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Agents Property AUCTION

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Wednesday 29th August 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	3 Deckham Terrace, Gateshead	NE8 3UY	Andrew Craig
Lot 2	Lyndale, Dalton Le Dale	SR7 8QW	Kimmitt & Roberts
Lot 3	43 Bircham Street, Stanley	DH9 7AE	JW Wood Estate Agents
Lot 4	57 Brownlow Road, South Shields	NE34 0QT	Andrew Craig
Lot 5	108 Ariel Street, Ashington	NE63 9EB	Rook Matthews Sayer
Lot 6	86 Bishopton Road, Middlesbrough	TS4 2RS	Michael Poole
Lot 7	8-9 Arndale House, Birtley	DH3 2PG	Rook Matthews Sayer
Lot 8	5 Warren Street, Horden	SR8 4NA	Michael Poole
Lot 9	23 Kindersley Street, North Ormesby	TS3 6PW	Michael Poole
Lot 10	48 Trinity Walk, South Shields	NE33 5RU	Andrew Craig
Lot 11	107-109 Parkgate, Darlington	DL1 1RZ	R.A Jackson & Son
Lot 12	21 Shrewsbury Terrace, South Shields	NE33 4LF	Andrew Craig
Lot 13	16 Otley Close, Cramlington	NE23 2YP	Mike Rogerson
Lot 14	31 Alfred Street, Redcar	TS10 3HZ	Michael Poole
Lot 15	8 Alisha Vale, Easington Colliery	SR8 3RS	Kimmitt & Roberts
Lot 16	Kearton Building, Market Place, Alston	CA9 3HN	Rook Matthews Sayer
Lot 17	458 Plessey Road, Blyth	NE24 4NE	Rook Matthews Sayer
Lot 18	65 Alexandra Road, Ashington	NE63 9HG	Rook Matthews Sayer
Lot 19	31 Welbeck Road, Choppington	NE62 5NJ	Mike Rogerson
Lot 20	76 Surrey Crescent, Consett	DH8 8HT	JW Wood Estate Agents
Lot 21	Blackhill Brewery Building, 63-64 Park Road, Blackhill	DH8 5SR	JW Wood Estate Agents
Lot 22	23 Charles Avenue, Shiremoor	NE27 0QX	Rook Matthews Sayer
Lot 23	51 Third Street, Watling Bungalows, Leadgate	DH8 6HT	JW Wood Estate Agents
Lot 24	97 High Street South, Langley Moor	DH7 8EX	JW Wood Estate Agents
Lot 25	16 Stanley Street, Blyth	NE24 2BU	Mike Rogerson
Lot 26	60 Chestnut Street, Ashington	NE63 0BP	Rook Matthews Sayer
Lot 27	307 Old Durham Road, Sheriff Hill	NE8 3TS	Andrew Craig
Lot 28	16 Old Blackett House, Catchgate	DH9 8LP	JW Wood Estate Agents
Lot 29	212 Clara Street, Benwell	NE4 8PY	Rook Matthews Sayer
Lot 30	181 Rayleigh Drive, Wideopen	NE13 6AN	Rook Matthews Sayer
Lot 31	Hallbank House, Hexham	NE46 1XA	Rook Matthews Sayer
Lot 32	252 Medomsley Road, Consett	DH8 5JW	JW Wood Estate Agents
Lot 33	62 Errington Street, Brotton,	TS12 2TA	Michael Poole
Lot 34	188 Milburn Road, Ashington	NE63 0PH	Rook Matthews Sayer
Lot 35	6 Richardson Avenue, South Shields	NE34 9RR	Andrew Craig
Lot 36	104 East Row, Eston	TS6 9JN	Michael Poole
Lot 37	1 Stanhope Road, South Shields	NE33 4BD	Andrew Craig
Lot 38	148 Milburn Road, Ashington	NE63 0PQ	Rook Matthews Sayer
Lot 39	71 Wenlock Road, South Shields	NE34 9BB	Andrew Craig
Lot 40	89 Queen Street, Redcar	TS10 1BG	Michael Poole
Lot 41	56a East Street, Blackhall Colliery	TS27 4EJ	Kimmitt & Roberts
Lot 42	11 Felton Avenue, Gosforth	NE3 3NU	Rook Matthews Sayer
Lot 43	Easington Pet Stores, 72 High Street, Houghton Le Spring	DH5 0JW	Kimmitt & Roberts
Lot 44	233 Chestnut Street, Ashington	NE63 0QP	Rook Matthews Sayer
Lot 45	21 Elliott Street, Sacriston	DH7 6JH	JW Wood Estate Agents
Lot 46	46 Myrtle Street, Ashington	NE63 0AP	Rook Matthews Sayer
Lot 47	16 Dalton Avenue, Lynemouth	NE61 5TQ	Mike Rogerson

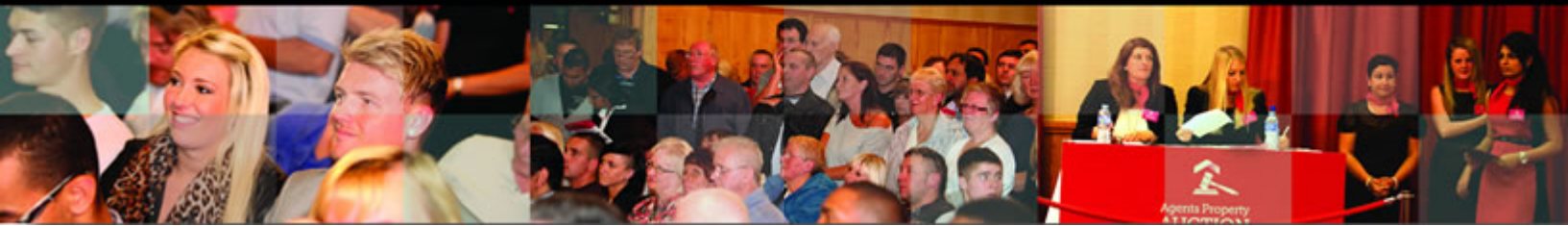


Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	Lynemouth Resource Centre, Lynemouth	NE61 5YJ	Rook Matthews Sayer
Lot 49	Birk Crag, 8 Loaning Burn, Easington Village	SR8 3TX	JW Wood Estate Agents/Kimmitt & Roberts

