10 Tranquil House, Ochre Yards, Newcastle upon Tyne	NE8 2EU	Andrew Craig
Lot 52	8 Ridge Villas, Bedlington	NE22 6EA	Mike Rogerson
Lot 53	94 Whiteleas Way, South Shields	NE34 8HA	Andrew Craig
Lot 54	41 Pine Tree Crescent, Shildon	DL4 2AU	JW Wood Estate Agents
Lot 55	Burnside Lodge, Mickley, Stocksfield	NE43 7LY	Yellow Estate Agency
Lot 56	Burnside House, Mickley, Stocksfield	NE43 7LY	Yellow Estate Agency
Lot 57	67 Coach Road, Throckley	NE15 9JW	Rook Matthews Sayer
Lot 58	47 Parliament Street, Hebburn	NE31 1ED	Andrew Craig
Lot 59	19 Melrose Terrace, Bedlington	NE22 5UR	Rook Matthews Sayer
Lot 60	14 Fir Grove, South Shields	NE34 7PE	Andrew Craig
Lot 61	6 Dereham Terrace, Stakeford	NE62 5UR	Mike Rogerson
Lot 62	6 Calf Close Drive, Jarrow	NE32 4SW	Andrew Craig
Lot 63	3 Pease Court, Eaglescliffe	TS16 0RZ	Michael Poole
Lot 64	78 Lower Barresdale, Alnwick	NE66 1DS	Rook Matthews Sayer
Lot 65	2 Edward Street, Seaham	SR7 7QJ	Kimmitt & Roberts
Lot 66	45 Rothesay Terrace, Bedlington	NE22 5PT	Mike Rogerson
Lot 67	68 Westfields, Stanley	DH9 7NW	JW Wood Estate Agents
Lot 68	45 Warbeck Close, Kingston Park	NE3 2FF	Rook Matthews Sayer
Lot 69	1 Moorland Crescent, Bedlington	NE22 7EZ	Rook Matthews Sayer/Mike Rogerson
Lot 70	7 Gullane Close, Bill Quay	NE10 0TQ	Andrew Craig
Lot 71	47 Bruce Gardens, Fenham	NE5 2EA	Rook Matthews Sayer
Lot 72	30 Beatrice Street, Ashington	NE63 9BS	Mike Rogerson
Lot 73	28 Main Road, Gainford	DL2 3DY	JW Wood Estate Agents
Lot 74	11 Holly Avenue, Ryton	NE40 3PP	Rook Matthews Sayer
Lot 75	293 Neasham Road, Darlington	DL1 4DJ	JW Wood Estate Agents
Lot 76	44 Station Road, Camperdown	NE12 5UX	Rook Matthews Sayer
Lot 77	44 Hugh Street, Wallsend	NE28 6RL	Mike Rogerson
Lot 78	3 Liffey Road, Hebburn	NE31 2DH	Andrew Craig
Lot 79	1 Walnut Place, Newcastle	NE3 4QS	Andrew Craig/Rook Matthews Sayer
Lot 80	31 Barmouth Road, Eston	TS6 9SR	Michael Poole
Lot 81	8 Mitchell Drive, Ashington	NE63 9JT	Rook Matthews Sayer
Lot 82	10 Wynyard Drive, Bedlington	NE22 5YH	Rook Matthews Sayer
Lot 83	5 Slaley Close, New Marske	TS11 8FB	Michael Poole
Lot 84	16 Goodwood, Killingworth	NE12 6LR	Rook Matthews Sayer
Lot 85	1a Walnut Place, Newcastle	NE3 4QS	Andrew Craig/Rook Matthews Sayer
Lot 86	62 Whinfield Road, Darlington	DL1 3HW	JW Wood Estate Agents
Lot 87	55 Richardson Street, Ashington	NE63 0PN	Rook Matthews Sayer
Lot 88	66-68 Station Road, Stanley	DH9 0JP	JW Wood Estate Agents
Lot 89	185 Steward Crescent, South Shields	NE34 7EF	Andrew Craig
Lot 90	16 Fern Drive, Dudley	NE23 7AF	Mike Rogerson
Lot 91	Flat 1, 37 Mulberry Wynd, Stockton On Tees	TS18 3BF	Michael Poole
Lot 92	51 Kendal Drive, Cramlington	NE23 2XW	Mike Rogerson
Lot 93	20 Close Street, Sunderland	SR4 6EN	Andrew Craig



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	Catswell Cottage and Adderstone Mains Lodge, near Belford	NE70 7HS	Rook Matthews Sayer
Lot 95	37 Third Row, Linton Colliery	NE61 5SB	Rook Matthews Sayer
Lot 96	219 Hawthorn Road, Ashington	NE63 0QU	Mike Rogerson
Lot 97	25 Hyperion Avenue, South Shields	NE34 9AE	Andrew Craig
Lot 98	14 Keats Walk, South Shields	NE34 9NB	Andrew Craig
Lot 99	8 Lothian Court, Blakelaw	NE5 3TZ	Andrew Craig/Rook Matthews Sayer
Lot 100	34 Croft Terrace, Jarrow	NE32 5BN	Andrew Craig
Lot 101	53 Victoria Road West, Hebburn	NE31 1UZ	Andrew Craig
Lot 102	52 Lime Street, Millfield, Sunderland	SR4 6BQ	Andrew Craig
Lot 103	1 Agincourt, Hebburn	NE31 1AN	Andrew Craig
Lot 104	1 Glebe Close, West Denton	NE15 1SJ	Rook Matthews Sayer
Lot 105	2 Humsford Grove, Cramlington	NE23 2FH	Mike Rogerson
Lot 106	35 Hereford Close, Linthorpe, Middlesbrough	TS5 6PL	Michael Poole
Lot 107	2 Tedham Green, Sparty Lea	NE47 9UX	Rook Matthews Sayer
Lot 108	41 Dunmorale Street, Byker	NE6 2JL	Andrew Craig
Lot 109	17 Byrness Close, Kenton, Newcastle	NE3 3YJ	Rook Matthews Sayer

Option 1

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Lot No. 1

11 Vincent Street, Easington Colliery SR8 3PP

kimmitt & roberts



Description:

Ideal for the local investor is this two bedroomed mid terraced home. Briefly comprises entrance lobby, lounge, dining room, kitchen, two bedrooms, bathroom and yard to rear. Requiring full refurbishment. EPC Band G

Call: Kimmitt and Roberts 0191 518 3334

Price Guide: £9,950+

Lot No. 2

6 Neville Road, Sunderland SR4 6QT

Andrew Craig



Description:

Appealing to a wide audience including the private residential buyer and the buy to let investor is this well maintained and well presented one bedroom mid terrace cottage. The property benefits include double glazed windows, gas central heating via a combi boiler, yard to rear and is offered for sale with no chain included.

The property briefly comprises entrance lobby, entrance hall, living room, bedroom, kitchen and bathroom/w.c. Externally there is a yard to the rear.



EPC rating: E

Call: Andrew Craig 0191 5653377

Price Guide: £21,950+

Lot No. 3

5 St Peters Grove, Redcar TS10 2DP

Michael Poole



Description:

A two bedroom semi detached bungalow situated in a cul-de-sac position. Of interest to possibly a retired couple or first time buyer. The property does require attention throughout and some updating is required. Benefitting from gas central heating and double glazing. Available with immediate vacant possession. Located in a popular part of Redcar, off Redcar Lane and providing easy access to local amenities such as Borough park.



EPC Band E

Call: Michael Poole 01642 285041

Price Guide: £44,950+

Lot No. 4

3 Sowerby Street, Sacriston DH7 6NQ




Description:

An opportunity for either the private residential buyer or the buy to let investor is this two bedroomed two reception mid terrace house fronted onto a pedestrian walkway and offered for sale with vacant possession. The property does require some refurbishment and modernisation but does benefit from double glazed windows, gas central heating. The property briefly comprises entrance door to living room, archway to dining room area, kitchen, rear lobby, to the first floor two bedrooms and a bath/w.c. Externally there is a garden to the front and yard to rear.



EPC rating: C

Call: K&R 0191 5848080 JWW 0191 3869921

Price Guide: £39,950+

Lot No. 5

40 Cargo Fleet Lane, Ormesby TS3 0PJ



Description:

A three bedroom semi detached bungalow offered for sale with vacant possession. The property is in need of updating and modernisation and offers great potential to the successful buyer. The property briefly comprises entrance lobby, entrance hall, living room, three bedrooms, bathroom, breakfast room, kitchen, conservatory and externally there is a lawned garden to the front with a driveway offering street parking leading to a prefabricated garage and rear lawned garden.



EPC Band to be advised.

Call: Michael Poole 01642 254222

Price Guide: £54,950+

Lot No. 6

119 Brookland Terrace, North Shields NE29 8EA



Description:

A great investment opportunity to purchase this one bedroom ground floor flat currently tenanted who we are verbally advised has been in residence paying £392pcm for over 2 years and has a desire to remain in the property. The property benefits include double glazed window, gas central heating and a private yard to the rear. The property briefly comprises an entrance hall, bedroom, living room, kitchen, rear lobby, bathroom and a yard to the rear and townhouse garden to the front.



EPC rating: E

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £54,950+

Lot No. 7

12 Dewley, Cramlington NE23 6DS



Description:

Mike Rogerson Estate Agents welcome to the market this three bedroom link-detached house, situated on Dewley, Cramlington. The layout of the accommodation on offer briefly comprises; to the ground floor, entrance hall, lounge, kitchen, dining room, downstairs W/C and utility room. To the first floor, three bedrooms, family bathroom. Externally, paved front yard to the front and enclosed garden with laid to lawn and paved area to rear.



EPC rating: D

Call: Mike Rogerson 01670 732400

Price Guide: £99,950+

Lot No. 8

51 Ninth Row, Ashington NE63 8JY


Description:

Mike Rogerson Estate Agents are delighted to welcome to the market this three bedroom terraced house situated on Ninth Row, Ashington, close to local amenities, schools, road & bus links to neighbouring towns. Accommodation briefly comprises: entrance hall, kitchen diner, lounge, to first floor three bedrooms and bathroom. Externally south facing garden to front and small yard to rear.



EPC Band D

Call: Mike Rogerson 01670 521122

Price Guide: £54,950+

Lot No. 9

90 Nora Street, South Shields NE34 0RB

Andrew Craig

Description:

Offered to the market is this spacious two bed ground floor flat, located well for access to South Tyneside Hospital, local supermarket, convenient stores and bust and metro links locally to other areas. Internally the property comprises of door to hallway, lounge, kitchen, two bedrooms and bathroom with separate shower. Externally to the rear is a private yard.



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £43,950+

Lot No. 10

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: £275,000+

Lot No. 11

16b Beverley Terrace, Cullercoats NE30 4NT


Description:

Fabulously located first floor apartment requiring modernisation. Commanding spectacular views over the North Sea and Cullercoats bay, this prestigious terrace is ideally located for access to Tynemouth Front Street, Whitley Bay and within 250 metres of Cullercoats metro station. The layout comprises:-communal hallway and staircase leading to split level entrance hallway, wonderful 20'x17' (max) sitting room, kitchen, bathroom/wc and two bedrooms.



EPC rating: F

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £165,000+

Lot No. 12

41 Woods Terrace, Murton SR7 9AE



Description:

We have pleasure in offering for sale a shop with storage above on the commercial street of Woods Terrace. The property is currently occupied on the ground floor by The Salvation Army, we have been advised that completion will be with vacant possession.
EPC Band tbc

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £18,000+

Lot No. 13

17 Robert Street, Blyth NE24 2HJ



Description:

Ideal for property developers and landlords looking for a potential buy to let! Situated in central Blyth and within walking distance to the town centre, we offer this two bedroom mid terrace property for sale with no onward chain. In need of full refurbishment throughout, the property is priced to sell. The lounge has open staircase and leads into the kitchen. A rear hallway houses the boiler plus access to the rear courtyard. The bathroom is at the rear of the property. Upstairs, there are two bedrooms, the master having built in wardrobes. We have previously achieved in the region of £400 - £425pcm for this property when rented.

Call: Rook Matthews Sayer 01670 352 900

Price Guide: £35,000+

Lot No. 14

30 William Morris Terrace, Shotton Colliery DH6 2PL



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: £29,950+

Lot No. 15

107-109 Parkgate, Darlington DL1 1RZ



Description:

Two mid terraced retail properties with additional accommodation to the first floors and rear of the building. In its present configuration there are two retail units with traditional window and shop fascia connecting together at the rear via a hallway. There are further rooms to the rear of both sides and further accommodation on the first floor. There is a narrow yard and a two storey storage building attached to the rear.

Situated within an established main road location at Parkgate near to the Darlington Hippodrome and Train Station. This is a mixed use location made up of established businesses, leisure based activities and residential property to the east Of Darlington Town Centre and A167 Ring Road.

EPC Band C

Call: RA Jackson and Son 0191 257 1253

Price Guide: £79,950+

Lot No. 16

13 Blenheim Drive, Bedlington NE22 5YR

**ROOK
MATTHEWS
SAYER**

Description:

Attention Investors! Two bedroom ground floor flat on Blenheim Drive, Bedlington. Chain Free and priced to sell the property is in need of a full refurbishment throughout. On the popular Bower Grange Estate the property is well located for amenities and transport links. Briefly comprising; entrance hallway, lounge, kitchen, two bedrooms and bathroom. Externally there is a gardens to the rear and a garage in a block for off street parking. Viewings recommended.



EPC Band D

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £27,950+

Lot No. 17

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. 18

32 Charlotte Street, Skelton in Cleveland TS12 2AF

Michael Poole

Description:

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


Call: Michael Poole 01642 285041

Price Guide: £37,500+

Lot No. 19

65 Ocean Road, South Shields NE33 2JJ

Andrew Craig

Description:

Located within a short stroll to South Shields beachfront, this spacious Terraced guest house is ideal for ambitious buyers wanting to build up a reportable business in this bustling area. Ocean Road comes to life during the summer time and evenings with its well renowned restaurants and bars located within reach to this property. As well as a growing business, this large property could be made into a versatile family home with some moderations made internally. The accommodation itself briefly comprises of entrance lobby, inner hallway, ground floor guest room with en-suite shower room, main reception located to the front, breakfast room and kitchen to the ground floor. To the first floor half landing there is two wc's, one with shower in. First floor main landing has guest rooms one, two and three (room one with en-suite shower), second floor main landing has a guest shower room, guest rooms four, five and six (Four & Five with walk in shower rooms). Externally to the rear there is a yard with timer shed and brick built outhouse. Internal inspection is highly recommended. EPC rating: C

Call: Andrew Craig 0191 4271722

Price Guide: £139,950+

Lot No. 20

Easington Pet Stores, 72 High Street, Houghton Le Spring DH5 0JW



Description:

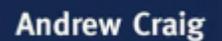
INVESTMENT - 3 FLATS AND TRADING SHOP, A prominent detached building in the heart of the village, it combines the residential income from 3 tenanted flats, with a long established pet supplies business, which is to be sold as a going concern - a superb trading position. Each of the flats has 1 bedroom, 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: £99,950+

Lot No. 21

21 Shrewsbury Terrace, South Shields NE33 4LF



Description:

We offer to the market this two bedroom ground floor flat located centrally in South Shields. Within good reach to local shops on Stanhope Road, as well as a short walk from The West Park and bus and metro links at Chichester. Internally the property comprises of door to lobby, hallway, two bedrooms, kitchen and bathroom wc. Externally to the rear is a large private yard with up and over garage door providing secure off street parking.