OPTION 2

Lot 50	42 Brighton Grove, Arthurs Hill	NE4 5NS	Andrew Craig/Rook Matthews Sayer
Lot 51	7 Clarendon House, Clayton Street West, Newcastle	NE1 5EE	Rook Matthews Sayer
Lot 52	26 Tebay Close, Ormesby, Middlesbrough	TS7 9JX	Michael Poole
Lot 53	13 Scott Street, Amble	NE65 0NU	Rook Matthews Sayer
Lot 54	8 Grindelford Court, South Shields	NE34 0HW	Andrew Craig
Lot 55	6 Dereham Terrace, Stakeford	NE62 5UR	Mike Rogerson
Lot 56	10 Tranquil House, Ochre Yards, Newcastle upon Tyne	NE8 2EU	Andrew Craig
Lot 57	52 Lime Street, Millfield, Sunderland	SR4 6BQ	Andrew Craig
Lot 58	The Chaise Guest House , Roker Terrace, Sunderland	SR6 9NB	Andrew Craig
Lot 59	28 Main Road, Gainford	DL2 3DY	JW Wood Estate Agents
Lot 60	44 Hugh Street, Wallsend	NE28 6RL	Mike Rogerson
Lot 61	1 Moorland Crescent, Bedlington	NE22 7EZ	Rook Matthews Sayer/Mike Rogerson
Lot 62	5 Slaley Close, New Marske	TS11 8FB	Michael Poole
Lot 63	16 Goodwood, Killingworth	NE12 6LR	Rook Matthews Sayer
Lot 64	25 Hyperion Avenue, South Shields	NE34 9AE	Andrew Craig
Lot 65	1 Camsell Court, Linthorpe, Middlesbrough	TS5 5BE	Michael Poole
Lot 66	16 Cumberland Street, Wallsend	NE28 7SB	Mike Rogerson
Lot 67	40 Pinfold Court, Cleadon	SR6 7RE	Andrew Craig
Lot 68	1 Redford Place, Burradon	NE23 7LE	Rook Matthews Sayer
Lot 69	18 Dilston Terrace, Jarrow	NE32 5DR	Andrew Craig
Lot 70	32 Alfred Street, Redcar	TS10 3HY	Michael Poole
Lot 71	182 Stanhope Road, South Shields	NE33 4ST	Andrew Craig
Lot 72	1 Bexley Avenue, Denton Burn	NE15 7DD	Rook Matthews Sayer
Lot 73	13 Huntcliffe Avenue, Redcar	TS10 5EG	Michael Poole
Lot 74	79 Station Road, Camperdown	NE12 5XA	Rook Matthews Sayer
Lot 75	94 Split Crow Road, Gateshead	NE8 3TY	Andrew Craig
Lot 76	7 Winterton Cottages, Stockton On Tees	TS21 3DZ	Michael Poole
Lot 77	78 Lower Barresdale, Alnwick	NE66 1DS	Rook Matthews Sayer
Lot 78	199 Temple Park Road, South Shields	NE34 0EW	Andrew Craig
Lot 79	31b Stanley Street, Blyth	NE24 2BZ	Mike Rogerson
Lot 80	34 Croft Terrace, Jarrow	NE32 5BN	Andrew Craig
Lot 81	281 High Street, Eston	TS6 8DA	Michael Poole
Lot 82	29 Prudhoe Grove, Jarrow	NE32 5YF	Andrew Craig
Lot 83	29 Elworthy Road, Longhoughton	NE66 3LS	Rook Matthews Sayer
Lot 84	3 Grove Road, Redcar	TS10 3AR	Michael Poole
Lot 85	29 Boston Court, Forest Hall	NE12 9RA	Andrew Craig/Rook Matthews Sayer
Lot 86	31 Coverley, Great Lumley	DH3 4LT	JW Wood Estate Agents
Lot 87	21 Coldstream Road, Denton Burn	NE15 7BX	Rook Matthews Sayer
Lot 88	16 Fern Drive, Dudley	NE23 7AF	Mike Rogerson
Lot 89	93 Sun Gardens, Thornaby, Stockton	TS17 6PL	Michael Poole
Lot 90	33 Whickham View, Denton Burn	NE15 6TB	Rook Matthews Sayer
Lot 91	2 Woodside Way, Ryton	NE40 3NG	Rook Matthews Sayer
Lot 92	1 Beech Grove Court, Crawcrook	NE40 4DA	Rook Matthews Sayer
Lot 93	158 Chesterhill, Cramlington	NE23 6JS	Mike Rogerson



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	7 Aske Road, Redcar	TS10 2BS	Michael Poole
Lot 95	24 Woodhill, Cramlington	NE23 6JQ	Mike Rogerson
Lot 96	237 Scarborough Road, Byker	NE6 2RX	Andrew Craig
Lot 97	9 Cestrian Court, Chester le Street	DH3 3TD	JW Wood Estate Agents
Lot 98	22a Warsett Crescent, Skelton	TS12 2AH	Michael Poole
Lot 99	70 Primrose Terrace, Jarrow	NE32 5EP	Andrew Craig
Lot 100	35 Sycamore Road, Ormesby	TS7 9DW	Michael Poole
Lot 101	32 Eshott Close, Gosforth, Newcastle	NE3 3PD	Rook Matthews Sayer
Lot 102	4 Tangmere Close, Cramlington	NE23 2EJ	Mike Rogerson
Lot 103	5 Swinneys Court, Staintes Lane, Morpeth	NE61 1TD	Rook Matthews Sayer
Lot 104	3 Pease Court, Eaglescliffe	TS16 0RZ	Michael Poole
Lot 105	22 Pinfold Court, Cleadon	SR6 7RE	Andrew Craig
Lot 106	18 Clyde Terrace, Spennymoor	DL16 7SE	JW Wood Estate Agents
Lot 107	13 Oak Terrace, Bishop Auckland	DL14 6ES	JW Wood Estate Agents

Option 1

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

Lot No. 1

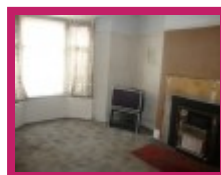
3 Deckham Terrace, Gateshead NE8 3UY

Andrew Craig



Description:

An end terrace house offering great potential and one that needs to be viewed to fully appreciate what is on offer. The property briefly comprises entrance lobby, entrance hall, living room, dining room, kitchen and a bathroom/w.c to the ground floor. To the first floor there are three bedrooms with a ladder/stairs leading to the loft which is boarded for storage with a dormer window. Externally there is a yard to the rear giving access to an outhouses used as a laundrette, two further outhouses and access to a garage located to the side of the property.