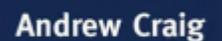
EPC rating: D

Call: Andrew Craig 0191 4271722

Price Guide: £39,950+

Lot No. 22

28 Helmsdale Avenue, Gateshead NE10 0JD



Description:

An updated and refurbished two bedroomed end terrace house offered for sale with vacant possession and appealing to both the buy to let investor (we are verbally advised previously let out at £495pcm) and the private residential buyer. The property benefits include double glazed windows, gas central heating and briefly comprises: entrance hall, living room, dining area, kitchen, first floor lies the bathroom and two bedrooms. Externally there is a yard to the rear.



EPC Band D

Call: Andrew Craig 0191 4875330

Price Guide: £44,950+

Lot No. 23

159 High Street, Redcar TS10 3AN



Description:

What a Fantastic Opportunity to Acquire Yourself a Ground Floor Shop and Workshop with Two Fantastic Size Flats Above. Situated within the Heart of the Popular Seaside Town of Redcar, Enjoying an Envious Amount of Space with Superb Sea Views to the Rear and Fantastic Town and Countryside Views to the Front. A Unique Opportunity to Purchase a Property that Could Serve a Multitude of Uses. We Advise Early Viewing to Avoid Disappointment.



EPC rating: D for Shop and Flat

Call: Michael Poole 01642 285041

Price Guide: £99,950+

Lot No. 24

71 Barrasford Street, Wallsend NE28 0JZ


Description:

We welcome to the market this two bedroom, ground floor flat situated on Barrasford Street, East Howdon. The property is close to all local amenities including schools, shops, medical and leisure facilities with excellent transport links. The property benefits from UPVC double glazing and gas central heating throughout. Inside the property briefly comprises of; Entrance lobby and hallway, large lounge area, kitchen (offering a range of wall, floor and drawer units) family bathroom, and two good sized bedrooms. Externally, there is a large private yard which could potentially provide off street parking, and on street parking to the front.



EPC Band: D

Call: Mike Rogerson 0191 2621206

Price Guide: £29,950+

Lot No. 25

252 Marshall Wallis Road, South Shields NE33 5PW

Andrew Craig

Description:

We are delighted to offer this lovely ready to move into ground floor flat. Upgraded to a high standard, this property has been well maintained and is located in this very central location. Within good reach to the town centre, local parks, bus and metro links to other areas. Internally the property itself comprises of door to hallway, lounge, modern solid wood kitchen with integrated appliances, two bedrooms and modern bathroom wc. Externally there is a private yard to the rear with double gates providing off street parking. Viewings are strongly recommended.



EPC rating: F

Call: Andrew Craig 0191 4271722

Price Guide: £44,950+

Lot No. 26

16 Hawthorn Terrace, West Cornforth DL17 9EP

WOOD
ESTATE AGENTS

Description:

A well presented and ready to move into three bedroom mid terrace house located in this residential area and we are verbally advised has been let at £80 per week (£4,160 per annum). The property benefits from double glazed window's, gas central heating, modern kitchen and offered for sale with vacant possession. The property briefly comprises: entrance hall, living room, kitchen, bathroom, three bedroom's and a gated yard to the rear which can be accessed from the back road.



EPC Band D

Call: JW Wood Estate Agents 01388 604 273

Price Guide: £15,000+

Lot No. 27

Sun Buildings, The Bothy, Rothbury NE65 7TH

ROOK
MATTHEWS
SAYER

Description:

The Bothy and the Apartment are ripe for development and would suit anyone looking for the holiday let market. The Bothy is a stone detached property with planning to convert into two storey accommodation with open living space to the ground floor and two bedrooms and bathroom to the first floor. The apartment is currently with accommodation to the first floor comprising, entrance staircase to a landing area, open plan kitchen with living room and doors leading into a rear lean to and into the rear garden. There is also a single bedroom and bathroom. With further planning for change of use, there is a room to the ground floor which could be incorporated into living space to extend the current accommodation and there is a storage room to the side again which has the facility to be extended into (subject to planning approval). Outside the property is located on a pretty cobbled alley and there are two storage outbuildings and side steps lead up to the elevated garden. Information for The Bothy can be viewed on Northumberland County Council website reference number: 010090301550. For further development of the flat any interested parties should direct their enquiries to the Planning Department

Call: Rook Matthews Sayer 01665 510044

Price Guide: £109,950+

Lot No. 28

86 Bishopton Road, Middlesbrough TS4 2RS

Michael Poole


Description:

A three bed end terrace house, an ideal investment property in need of modernisation. Well positioned for access to shops and local bus route.
EPC Band G

Call: Michael Poole 01642 254222

Price Guide: £39,950+

Lot No. 29

16 Cavendish Gardens, Ashington NE63 0EN

 ROOK
MATTHEWS
SAYER

Description:

Ideal investment property situated near to the town centre. In need of some updating but with gas central heating installed. Briefly comprising of entrance, lounge, rear lobby and re-fitted kitchen. To the first floor there are two double bedrooms and bathroom with corner bath. Garden to the front and yard to the rear. No upper chain, available for viewing now.



EPC rating: D

Call: Rook Matthews Sayer 01670 850 850

Price Guide: £35,000+

Lot No. 30

21 Howarth Terrace, Haswell DH6 2BN

kimmitt & roberts


Description:

A three bedroom first floor flat on Howarth Terrace, Haswell. Accommodation briefly comprises of entrance hall, with access to rear, wc, first floor is the living room, kitchen, bathroom and three bedrooms.

Call: Kimmitt and Roberts 0191 584 8080

Price Guide: £15,950+

Lot No. 31

5 Coquet Street, Chopwell NE17 7DA

 ROOK
MATTHEWS
SAYER

Description:

A well presented one bedroom mid terrace house fronted onto a pedestrian green and appealing to both the buy to let investor and the private residential buyer. The property benefit's include double glazed windows, gas central heating radiators (new boiler is required) and briefly comprises: entrance door, living room, kitchen, new lobby, bathroom, bedroom and a yard to the rear.



EPC rating: E

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £24,950+

Lot No. 32

8 Alisha Vale, Easington Colliery SR8 3RS


Description:

A modern three bedroom mid terrace property offered for sale with vacant possession and appealing to both the buy to let investor and private residential buyer. The property benefits include UPVC double glazed windows, gas central heating, fitted kitchen, modern bath suite and garden. The property briefly comprises: entrance hall, cloakroom/w.c, kitchen, living room, three bedrooms, bathroom and externally a lawned area to the rear and a drive to the front offering off street parking.



EPC rating: C

Call: Kimmitt and Roberts 0191 518 3334

Price Guide: £39,950+

Lot No. 33

10 Belgravia House, Gilesgate DH1 1DY


Description:

Available with the benefit of immediate vacant possession, we offer for sale this one bedroomed first floor flat with double glazing and night storage heating. The property is accessed via a communal staircase and landing and provides accommodation briefly comprising: entrance lobby, open plan lounge/kitchen, one bedroom and shower room/w.c. It has the added advantage of a garage in a block. Belgravia House is situated within this well established and popular development. It is within easy reach of local neighbourhood shops, schools etc, which are all available within Gilesgate itself, with more comprehensive shopping and recreational facilities and amenities available within Durham City.