EPC rating: to be advised

Call: Andrew Craig 0191 4875330

Price Guide: £34,950+

Lot No. 2

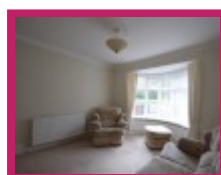
Lyndale, Dalton Le Dale SR7 8QW

kimmitt & roberts



Description:

Kimmitt & Roberts take great privilege in presenting to the market this deceptively spacious semi-detached bungalow. The property occupies a fine position within this ever popular street in Dalton-le-Dale. Accommodation comprises entrance hall, living room, two double bedrooms, bathroom and wc, dining room leading to the kitchen. Externally, the property boasts lawned garden with planted borders and driveway leading with off street parking. The rear garden is quite substantial with planted borders and patio area. Internal inspection is a must.



EPC rating: D

Call: Kimmitt and Roberts 0191 581 3213

Price Guide: £134,950+

Lot No. 3

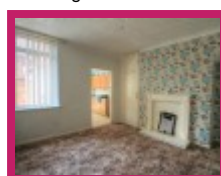
43 Bircham Street, Stanley DH9 7AE

WOOD
ESTATE AGENTS



Description:

The property has the benefit of double glazed windows, gas central heating and the accommodation comprises on the ground floor entrance hallway Lounge open plan to a large dining room a kitchen extension and a cloakroom WC. To the first floor there are three bedrooms, the main bedroom having a separate store room and there is a bathroom WC. To the rear of the property there is an enclosed Yard with brick built store. Bertram Street is situated in South Moor a short drive from Stanley town centre where the main shopping and recreational facilities are available. South Moor itself has local shops and a primary school. The nearby a693 and a6076 highways offer easy access to the regional centres including Chester-le-Street Consett and Newcastle.



EPC rating: D

Call: JW Wood Estate Agents 01207 235 221

Price Guide: £19,950+

Lot No. 4
57 Brownlow Road, South Shields NE34 0QT
Andrew Craig

Description:

Three bedroom first floor flat located within good reach for many amenities including shops, transport links including bus and metro links, local schools and hospital, this property is sure to appeal to ambitious first time buyers wanting to put their own stamp on a property, as well as investors. Internally the property comprises of door to hallway, stairs to first floor landing, lounge, kitchen, three bedrooms and bathroom wc. Externally to the rear is a private yard. Call Now To View.



EPC rating: C

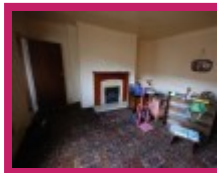
Call: Andrew Craig 0191 4271722

Price Guide: £39,950+

Lot No. 5
108 Ariel Street, Ashington NE63 9EB
**ROOK
MATTHEWS
SAYER**

Description:

A Three bedroom mid terrace house is being offered for sale with vacant possession. In need of updating, this property briefly comprises: Hallway, living room, dining room, kitchen, to the first floor there are three bedrooms and a family bathroom/w.c. Externally there is a yard to the rear of the property and a garden at the front. Ideal investment opportunity/first time buyer opportunity.



EPC rating: D

Call: Rook Matthews Sayer 01670 850 850

Price Guide: £36,000+

Lot No. 6
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: £37,500+

Lot No. 7
8-9 Arndale House, Birtley DH3 2PG
**ROOK
MATTHEWS
SAYER**

Description:

Ground floor vacant retail unit on busy high street location. Floor area 212.36 sq. m. (2,285.8 sq. ft.). Fantastic investment opportunity. Open plan retail area with additional storage and office spaces. Former convenience store on popular shopping parade. Suitable for a variety of uses (stpp). Cash point machine has recently been removed. Situated directly opposite Morrisons. Was purchased in 2010 for £220,000 on a 199 year long leasehold.



EPC rating: C

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £89,950+

Lot No. 8

5 Warren Street, Horden SR8 4NA

Michael Poole


Description:

An interesting opportunity to acquire a traditional mid terraced house, in need of refurbishment. Briefly comprises: Lounge, Kitchen, Two Bedrooms, Bathroom and Rear Yard.



EPC band D

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £20,000+

Lot No. 9

23 Kindersley Street, North Ormesby TS3 6PW

Michael Poole


Description:

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



EPC Band D

Call: Michael Poole 01642 254222

Price Guide: £29,000+

Lot No. 10

48 Trinity Walk, South Shields NE33 5RU

Andrew Craig


Description:

A modern Top Floor Flat in good order ideal for the first time buyer on a limited budget or those downsizing. The home has been updated with a remodelled kitchen, new plaster work, new bathroom with shower over the bath, new internal doors and benefits from double glazing and gas central heating. Having one bedroom, lounge, kitchen and bathroom this could also fit into an investors portfolio at this price. With No Upward Chain and extras could be included eg certain white goods/furniture.

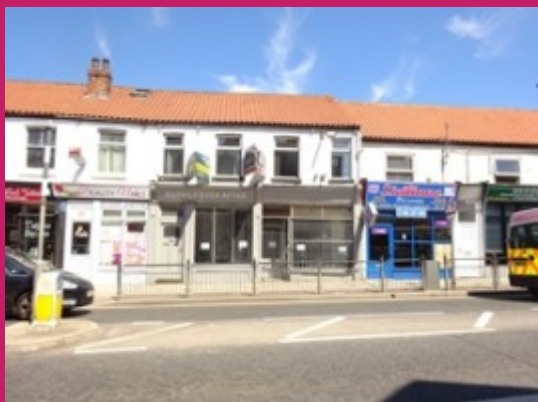
EPC rating: to be advised


Call: Andrew Craig 0191 4271722

Price Guide: £27,000+

Lot No. 11

107-109 Parkgate, Darlington DL1 1RZ

 R.A Jackson
& son
Est. 1939

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: £69,950+

Lot No. 12
21 Shrewsbury Terrace, South Shields NE33 4LF
Andrew Craig

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. 13
16 Otley Close, Cramlington NE23 2YP
**MIKE
ROGERSON**

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: £49,950+

Lot No. 14
31 Alfred Street, Redcar TS10 3HZ
Michael Poole

Description:

This Is A Great Opportunity to Acquire Yourself an Original Bay-Fronted Terraced Home in Need of Some Modernisation. Be It to Create a Home of Your Own or a Tidy Little Investment, This Property Has a Lot to Offer. With an Abundance of Original Features, Including Original Solid Timber Doors & Stained-Glass Reception Door and Window Light, This Home Offers A Lot of Charm and Character.



EPC rating: D

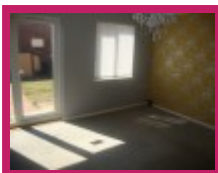
Call: Michael Poole 01642 285041

Price Guide: £40,000+

Lot No. 15
8 Alisha Vale, Easington Colliery SR8 3RS
kimmitt & roberts

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. 16
Kearton Building, Market Place, Alston CA9 3HN
**ROOK
MATTHEWS
SAYER**

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: £89,950+

Lot No. 17
458 Plessey Road, Blyth NE24 4NE
**ROOK
MATTHEWS
SAYER**

Description:

Situated close to the town centre and local amenities, this spacious three bedroom family terrace offers an excellent sized home. Lounge with feature fireplace, separate dining room, modern fitted kitchen with appliances, three bedrooms to the first floor, white bathroom suite, enclosed rear yard. Gas radiator central heating system and double glazing. No upward chain



EPC rating: E

Call: Rook Matthews Sayer 01670 352 900

Price Guide: £36,500+

Lot No. 18
65 Alexandra Road, Ashington NE63 9HG
**ROOK
MATTHEWS
SAYER**

Description:

A good size 3 bedroom mid terrace house which is being offered for sale with vacant possession. We are verbally advised by the vendor that the property has just had a new damp proof course installed and the house does benefit from double glazed windows and gas central heating. Property briefly comprises entrance porch, living room, dining kitchen, to the first floor 3 bedrooms and a bathroom/wc. Externally there is a yard to the rear of the property and a garden to the front. EPC rating: C

Call: Rook Matthews Sayer 01670 850 850

Price Guide: £39,950+

Lot No. 19
31 Welbeck Road, Choppington NE62 5NJ
**— MIKE —
ROGERSON**

Description:

Mike Rogerson Estate Agents have the pleasure of welcoming to the market this two bedroom semi detached house located on Welbeck Road, Guidepost. Situated close to the River Wansbeck and with good public transport links to neighbouring towns. In need of some refurbishment, the property on offer briefly comprises; Entrance Porch, Lounge, Kitchen/Diner, Stairs to First floor, first floor landing, Master Bedroom, Bedroom Two, Fitted shower room. Externally to the front and rear are enclosed gardens mainly laid to lawn with patio areas.

Call: Mike Rogerson 01670 822223

Price Guide: £39,950+

Lot No. 20
76 Surrey Crescent, Consett DH8 8HT
WOOD
ESTATE AGENTS

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. 21
Blackhill Brewery Building, 63-64 Park Road, Blackhill DH8 5SR
WOOD
ESTATE AGENTS

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: exempt

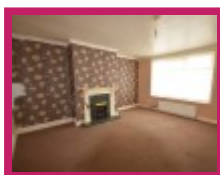
Call: J W Woods 01207 502109

Price Guide: £55,000+

Lot No. 22
23 Charles Avenue, Shiremoor NE27 0QX
**ROOK
MATTHEWS
SAYER**

Description:

Mid terraced house conveniently located, being pedestrianised to the front overlooking a small common green. Gas centrally heated and UPVC double glazed, the layout comprises :- entrance hall, living room, kitchen, downstairs nathroom/wc, landing and two bedrooms. There is also a yard to the rear.
EPC Band D


Call: Rook Matthews Sayer 0191 2463666

Price Guide: £65,000+

Lot No. 23
51 Third Street, Watling Bungalows, Leadgate DH8 6HT
WOOD
ESTATE AGENTS

Description:

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



EPC Band tbc

Call: J W Woods 01207 502109

Price Guide: £32,000+

Lot No. 24
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

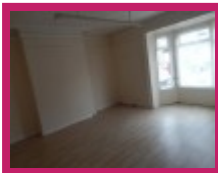
Call: JW Wood Estate Agents 01207 502 109

Price Guide: £54,950+

Lot No. 25
16 Stanley Street, Blyth NE24 2BU

Description:

The property was being used as commercial for many years but easily converted for multiple usages subject to planning consent from local Authority. Comprises ; Entrance vestibule, hallway, room to the front elevation, room to the rear with adjoining doors, kitchen leading through to the wet room and door to the rear court yard. The first floor elevation has split level staircase with gallery style landing leading to all four rooms and the cloaks/w.c. This property is fully double glazed, gas central heating, fully alarmed with over heads for the fire panel and has in my opinion ample usages. To the front is on street parking to the rear is the double gated entrance to allow the off street and a court yard garden



EPC rating: E

Call: Mike Rogerson 01670 361911

Price Guide: £59,950+

Lot No. 26
60 Chestnut Street, Ashington NE63 0BP

Description:

Ideal investment opportunity. Sensibly priced in need of some updating. Near to the town centre and the facilities on offer. Briefly comprising of entrance, good sized lounge, re-fitted kitchen and family bathroom. To the first floor there are two bedrooms. Externally there is a small garden to the front. No upper chain, viewings available.