EPC rating: C

Call: JW Wood Estate Agents 0191 386 9921

Price Guide: £34,950+

Lot No. 34

76 Surrey Crescent, Consett DH8 8HT


Description:

A well presented three bedroom semi detached house which has been upgraded by the current vendor to offer a family home with views from the rear of the house. We are advised by the vendor that the property is of steel framed construction with double glazed windows, gas central heating, gardens and available with no chain involved. The property briefly comprises entrance porch, entrance hall, living room, dining room, kitchen with rear hallway and separate w.c. To the first floor there are three bedrooms and a family bathroom/w.c. Externally there are lawned gardens to both the front and rear of the property.
EPC band E

Call: JW Wood Estate Agents 01207 502 109

Price Guide: £37,000+

Lot No. 35

18 Bruce Kirkup Road, Horden SR8 4BJ


Description:

We are pleased to offer for sale upon the open market this three bed roomed mid terrace property which briefly comprises of a hallway, downstairs W.C, kitchen/diner, rear hall, lounge, three bedrooms, bathroom/w.c and open plan lawn to front. This property would ideally suit the local investor or the growing family. Situated next to a large playing field and park!



EPC Band F

Call: Kimmitt and Roberts 0191 518 3334

Price Guide: £44,950+

Lot No. 36

97 High Street South, Langley Moor DH7 8EX


Description:

This deceptively spacious property occupies a main road position and has accommodation comprising entrance hallway, lounge, dining room, kitchen the first of three bedrooms and bathroom externally there is a yard to the rear and the garage for parking. Being sold subject to the existing tenancy currently £520pcm. High Street is conveniently situated within walking distance of everyday shops etc which are available within Langley Moor itself, with more comprehensive shopping and recreational facilities and amenities available within Durham City Centre which lies approximately 3 miles distant.



EPC rating: E

Call: JW Wood Estate Agents 01207 502 109

Price Guide: £54,950+

Lot No. 37

30 Saltwell Street, Gateshead NE8 4QX

Andrew Craig

Description:

Two bedroom ground floor flat offered for sale with vacant possession and requiring some modernisation and refurbishment. Benefitting from gas central heating the property comprises of entrance lobby, hall, two bedrooms, living room, kitchen and bathroom. EPC rating: to be advised


Call: Andrew Craig 0191 4875330

Price Guide: £37,950+

Lot No. 38

Kearton Building, Market Place, Alston CA9 3HN


Description:

A rare opportunity to purchase one of the oldest buildings in Alston, thought to date back to 1600, Kearton building has been in the same family since the 1920's. Currently, the building is used as a self-contained retail shop with separate two bedroom living accommodation above. The building stands within a prominent position in the market place with views of Alston town and on street parking. The accommodation is light and spacious, benefitting from many original features and storage heating.



EPC Band F

Call: Rook Matthews Sayer 01434 601616

Price Guide: £99,950+

Lot No. 39

30 Pavilion Terrace, Burnhope DH7 0DN


Description:

A spacious four-bedroomed end-terraced house, which was formerly the village Post Office, with gardens and a large garage. The property is available with immediate vacant possession, has the benefit of uPVC double glazing and gas central heating, comprising on the ground floor: Large lounge with fireplace and log-burning stove, separate dining room, kitchen/breakfast room and a large office suitable for various uses, to the first floor there are four bedrooms and a bathroom/w.c. Externally there is a lawned garden to the front of the property and across the rear lane a further garden, double garage and off road parking.



EPC Band E

Call: J W Woods 01207 235221

Price Guide: £99,950+

Lot No. 40

5 and 22 The Centre, Evenwood, Bishop Auckland DL14 9QF

**ROOK
MATTHEWS
SAYER**

Description:

The property is located on Front Street the main road running through the peaceful village of Evenwood, with access to a range of local amenities on offer which include; village shops, cafes, and a primary school. It is approximately 4 miles from Tindale Retail park and 6 miles from Bishop Auckland town centre. Brief Description The property comprises an end terrace ground unit with additional converted loft space there is also a separate single storey storage unit located to the rear of the property. Both units have a floor area circa 54.64 sq. m.(588.14 sq. ft.) and benefit from still retaining equipment to run a takeaway business.

EPC Band tbc

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £49,950+

Lot No. 41

36 Harford Street, Middlesbrough TS1 4PR

Michael Poole

Description:

Available with No Forward Chain and Ideally Positioned for Access to Both Teesside University and Middlesbrough Town Centre, This Property Must Be Viewed to be Fully Appreciated.

EPC Band E


Call: Michael Poole 01642 254222

Price Guide: £36,000+

Lot No. 42

3 Front Street, Dipton DH9 9AB

**ROOK
MATTHEWS
SAYER**

Description:

The property is located on Front Street, Dipton a small village approximately 4 miles North West of Stanley and 11 miles South West of Newcastle City Centre. Description- The property comprises a mid-terrace three storey sandstone building with pitched slate roof. The ground floor consists fully equipped takeaway that until recently traded as Dipton Chippy. The accommodation is located over the first and second floors with additional room in the converted loft. It is well maintained and comes with double glazed windows and gas central heating. The maisonette can be accessed from the takeaway and via a private entrance to the rear of the property.

EPC Band D


Call: Rook Matthews Sayer 0191 2120000

Price Guide: £110,000+

Lot No. 43

8 Exeter Street, Sunderland SR4 6QX

Andrew Craig

Description:

An ideal purchase for investors and first time buyers alike, this two bedroom Mid-Terrace Cottage is in need of a refurbishment and is currently being marketed at a very competitive price. Pleasantly positioned for access to shops, local amenities and good transport links for commuting. Briefly comprising of: - Lounge, kitchen, two good sized bedrooms and a bathroom. The property is being sold with no upper chain. An internal inspection is highly recommended. Call to view now!!
EPC Band C

Call: Andrew Craig 0191 5653377

Price Guide: £25,000+

Lot No. 44

Blackhill Brewery Building, 63-64 Park Road, Blackhill DH8 5SR


Description:

This former brewery is set for a new lease of life as residential accommodation, with planning permission for the conversion of this substantial building into seven apartments, over four storeys. The plans, granted in September 2015 (subject to certain conditions and planning constraints), The proposed layout, which comprises seven apartments, has an internal area of approximately 509sqm. To see the floorplans, site layout and all other associated planning documents, contact Agents Property Auction or JW Wood, Consett office.

EPC Rating: except

Call: J W Woods 01207 502109

Price Guide: £55,000+

Lot No. 45

16 Otley Close, Cramlington NE23 2YP


Description:

Mike Rogerson Estate Agents welcome to the market this two bedroom first floor flat situated on Otley Close in the Eastfield Green area of Cramlington. The property is situated close to local amenities, bus routes and ease of access to the A189 and other major road links. The property in question comprises of: Entrance, stairs, landing, lounge, kitchen, bathroom and two bedrooms. The property has UPVC double glazing throughout and also benefits from gas central heating. There is also a separate garage in a block that comes with the property.



EPC rating: D

Call: Mike Rogerson 01670 732400

Price Guide: £54,950+

Lot No. 46

146 Hugh Gardens, Benwell NE4 8PQ


Description:

A two bedroom ground floor flat offered for sale with vacant possession. The property requires updating. EPC Band D


Call: Rook Matthews Sayer 0191 2744661

Price Guide: £29,950+

Lot No. 47

148 Hugh Gardens, Benwell NE4 8PQ


Description:

A three bedroom upper flat offered for sale with vacant possession. The property requires updating. EPC Band E


Call: Rook Matthews Sayer 0191 2744661

Price Guide: £29,950+

Lot No. 48

55 Castle View, Amble NE65 0NN

**Description:**

A castle opportunity to purchase this three bedroom, two reception room semi detached house situated at the bottom end of a cul de sac within this popular residential area. The Property does require full modernisation and refurbishment and is offered for sale with vacant possession.

The property briefly comprises entrance porch, entrance hall, living room, dining room, kitchen, bathroom, separate w.c, three bedrooms, externally there is a garage and a lawned garden to the front with a drive leading to the garage and there is also a garden to the rear.



EPC Band tbc

Call: Rook Matthews Sayer 01665 713 358**Price Guide:** £74,950+

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Lot No. 49

17 Robsheugh Place, Fenham NE5 2QU

**ROOK
MATTHEWS
SAYER**



Description:

An excellent opportunity to purchase this nice property in a popular location. This property briefly comprises, entrance hallway, lounge, dining room and kitchen to the ground floor. Stairs lead to the first floor landing there are three bedrooms and a bathroom and separate w.c. Other benefits include double glazing, gas central heating, garage and gardens to the front and rear. The property also offers easy access to good public transport routes in and around Newcastle City Centre.



EPC rating: E

Call: Rook Matthews Sayer 0191 274 4661

Price Guide: £99,000+

Lot No. 50

23a Burnbank Avenue, Whitley Bay NE25 9HQ

**ROOK
MATTHEWS
SAYER**



Description:

Extended semi detached house offered with immediate vacant possession assured. Occupying a prominent plot with gas central heating and UPVC double glazing. At ground floor level there is an entrance hallway, lounge with feature fireplace and exposed floorboards, well appointed 17' dining kitchen with range of cabinets and built in oven, hob extractor, fridge freezer and dishwasher and an 18' sun lounge. At first floor level there is a landing, three bedrooms, two with built in wardrobes and fully tiled bathroom/wc. Externally there is a garage, block paved driveway and lawned gardens to front and rear.

EPC rating: F

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £159,950+

Lot No. 51

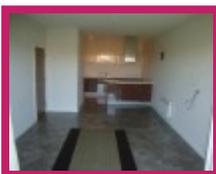
10 Tranquil House, Ochre Yards, Newcastle upon Tyne NE8 2EU

Andrew Craig



Description:

A great opportunity to purchase this sought after two bedroom first floor modern apartment located within Ochre Yards developments with views from both bedrooms, living room and balcony looking directly over the River Tyne and Newcastle Quayside. The property benefits from double glazed windows, electric heating, private balcony, ensuite facilities to master bedroom, fitted furniture to both bedrooms and secure underground designated parking. The property briefly comprises communal entrance hall, entrance hall, bathroom, two bedrooms, ensuite, open plan living room - kitchen and one designated parking space in underground car park. Call to view now.



EPC Band B

Call: Andrew Craig 0191 4875330

Price Guide: £159,950

Lot No. 52

8 Ridge Villas, Bedlington NE22 6EA


Description:

Three bedroom semi detached family home situated on Ridge Villas, Bedlington. Situated ideally close to locals schools, shops and amenities. The property on offer briefly comprises: Entrance Porch, Entrance Hallway, Lounge, Dining Room, Utility Room, Fitted Kitchen, Stairs to first floor, First floor landing, Master Bedroom, Bedroom Two, Bedroom Three, Fitted Shower room. Externally to the front there is an enclosed yard and attached single garage then to rear an enclosed south facing garden mainly laid to lawn with patio area.



EPC rating: D

Call: Mike Rogerson 01670 822223

Price Guide: £94,950+

Lot No. 53

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. 54

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: £36,000+

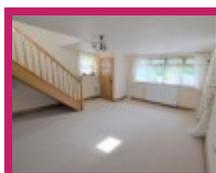
Lot No. 55

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 01661 831234

Price Guide: £139,950+

Lot No. 56

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 01661 831234

Price Guide: £159,950+

Lot No. 57

67 Coach Road, Throckley NE15 9JW


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. 58

47 Parliament Street, Hebburn NE31 1ED


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: £59,950+

Lot No. 59

19 Melrose Terrace, Bedlington NE22 5UR


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+

Lot No. 60

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: D

Call: Andrew Craig 0191 4271722

Price Guide: £84,950+



Lot No. 61

6 Dereham Terrace, Stakeford NE62 5UR



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: £89,950+

Lot No. 62

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. 63

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. 64

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: £89,950+

Lot No. 65

2 Edward Street, Seaham SR7 7QJ

kimmitt & roberts



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: £44,950+

Lot No. 66

45 Rothesay Terrace, Bedlington NE22 5PT

**MIKE
ROGERSON**



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: £54,950+

Lot No. 67

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. 68

45 Warbeck Close, Kingston Park NE3 2FF

**ROOK
MATTHEWS
SAYER**



Description:

An immaculate three bedroom mid link house located within this popular residential area convenient for the A1 motorway and close to shops, amenities, bus and metro links to the city centre and airport. Briefly comprising lounge, fully fitted kitchen, three bedrooms, bathroom/shower, gardens to front and rear, gas fired central heating, double glazing, and a garage in block.



EPC Band C

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £115,000+

Lot No. 69

1 Moorland Crescent, Bedlington NE22 7EZ

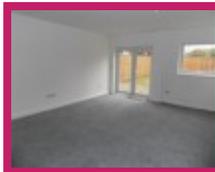
**MIKE
ROGERSON**

**ROOK
MATTHEWS
SAYER**



Description:

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



EPC Band E

Call: Mike Rogerson 01670 822223

Price Guide: £125,000+

Lot No. 70

7 Gullane Close, Bill Quay NE10 0TQ

Andrew Craig



Description:

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



EPC Band F

Call: Andrew Craig 0191 4280025

Price Guide: £99,950+

Lot No. 71

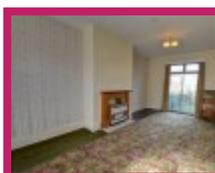
47 Bruce Gardens, Fenham NE5 2EA

**ROOK
MATTHEWS
SAYER**



Description:

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



EPC Band D

Call: Rook Matthews Sayer 0191 274 4661

Price Guide: £109,950+

Lot No. 72

30 Beatrice Street, Ashington NE63 9BS

MIKE
ROGERSON



Description:

A well presented three bedroom end terrace house fronted onto a pedestrian walkway located in this popular residential area. The Property has been well cared for over the years by the current owners with benefits including gas central heating, double glazing, three bedrooms and an upstairs bathroom/w.c. The property briefly comprises entrance hall, living room, dining kitchen, three bedrooms, bathroom and externally there is a yard to the rear and a lawned garden to the front.



EPC Band C

Call: Mike Rogerson 01670 521122

Price Guide: £44,950+

Lot No. 73

28 Main Road, Gainford DL2 3DY

WOOD
ESTATE AGENTS



Description:

Ideally suiting the first time buyer or the property investor this is a very well presented, deceptive and charming, unique, individual property offering lovely accommodation across three floors. With gas fired central heating and UPVC double glazing, briefly comprises on the ground floor; entrance lobby, 25 ft. lounge/dining room with feature fireplace, and 17 ft. refitted kitchen/breakfast room with integrated appliances. To the first floor there is a bedroom with sliding door wardrobes, and a most attractive bathroom/wc refitted with a white suite and a separate shower. To the second floor there is a further good size bedroom with attractive rooftop views. Externally to the rear of the property there is a yard.