EPC Band D

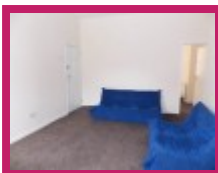
Call: Rook Matthews Sayer 01670 850 850

Price Guide: £35,000+

Lot No. 27
307 Old Durham Road, Sheriff Hill NE8 3TS
Andrew Craig

Description:

Two x 2 bedroom vacant flats available for sale on a main road in Sherriff Hill, ideally situated for local amenities, transport links and access to Felling bypass
One flat benefits from UPVC double glazing and is warmed by gas central heating, communal entrance with stairs to first floor. Accommodation comprises: Lounge, two bedrooms, kitchen and shower room. Externally there is a rear yard.
At time of print no access had been gained to the second flat details to follow.



EPC rating: to be advised

Call: Andrew Craig 0191 4875330

Price Guide: £69,000+

Lot No. 28
16 Old Blackett House, Catchgate DH9 8LP

Description:

A great opportunity to purchase this one bedroom cottage that will appeal to private residential buyer and especially the buy to let investor. The property has recently been improved and redecorated, has the benefit of double glazing and gas central heating with combination boiler. The accommodation comprises: Ground floor living/ kitchen area, first floor bedroom and modern bathroom. There is a walled garden to the side of the house which 14 & 15 Old Blackett House have a right of access over.



EPC Band E

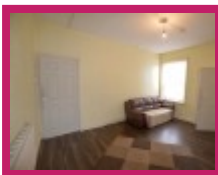
Call: J W Woods 01207 235221

Price Guide: £21,000+

Lot No. 29
212 Clara Street, Benwell NE4 8PY

Description:

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



EPC Band C

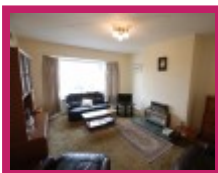
Call: Rook Matthews Sayer 0191 274 4661

Price Guide: £36,000+

Lot No. 30
181 Rayleigh Drive, Wideopen NE13 6AN

Description:

An extended two bedroom semi detached bungalow located within this popular residential area convenient for local shops amenities and transport links. The property benefits from a Southerly facing garden, extended kitchen and ample off street parking. Additional modern features include gas fired central heating and upvc double glazing.



EPC rating: E

Call: Rook Matthews Sayer 0191 284 7999

Price Guide: £115,000+

Lot No. 31
Hallbank House, Hexham NE46 1XA

Description:

Situated in the centre of the historic market town of Hexham. Currently run as a successful guest house, this property retains many of its historic fittings and striking architectural detail. Grade II listed, the internal space offers: 7 en-suite bedrooms arranged over three floors; kitchen; office; dining/breakfast room; externally there is an enclosed private courtyard and parking to the front elevation. The property is offered for sale as a private residence with no forward chain but business accounts are available to view on request. Currently a successful bed and breakfast, the property has potential to convert to apartment or office use as well as a residential home in the centre of Hexham.



EPC rating: D

Call: Rook Matthews Sayer 01434 601 616

Price Guide: £480,000+

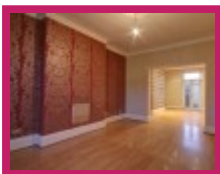
Lot No. 32

252 Medomsley Road, Consett DH8 5JW

WOOD
ESTATE AGENTS

Description:

The house has uPVC double glazing and gas central heating (via combi. boiler), with accommodation comprising: entrance lobby, hall, dining room open into living room, fitted kitchen, first floor landing to three bedrooms and a bathroom fitted with a white suite that includes a shower cubicle. There is a rear yard with an access door into a storage area that opens into the garage, and a small forecourt garden area to the front. Medomsley Road consists of a variety of traditional houses and is within a few hundred yards of the town centre, which has a range of shops and facilities.



EPC rating: E

Call: JW Wood Estate Agents 01207 778014

Price Guide: £74,950+

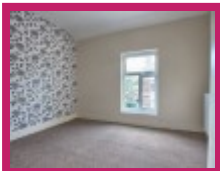
Lot No. 33

62 Errington Street, Brotton, TS12 2TA

Michael Poole

Description:

A Fantastic Opportunity To Acquire A Nice Little Terraced Home In The Village Of Brotton. Much Of The Hard Work Has Been Done With This Property Including A Modern Fitted Kitchen And Modern Fitted Bathroom And The Property As A Whole Has Been Subject To Many Improvements. This Would Make A Great Little Home For Yourself Or A Tidy Little Investment.



EPC Band D

Call: Michael Poole 01642 285041

Price Guide: £25,000+

Lot No. 34

188 Milburn Road, Ashington NE63 0PH

**ROOK
MATTHEWS
SAYER**

Description:

Appealing to a wide variety of buyers is this 2 bedroom mid terrace house which does require refurbishment and modernisation to include the installation of a bathroom and kitchen. We are advised by the vendor that the property has just had a damp proof course installed. (awaiting copy of guarantee). Property briefly comprises entrance lobby, entrance hall, living room, dining room, kitchen and a bathroom to the ground floor. There are 2 bedrooms to the first floor. Externally there is a yard to the rear of the property. Land registry shows the last sale, No 168 Milburn sold in June 2017 for £57,100

EPC rating: G

Call: Rook Matthews Sayer 01670 850 850

Price Guide: £37,000+

Lot No. 35

6 Richardson Avenue, South Shields NE34 9RR

Andrew Craig

Description:

This one bedroom first floor flat situated on Richardson Avenue in South Shields, ideally located close to local amenities, popular schools and transport links. Accommodation briefly comprises of : Entrance to hallway with stairs to first floor. Lounge, kitchen, shower room and bedroom. The property is currently tenanted. (we are awaiting a copy of the tenancy agreement)