EPC Band D

Call: JW Wood Estate Agents 01325 485 151

Price Guide: £79,950+

Lot No. 74

11 Holly Avenue, Ryton NE40 3PP

ROOK
MATTHEWS
SAYER



Description:

No onward chain. Rook Matthews Sayer are delighted to offer this charming 3 bedroom mid-terraced home to the market. Set on the private walkway of Holly Avenue the home briefly comprises of 2 formal reception rooms and a kitchen. To the first floor there are 3 bedrooms and a bathroom. Externally there is a walled yard to the rear, and a pretty garden to the front. Viewings come highly recommended. EPC Band E

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £114,950+

Lot No. 75

293 Neasham Road, Darlington DL1 4DJ

WOOD
ESTATE AGENTS



Description:

Ideally suiting a variety of purchasers from the owner occupier to the property investor this is a substantial, deceptive semi detached bungalow occupying a generous plot with a good size rear garden. In need of some modernisation and refurbishment this bungalow offers scope for extension, subject to the necessary permissions and consents etc. etc. being obtained, offers accommodation which briefly comprises; entrance porch, entrance hallway, large lounge with fireplace and square bay window, dining room with fireplace, kitchen fitted with floor and wall units, two bedrooms, one with a large dressing room off, a bathroom and separate w.c. Externally the property occupies a generous plot with good size lawned garden to the front and to the rear of the property.



EPC Band D

Call: JW Wood Estate Agents 01325 485 151

Price Guide: £109,950+

Lot No. 76

44 Station Road, Camperdown NE12 5UX

**ROOK
MATTHEWS
SAYER**



Description:

Appealing to first time buyers is this well presented two bedroom mid terrace house situated close to all local amenities. Comprising entrance area, lounge to the front with a feature fireplace, dining room to the rear which leads through to the wellappointed galley kitchen with a good range of wall and base units space for appliances and a modern bathroom/W.C. To the first floor, two bedrooms. Externally there are low maintenance gardens to the front and rear. The property benefits from gas central heating and UPVC double glazing.



EPC rating: D

Call: Rook Matthews Sayer 0191 266 7788

Price Guide: £64,950+

Lot No. 77

44 Hugh Street, Wallsend NE28 6RL

**MIKE
ROGERSON**



Description:

Offered to the market with no upper chain this three bedroom mid-terraced house is situated on Hugh Street, Wallsend. The property is close to all local amenities, schools, shops, industrial, medical and leisure facilities, with excellent access to all major roads, buses and transport links. The property benefits from gas central heating (via radiators) and UPVC double glazing and would make an ideal investment opportunity. Accommodation within briefly comprises: entrance hallway, lounge, dining room, kitchen (arrange of wall, floor and drawer units). Stairs to first floor, three bedrooms and a family bathroom. Externally this a garden to the rear with access for parking. The vendor has advised that the property was two flats originally and was converted into a house.



EPC Band D

Call: Mike Rogerson 0191 2621206

Price Guide: £69,950+

Lot No. 78

3 Liffey Road, Hebburn NE31 2DH

Andrew Craig



Description:

Recently refurbished and modernised mid terraced property offered with the benefit of no onward chain. Tastefully presented throughout with modern fixtures and fittings the property offers ready to move in to accommodation and an early viewing is therefore recommended. Briefly the accommodation comprises of entrance hall, lounge, refitted breakfast kitchen. To the first floor there are three excellent sized bedrooms, modern bathroom and separate w.c. The property benefits from gas central heating and double glazing. Externally there is a flagged enclosed area to the rear with shed and store.



EPC rating: D

Call: Andrew Craig 0191 428 1428

Price Guide: £84,950+

Lot No. 79

1 Walnut Place, Newcastle NE3 4QS

Andrew Craig

**ROOK
MATTHEWS
SAYER**



Description:

An upgraded and modernised three bedroom semi detached house offered for sale with vacant possession and located within this popular residential area. The property benefits from double glazed windows, gas central heating, modern kitchen and bathroom. The property briefly comprises entrance lobby, entrance hall, living room, kitchen and to the first floor, three bedrooms, bathroom/w.c. Externally there are lawned gardens to the front and side with gravelled/pebbled drive to the front offering off street parking.

EPC rating: C



Call: AC 0191 2859025 RMS 0191 2463666

Price Guide: £109,950+

Lot No. 80

31 Barmouth Road, Eston TS6 9SR


Description:

Available with no forward chain and ideal for investment or first time buy, this property is considered one not to be missed. In good condition throughout, a new owner would be able to move straight in without the worry and expense of immediate redecoration. The property offers two floors of living accommodation and briefly comprises of kitchen, hallway, lounge- diner, conservatory, two bedrooms, shower room and bathroom. Externally we have enclosed gardens to the front, side and rear along with a detached garage.



EPC Band:D

Call: Michael Poole 01642 955180

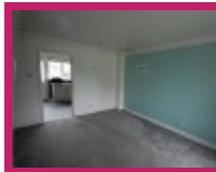
Price Guide: £44,950+

Lot No. 81

8 Mitchell Drive, Ashington NE63 9JT


Description:

This lovely semi detached home is perfect for the first time buyer/small family. Situated on the Milburn Grange Estate this is not one to be missed. Briefly comprising of entrance porch, lovely lounge and good sized breakfasting kitchen. To the first floor there are two bedrooms and a modern re-fitted bathroom. With gas central heating and double glazing it is an ideal purchase. Externally there is a garden to the rear, lawn and driveway leading to the integral garage at the front. Essential viewing to appreciate what this property has to offer.



EPC rating: D

Call: Rook Matthews Sayer 01670 850 850

Price Guide: £99,950+

Lot No. 82

10 Wynyard Drive, Bedlington NE22 5YH


Description:

A property offering huge potential is this two bedroom bungalow occupying a corner plot within this popular residential development and is being offered for sale with vacant possession. The property does require some upgrading and modernisation allowing the new owner to shape the bungalow to their own taste. The property briefly comprises Kitchen, Living room, Bathroom, two bedrooms, conservatory, bathroom and externally gardens and a garage.



EPC Band D

Call: Rook Matthews Sayer 01670 531 114

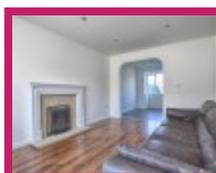
Price Guide: £99,950+

Lot No. 83

5 Slaley Close, New Marske TS11 8FB


Description:

This Is A Fantastic Family Home Offering Stylish and Well-Appointed Living Accommodation. Situated in A Popular Cul-De-Sac in The Envious Village of New Marske And Offered to The Market with No Onward Chain. Worthy of Particular Mention Is the Recently Updated Modern Fitted Bathroom Suite and Modern Fitted En-Suite Shower Room. Decorated to A Neutral Palette Throughout, This Home Is Ready to Move into And We Advise Early Viewing to Avoid Disappointment.



EPC Band D

Call: Michael Poole 01642 285041

Price Guide: £124,950+



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Lot No. 84

16 Goodwood, Killingworth NE12 6LR

**ROOK
MATTHEWS
SAYER**



Description:

Situated within this favoured residential development is this immaculately presented three bedroom semi detached house which will appeal to a variety of buyers. Comprising; entrance area, lounge to the front with feature fireplace and useful understairs cupboard, a well appointed dining kitchen with a good range of wall and base units incorporating a built in electric oven, gas hob with extractor hood over, space for appliances, space for table and chairs and door out to the rear garden. To the first floor; a modern bathroom/W.C., and three bedrooms. Externally to the front is mainly paved providing off street parking for several cars, access to the detached garage and rear garden which is mainly laid to lawn with planted borders and fenced surround. The property benefits from gas central heating and UPVC double glazing. EPC Band D



Call: Rook Matthews Sayer 0191 266 7788

Price Guide: £124,950+

Lot No. 85

1a Walnut Place, Newcastle NE3 4QS

**ROOK
MATTHEWS
SAYER**

Andrew Craig



Description:

We offer for sale this well presented one bedroom bungalow, the property benefits from gas central heating and double glazing. The property briefly comprises of entrance, bedroom one, bathroom, living room, kitchen. Externally there is gardens to front and rear with drive offering off street parking.