EPC Band E

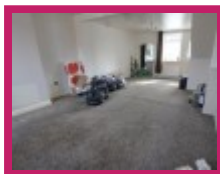
Call: Andrew Craig 0191 4271722

Price Guide: £39,950+

Lot No. 36
104 East Row, Eston TS6 9JN

Description:

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



EPC rating: E

Call: Michael Poole 01642 955180

Price Guide: £49,950+

Lot No. 37
1 Stanhope Road, South Shields NE33 4BD
Andrew Craig

Description:

Two bedroom ground floor flat, Stanhope Road, South Shields located close to the town centre, local amenities, road and transport links. The property has been subject to great expense and is a credit to its current owners with good quality fixtures and fittings throughout. This would make an ideal purchase for couples and professionals with contemporary kitchen and bathroom and spacious bedrooms. Briefly the property comprises entrance door into lobby leading through to the hallway, lounge, two bedrooms, kitchen and bathroom. The property has been wired for a sound system with speakers throughout the property. Externally there is a garden area to the front and a shared yard to the rear.



EPC rating: E

Call: Andrew Craig 0191 4271722

Price Guide: £69,950+

Lot No. 38
148 Milburn Road, Ashington NE63 0PQ
**ROOK
MATTHEWS
SAYER**

Description:

A three bedroom mid terrace house offered for sale with vacant possession, the property benefits include double glazing and gas central heating.

Property briefly comprises of entrance hall, living room dining room, kitchen. To the first floor there are three bedrooms and a bathroom. Externally there is a yard to the rear with access to a garage. EPC Band D

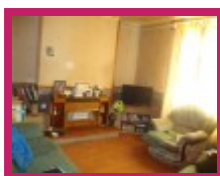
Call: Rook Matthews Sayer 01670 850850

Price Guide: £39,950+

Lot No. 39
71 Wenlock Road, South Shields NE34 9BB
Andrew Craig

Description:

Appealing to a wide range of potential buyers is this three bedroomed mid terrace property which is offered for sale with vacant possession. The property does benefit from gas central heating and the majority of the windows being double glazed however, it does require modernisation and refurbishment. The property briefly comprises entrance hall, living room, dining room, kitchen, rear lobby and shower room and to the first floor there are three bedrooms. Externally there is a yard to the rear.



EPC rating: E

Call: Andrew Craig 0191 4271722

Price Guide: £44,950+

Lot No. 40

89 Queen Street, Redcar TS10 1BG

Michael Poole


Description:

A Fantastic Opportunity to Acquire a Substantial Redcar Town House in Original Condition and Requiring Improvement. The Property Benefits from Three Excellent Size Reception Rooms and a Great Size Kitchen. The Bedrooms are All of Good Proportions and Many of the Original Period Features are Still Within the Property. This Would Make a Tidy Little Investment or a Lovely Home for Yourself.



EPC rating: to be advised

Call: Michael Poole 01642 285041

Price Guide: £60,000+

Lot No. 41

56a East Street, Blackhall Colliery TS27 4EJ

kimmitt & roberts


Description:

Property is sold with tenant currently paying £383 per month waiting for tenancy agreement. This is an affordable one bedroomed ground floor flat which comes with lounge/kitchen area, one bedroom and bathroom/wc. EPC Band C

Call: Kimmitt and Roberts 0191 518 3334

Price Guide: £19,950+

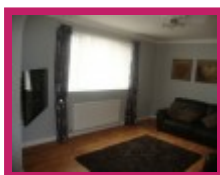
Lot No. 42

11 Felton Avenue, Gosforth NE3 3NU

ROOK
MATTHEWS
SAYER

Description:

A two bedroom first floor offered for sale with vacant possession. The property is well presented and benefits include double glazing and gas central heating. Briefly comprise entrance, living room, kitchen, inner lobby, shower room, two bedrooms. EPC Band C


Call: Rook Matthews Sayer 0191 284 7999

Price Guide: £84,950+

Lot No. 43

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

kimmitt & roberts


Description:

INVESTMENT - 3 FLATS AND TRADING SHOP, A prominent detached building in the heart of the village, it combines the residential income from 3 tenanted flats, with a long established pet supplies business, which is to be sold as a going concern - a superb trading position. Each of the flats has 1 bedroom, double glazing, gas central heating etc. Each of them are let on assured short hold tenancies at a rent of £90 per week. If any potential buyer wishes to obtain the property and not retain the business, then the shop premises could be converted to residential use (subject to the appropriate permissions from Sunderland City Council) or alternatively it could be put to some other commercial use. The building is in need of some renovation but this has been reflected in the price. For the Freehold interest, incorporating the shop and 3 flats, the goodwill of the pet supplies business and the fixtures and fittings (plus stock at valuation). Business - The property has been trading for many years on a 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. 44

233 Chestnut Street, Ashington NE63 0QP

**ROOK
MATTHEWS
SAYER**

Description:

Appealing to the buy to let investor and the property investor is this 2 bed mid terrace property which is in need of refurbishment and modernisation to include the installation of a kitchen and bathroom. The property does benefit from double glazed windows, gas central heating and is being offered for sale with vacant possession. Property briefly comprises entrance hall, living room, bathroom, kitchen, to the first floor 2 bedrooms. Externally there is a yard to the rear of the property.
EPC rating: D

Call: Rook Matthews Sayer 01670 850 850

Price Guide: £24,950

Lot No. 45

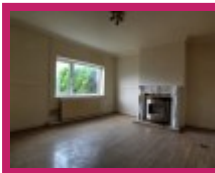
21 Elliott Street, Sacriston DH7 6JH

**WOOD
ESTATE AGENTS**

Description:

Appealing to First time buyers and investors alike, this mid terraced property benefits from two reception rooms, galley style kitchen, two bedrooms and bathroom/wc with shower above bath. Externally there is a garden to the front and Yard to the rear. Elliott street is situated within a few minutes walk of a good range of everyday shops etc which are available within Sacriston itself, with a more comprehensive shopping and recreational facilities and amenities available within both Durham City and Chester-le-Street which are within easy driving distance.

EPC rating: E


Call: JW Wood Estate Agents 0191 386 9921

Price Guide: £44,950+

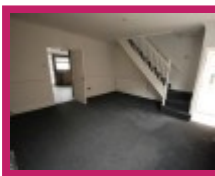
Lot No. 46

46 Myrtle Street, Ashington NE63 0AP

**ROOK
MATTHEWS
SAYER**

Description:

Located close to the town centre, this larger style property is brought to the market for sale. This is an ideal first time buy. Entrance to the lobby, door to spacious lounge/diner, kitchen, family bathroom with double shower. To the first floor there two bedrooms. This family home has gas central heating and double glazing. Garden to the front and good sized yard to the rear providing off street parking.
EPC rating: D


Call: Rook Matthews Sayer 01670 850 850

Price Guide: £36,000+

Lot No. 47

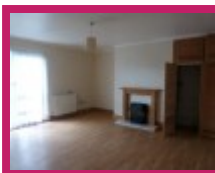
16 Dalton Avenue, Lynemouth NE61 5TQ

**MIKE
ROGERSON**

Description:

Mike Rogerson Estate Agents welcome to the sales market, this two bedroom mid-terraced house situated on Dalton Avenue, Lynemouth. The property is located within close proximity to local amenities & offers good transport and bus links to neighbouring towns. Accommodation briefly comprising of; Entrance, lounge, kitchen, bathroom. To first floor; two bedrooms. Externally there is a large garden to the front and enclosed rear yard with outbuildings and gate for access.

EPC rating: D


Call: Mike Rogerson 01670 517500

Price Guide: £27,000+

Lot No. 48
Lynemouth Resource Centre, Lynemouth NE61 5YJ
**ROOK
MATTHEWS
SAYER**

Description:

Two storey development opportunity. Floor area 970.93 sq.m. (10,451 sq.ft.). Suitable for a variety of uses (stpp).
Substantial two storey detached property in central location. Prominent corner position. Site area 0.184 hectares (0.454 acres). Mixture of open plans rooms and offices. Separate 1 bedroom flat included. Large car park to the rear, two single garages and a detached wooden building. Fantastic development opportunity (stpp). EPC rating: C


Call: Rook Matthews Sayer 0191 2120000

Price Guide: £135,000+

Lot No. 49
Birk Crag, 8 Loaning Burn, Easington Village SR8 3TX

Description:

Appealing to investors and builders is this 3 bedroom semi detached house located within a popular residential area. The property is offered for sale with vacant possession and does require full refurbishment and modernisation although does benefit from double glazed windows. Property briefly comprises entrance hall, living room, dining/ breakfast room and a kitchen to the ground floor. There are three bedrooms and a bathroom-wc to the first floor. Externally there are gardens to both the front and rear of the property with a drive offering off street parking.



EPC Band tbc

Call: K&R 0191 5183334 JWW 0191 3869921

Price Guide: £89,950+

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Lot No. 50

42 Brighton Grove, Arthurs Hill NE4 5NS

Andrew Craig

ROOK
MATTHEWS
SAYER



Description:

CHARACTER TERRACED HOUSE IN NEED OF MODERNISATION. Located on Brighton Grove, Arthurs Hill, this four bedroomed terraced house is well placed for access to amenities and has much to offer. Investors and those looking for a buy to let should arrange a viewing at their earliest opportunity. Briefly comprises :- entrance lobby and hallway, ground floor wc, lounge, dining room, kitchen, four bedrooms, bathroom/wc. EPC BAND TBC

Call: AC 0191 2859024 RMS 0191 2744661

Price Guide: £120,000+

Lot No. 51

7 Clarendon House, Clayton Street West, Newcastle NE1 5EE

ROOK
MATTHEWS
SAYER



Description:

Situated in one of Newcastle city centre's iconic buildings is this first floor one bedroom apartment. Formally a hotel, the building has been converted and offers lift access to all floors and well-maintained communal areas. An abundance of natural light floods in through the sash windows and offers the new buyer a great central location within the city centre being just walking distance to the train station. The accommodation comprises of hallway, lounge, kitchen, bedroom with fitted robes and bathroom. This property is for owner occupation only. It is not possible to rent out. 50% shared ownership basis. In need of a full refurbishment

EPC rating:C



Call: Rook Matthews Sayer 0191 2816700

Price Guide: £29,950+

Lot No. 52

26 Tebay Close, Ormesby, Middlesbrough TS7 9JX

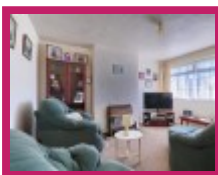
Michael Poole



Description:

Michael Poole Estate Agents in Nunthorpe welcome to the market this three-bedroom mid terrace house with accommodation briefly comprises an entrance hall, livingroom, open plan kitchen diner, three first floor bedrooms and a bathroom with a separate WC. Externally there is an easy to maintain garden to the front and to the rear there is a garden with patio area and brick storage sheds. No forward chain.

EPC rating: E



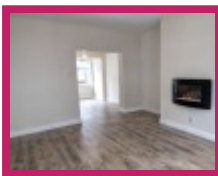
Call: Michael Poole 01642 254222

Price Guide: £49,950+

Lot No. 53
13 Scott Street, Amble NE65 0NU
**ROOK
MATTHEWS
SAYER**

Description:

Deceptively spacious throughout, this lovely property has received an extensive upgrade including new kitchen and bathroom, damp works, gas instalment with new combi boiler and heating system, new flooring to all rooms and full redecoration in neutral shades. Totally unrecognisable from when the owner purchased the property 2 years ago, this house would suit a variety of purchasers including the first-time buyer or the buy to let investor. The accommodation includes hallway, lounge, dining room, kitchen, three bedrooms and family bathroom. To the rear is a small walled yard with gate to the back lane. Offered for sale with no upper chain, your early appointment to view is strongly recommended.