EPC rating: C

Call: RMS 0191 2847999 AC 0191 2859024

Price Guide: £54,950+

Lot No. 86

62 Whinfield Road, Darlington DL1 3HW

**WOOD
ESTATE AGENTS**



Description:

Ideally suiting the first time buyer or for family occupation this is a deceptive, extended semi-detached house which occupies a generous plot with a good size rear garden and off street parking. The accommodation which has gas fired central heating via a combi boiler, installed December 2016, briefly comprises entrance hallway, cloakroom/wc, lounge, dining room and kitchen. To the first floor there are three bedrooms, the master with ladies and gents wardrobes, top cupboards and bedside tables, and a shower room/wc. Externally there is a good size garden to the rear with two patio areas and water feature, to the front of the property there is a block paved driveway for car parking.



EPC Band D

Call: J W Woods 01325 485151

Price Guide: £84,950+

Lot No. 87

55 Richardson Street, Ashington NE63 0PN

**ROOK
MATTHEWS
SAYER**



Description:

In a popular location just off Milburn Road this well presented two bedroom home is offered for sale. The current owners have maintained the property to a good standard and has a modern kitchen and bathroom. Briefly comprising of entrance lobby to spacious lounge with feature fireplace, kitchen and bathroom to the ground floor. Two bedrooms the master with fitted wardrobes and a feature fireplace completes the first floor. With gas central heating and double glazing this is an ideal first time buy/investment. Small garden to the front, yard to the rear providing off street parking



EPC rating: D

Call: Rook Matthews Sayer 01670 850 850

Price Guide: £44,950+

Lot No. 88

66-68 Station Road, Stanley DH9 0JP


Description:

An interesting property with great potential for commercial and/or residential use, that comes with a garage situated in a nearby street. No.66 is still a practising chiropodist's surgery while no.68 - a three-storey, three/four-bedroomed house - was previously a family home and has been a residential let in recent years. The house does require some improvement but has several period features and provides generous accommodation. In the past, the gas central heating system served both properties but it is now used only for no.68. No.66 comprises: entrance lobby/waiting room, reception area through to lobby leading to a W.C. and to the surgery room. No.68 comprises, on the ground floor: entrance lobby, hallway leading to a reception room/bedroom to the rear; the lower ground floor has a spacious hall with access to a cellar/storage area, a large reception room and a kitchen; the first floor has a half landing leading to a bathroom and separate W.C. and a landing leading to two double bedrooms with fitted wardrobes and a further bedroom. There is a rear yard with two outhouses and a garage, which is situated within 50 yards of the house, across the roundabout. EPC Band tbc - 66 EPC Band E - 68 Station Road

Call: JW Wood Estate Agents 01207 235 221

Price Guide: £70,000+

Lot No. 89

185 Steward Crescent, South Shields NE34 7EF

Andrew Craig

Description:

This three bedroom semi detached home offers well presented and ready to move into accommodation with gardens to the front and rear. Located within the ever popular area of Marsden within South Shields, convenient for access to all local shops, schools, transport links and access to the Seafront. An ideal home for a range of buyers including those looking to get on to the property ladder and growing families alike. Benefits include upvc double glazing and gas central heating. Viewing comes highly recommended.



EPC rating: D

Call: Andrew Craig 0191 4271722

Price Guide: £79,950+

Lot No. 90

16 Fern Drive, Dudley NE23 7AF


Description:

Mike Rogerson Estate Agents welcome to the market this two bedroom semi detached property occupying a good location within Fern Drive, Dudley. Close to village shops, amenities and bus routes. The property benefits from gas central heating and UPVC Double Glazing. The layout of the accommodation within briefly comprises: Entrance, stairs to first floor, lounge, kitchen and dining area. To the first floor: Two bedrooms and family bathroom. Externally to the front is a garden providing off street parking and to the rear is a good size garden. This property would be suit a range of buyers.



EPC Rating: E

Call: Mike Rogerson 01670 732400

Price Guide: £69,950+

Lot No. 91

Flat 1, 37 Mulberry Wynd, Stockton On Tees TS18 3BF

Michael Poole

Description:

An opportunity to purchase this vacant modern ground floor flat located within this popular residential development area of Parkfield. The property will appeal to a wide variety of buyers including buy to let investors and first time buyers and benefits include security entry phone system, gas central heating, double glazed window's, modern well presented kitchen and bathroom and an allocated parking space. The property briefly comprises communal entrance hall with access to the flat, entrance hall, two bedrooms, bathroom/w.c, living room open plan to kitchen.



EPC rating: B

Call: Michael Poole 01642 355000

Price Guide: £54,950+



Lot No. 92

51 Kendal Drive, Cramlington NE23 2XW



Description:

Mike Rogerson Estate Agents welcome to the market this three bedroom mid link house situated on Kendal Drive in Eastfield Dale, Cramlington, nearby to various local amenities and transport links to the surrounding region. The layout of the accommodation on offer briefly comprises; porch, lounge, kitchen / diner, first floor landing, three bedrooms and bathroom. Externally there are gardens to the front and rear with a detached garage with access from the rear garden.



EPC rating: C

Call: Mike Rogerson 01670 732400

Price Guide: £84,950+

Lot No. 93

20 Close Street, Sunderland SR4 6EN

Andrew Craig



Description:

Appealing to both the private residential buyer and the buy to let investor is this two bedroom, two reception room mid terrace house offered for sale with vacant possession. The property has been upgraded and modernised by the current vendor and benefits include double glazing and gas central heating, fitted kitchen, modern bathroom and neutral décor.

Property briefly comprises entrance hall, living room, dining room, kitchen. To the first floor there are two bedrooms and a bathroom-wc. Externally there is a yard to the rear.



EPC Band E

Call: Andrew Craig 0191 5653377

Price Guide: £44,950+

Lot No. 94

Catswell Cottage and Adderstone Mains Lodge, near Belford NE70 7HS



Description:

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

Call: Rook Matthews Sayer 01665 510044

Price Guide: £300,000+

Lot No. 95

37 Third Row, Linton Colliery NE61 5SB



Description:

This lovely mid terrace home is situated in the village location of Linton. With a long garden to the front and yard to rear, the property also has a detached garage and off street parking. The spacious lounge has doors into the South facing sun room and garden. Modern kitchen and bathroom to the ground floor. To the first floor there are two bedrooms with a staircase leading off bedroom two to the loft storage room. With oil central heating and double glazing this property is ready to move into. Viewings available with no upper chain.



EPC:E

Call: Rook Matthews Sayer 01670 850850

Price Guide: £49,950+

Lot No. 96

219 Hawthorn Road, Ashington NE63 0QU


Description:

Mike Rogerson Estate Agents welcome to the market this well presented two bedroom ground floor flat located on Hawthorn Road in Ashington, ideally located within easy access to local amenities, schools and main bus routes. The accommodation benefits from gas central heating and UPVC double glazing. Accommodation briefly comprising; lounge, kitchen, two bedrooms and bathroom. Externally access only via enclosed garden to the front and access via rear yard.



EPC Band D

Call: Mike Rogerson 01670 521122

Price Guide: £37,950+

Lot No. 97

25 Hyperion Avenue, South Shields NE34 9AE

Andrew Craig

Description:

A delightful extended two bedroom semi-detached family home in this popular residential area in South Shields, near Metro Station and renovated by the current owner to create a light airy open plan living space. Internally the property briefly comprises of: Entrance door to hallway, open plan living / dining area spacious kitchen to the ground floor, to the first floor there is two bedrooms family bathroom with separate WC. Externally there is a driveway to the front to provide off street parking for up to two cars, and to the rear lies a block paved garden with shed.. Viewing recommended. OFFERED WITH VACANT POSSESSION



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £109,950+

Lot No. 98

14 Keats Walk, South Shields NE34 9NB

Andrew Craig

Description:

Situated in the Biddick Hall area of South Shields, ideally located within close proximity of local amenities and bus links to the Town Centre. The accommodation comprises of entrance hallway with open plan dining area, lounge with French doors to the rear and breakfasting kitchen. To the first floor lies three bedrooms and a family bathroom. Externally lies a lawned garden to the front and a paved garden to the rear with decking area. Features of note include gas central heating and double glazing. Ideal family home, viewing recommended.



EPC rating: D

Call: Andrew Craig 0191 4271722

Price Guide: £64,950+

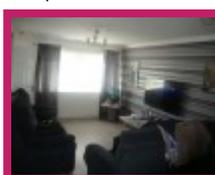
Lot No. 99

8 Lothian Court, Blakelaw NE5 3TZ


Andrew Craig

Description:

SEMI DETACHED HOUSE WHICH WE ARE ADVISED IS LET AT £600pcm ON AN AST WHICH HAS NOW EXPIRED THE PROPERTY CAN BE SOLD WITH OR WITHOUT TENANT IN PLACE - IDEAL INVESTMENT OPPORTUNITY. A spacious three bedroom house in a quiet and convenient location. Situated within easy reach of local amenities including shops and schools, and also benefiting from good road links and bus routes. This well maintained property has gas fired central heating and upvc double glazing. The accommodation briefly comprises:- porch, lounge/diner, kitchen, three good sized bedrooms and family bathroom. Externally there are gardens to front and rear. The property is situated on a pedestrianised street (off street parking is available). Viewing essential.



EPC rating: E

Call: RMS 0191 284 7999 AC 0191 2859024

Price Guide: £89,950+

Lot No. 100 34 Croft Terrace, Jarrow NE32 5BN

Andrew Craig



Description:

If you're looking for a family home with potential this larger style mid terraced property which is situated in a highly sought after residential area this is ideal for you. With partial central heating and double glazing the property requires cosmetic attention but retains many original features. Briefly the accommodation comprises entrance lobby, entrance hallway, two reception rooms, kitchen and utility room to the ground floor. The half landing provides access to the bathroom and separate W.C. Whilst there are three well proportioned bedrooms to the first floor. Externally there is a flower garden to the front and yard to the rear with roller shutter doors providing off road parking



EPC Band E

Call: Andrew Craig 0191 4280025

Price Guide: £119,950+

Lot No. 101 53 Victoria Road West, Hebburn NE31 1UZ

Andrew Craig



Description:

NO ONWARD CHAIN A well presented ground floor flat which is conveniently located for Hebburn Town Centre. Tastefully presented throughout an early viewing is highly recommended. Ideal for first time buyers or investors, the property benefits from gas central heating and double glazing. Briefly the accommodation comprises:- Entrance hall, lounge, fitted kitchen, two bedrooms and bathroom/w.c.. Externally there is a small garden to front and enclosed yard to rear.



EPC Band D

Call: Andrew Craig 0191 4281428

Price Guide: £49,950+

Lot No. 102 52 Lime Street, Millfield, Sunderland SR4 6BQ

Andrew Craig



Description:

Offered with no chain involved is this end terraced property located close to many amenities including local Metro station, Sunderland City Centre, university and Hospital. There are two bedrooms and two reception rooms, upvc double glazing and combi gas central heating. EPC rating: F



Call: Andrew Craig 0191 5653377

Price Guide: £44,950+

Lot No. 103 1 Agincourt, Hebburn NE31 1AN

Andrew Craig



Description:

OFFERED FOR SALE WITH NO ONWARD CHAIN! A well appointed upper flat situated on the well established and popular Hebburn Village development. Recently modernised and tastefully presented throughout, the property offers ready to move into accommodation. Ideal for a variety of buyers, an early inspection is highly recommended. Briefly comprises: Entrance lobby with stairs to first floor. Spacious lounge. Re-fitted kitchen, Two bedrooms and modern bathroom/w.c., with white suite. Externally there is communal parking to the front.



EPC rating: D

Call: Andrew Craig 0191 4281428

Price Guide: £54,950+

Lot No. 104 1 Glebe Close, West Denton NE15 1SJ

ROOK MATTHEWS SAYER



Description:

This impressive family home is located in Chapel Park and offers spacious living accommodation. Modern benefits include gas radiator heating and double glazing and features include; a kitchen extension and an orangery. The internal accommodation briefly comprises; an entrance porch and hall, lounge/dining room, a modern fitted kitchen which opens to the breakfast area, utility room and an orangery which leads to the rear garden. The first floor offers four bedrooms and a family bathroom/wc and a separate shower room/wc. Externally there is a front garden with a drive to the side leading to the integral garage, to the rear there is an enclosed mainly lawned garden.



EPC Band D

Call: Rook Matthews Sayer 0191 267 1031

Price Guide: £265,000+

Lot No. 105 2 Humsford Grove , Cramlington NE23 2FH

MIKE ROGERSON



Description:

A two bedroom semi detached property, occupying a prime location within this popular area of Eastfield Glade, Cramlington. Briefly comprises: entrance, lounge and fitted kitchen, to the first floor there are two bedrooms (one with fitted wardrobes) and a family bathroom/WC. Externally the property has both front and rear gardens. The home in question benefits from gas central heating and is sold with no upper chain. *We are advised by the vendor that they are in the process of changing the tenure of the property to Freehold. We cannot confirm this therefore you should seek confirmation from your solicitor prior to exchange of contracts.



EPC Band D

Call: Mike Rogerson 01670 732400

Price Guide: £84,950+

Lot No. 106 35 Hereford Close, Linthorpe, Middlesbrough TS5 6PL

Michael Poole



Description:

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

EPC Band C



Call: Michael Poole 01642 254222

Price Guide: £90,000+

Lot No. 107 2 Tedham Green, Sparty Lea NE47 9UX

ROOK MATTHEWS SAYER



Description:

Stunning three bedroom end of terrace stone built cottage with oil fired combi central heating and double glazing. Tedham Green, situated in an Area of Outstanding Natural Beauty (AONB) is full of charm and character. The accommodation is bright and spacious with gardens to the front and rear elevations. Offered for sale with no forward chain. The North East Vernacular society believe the property to be of some age.

EPC rating: D



Call: Rook Matthews Sayer 01434 601 616

Price Guide: £215,000+

Lot No. 108 41 Dunmorale Street, Byker NE6 2JL

Andrew Craig



Description:

NO UPPER CHAIN - IDEAL INVESTMENT OPPORTUNITY- A TWO BEDROOM UPPER FLAT REQUIRING SOME WORKS OF UPDATING. Well placed for easy access to local amenities including shops and public transport routes. The accommodation comprises:- Entrance vestibule with stairs to first floor landing, spacious lounge/dining room, kitchen, bathroom and two bedrooms. Externally there is a private rear yard. Should be viewed at the earliest opportunity!



EPC Band tbc

Call: Andrew Craig 0191 2859024

Price Guide: £44,950+

Lot No. 109 17 Byrness Close, Kenton, Newcastle NE3 3YJ

ROOK MATTHEWS SAYER



Description:

An opportunity to purchase this three/four bedroom mid link house ideally suited for an investment opportunity and conveniently located close to shops, amenities and transport links. The property offers generous accommodation together with upvc double glazing and gas fired central heating via combination boiler.
EPC Band D



Call: Rook Matthews Sayer 0191 2847999

Price Guide: £48,000+



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

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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