EPC Band C

Call: Rook Matthews Sayer 01665 713358

Price Guide: £84,950+

Lot No. 54
8 Grindleford Court, South Shields NE34 0HW
Andrew Craig

Description:

We offer for sale an ideal three bedroom family home situated in a popular location. With great access to local amenities, bus & road links as well as being close by for South Tyneside Hospital, we would strongly recommend viewings. Internally the property offers spacious living for family life and comprises of door to porch, ground floor w.c, lounge and kitchen to the ground floor. To the first floor lies three bedrooms and bathroom w.c. Externally there is lawned gardens to the front and rear and driveway & garage providing ample off street parking...Early viewings recommended



EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £54,950+

Lot No. 55
6 Dereham Terrace, Stakeford NE62 5UR
**MIKE
ROGERSON**

Description:

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



EPC Band D

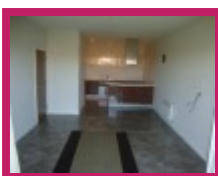
Call: Mike Rogerson 01670 521122

Price Guide: £89,950+

Lot No. 56
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

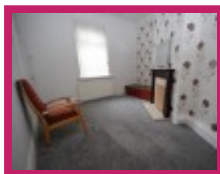
Call: Andrew Craig 0191 4875330

Price Guide: £149,950

Lot No. 57
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. 58
The Chaise Guest House , Roker Terrace, Sunderland SR6 9NB
Andrew Craig

Description:

Offered with No Chain involved, ideal investment opportunity, a 12 bedroom guest house with views overlooking the sea and the pier. Currently 12 bedrooms (9 with en-suite), dining room and bar. Benefits from having parking for 10 cars and comes with a four bedroom detached house to the rear which has two bathrooms. The property comes with Pre Approved Planning to change into 8 apartments and has previously been licensed. Viewing a must to appreciate the size and scope on offer.



EPC rating: C

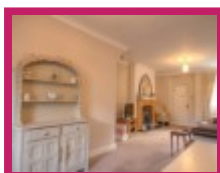
Call: Andrew Craig 0191 5160239

Price Guide: £450,000+

Lot No. 59
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

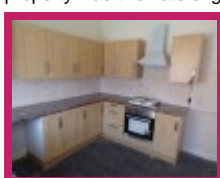
Call: JW Wood Estate Agents 01325 485 151

Price Guide: £69,950+

Lot No. 60
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

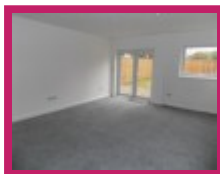
Call: Mike Rogerson 0191 2621206

Price Guide: £69,950+

Lot No. 61
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: RMS 01670 531114 MR 01670 822223

Price Guide: £119,950+

Lot No. 62
5 Sleafy Close, New Marske TS11 8FB
Michael Poole

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+

Lot No. 63
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



EPC Band D

Call: Rook Matthews Sayer 0191 266 7788

Price Guide: £124,950+

Lot No. 64
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: £89,950+

Lot No. 65
1 Camsell Court, Linthorpe, Middlesbrough TS5 5BE
Michael Poole

Description:

Available with no forward chain. Desirable features include, double glazing, designated parking and fitted kitchen. The property briefly comprises, entrance hall, lounge, kitchen, bathroom and two bedrooms. Externally we have communal gardens along with a designated parking space

EPC Band D

Call: Michael Poole 01642 254222

Price Guide: £54,950+

Lot No. 66
16 Cumberland Street, Wallsend NE28 7SB

Description:

A fantastic first time buy or investment opportunity located in the convenient Cumberland Street, Wallsend. The property is close to all local amenities schools, shops, industrial, medical and leisure facilities, benefiting from excellent transport links by road, bus and metro. The property also benefits from gas central heating (via radiators) and UPVC double glazing. Accommodation within briefly comprises: Stairs to first floor, landing, lounge, kitchen (comprising of wall, floor and drawer units), family bathroom (comprising white bathroom suite), principal bedroom, bedroom two. Externally, a rear lobby and stairs leading to a private yard.



EPC Band D

Call: Mike Rogerson 0191 2621206

Price Guide: £49,950+

Lot No. 67
40 Pinfold Court, Cleadon SR6 7RE
Andrew Craig

Description:

Situated within an exclusive retirement development in Cleadon Village we offer to the market this well presented apartment perfect for those looking to downsize. Pinfold Court offers secure communal entrance system, communal lounge, resident's laundry room, warden assisted monitoring and extensive well maintained gardens. The apartment comprises: Entrance hallway, lounge, kitchen, bathroom and one bedroom having fitted wardrobes. Viewing recommended.



EPC rating: B

Call: Andrew Craig 0191 4875330

Price Guide: £65,000+

Lot No. 68
1 Redford Place, Burradon NE23 7LE

Description:

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



EPC Band D

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £69,950+

Lot No. 69
18 Dilston Terrace, Jarrow NE32 5DR
Andrew Craig

Description:

Immaculate and attractive semi detached property offering an unusual layout having a good size landing/dressing/study area and fitted with a four piece luxury bathroom suite, modern Shaker style kitchen and light and airy open plan lounge/diner enjoying dual aspect windows to front and rear elevations. Decorated and appointed to reflect modern day style and taste, this property is sure to impress and would be ideal for a variety of buyers. Just turn the key, open the door and move in! Viewing highly recommended.



EPC rating: D

Call: Andrew Craig 0191 4280025

Price Guide: £89,950+

Lot No. 70
32 Alfred Street, Redcar TS10 3HY
Michael Poole

Description:

This is a Good Example of a Well Kept Traditional Style Terraced Home Situated Close to the Centre of Redcar. Worthy of Particular Mention is the Recently Update Kitchen and Very Well-Appointed Bathroom Suite. Even with these Improvements there is Still Room for you to Put Your Own Mark Upon this Property and We Advise Early Viewing to Avoid Disappointment.



EPC rating: D

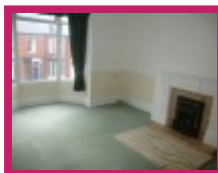
Call: Michael Poole 01642 285041

Price Guide: £44,950+

Lot No. 71
182 Stanhope Road, South Shields NE33 4ST
Andrew Craig

Description:

Three bedroom upper maisonette offering good sized family accommodation. Positioned within this popular location with shops, amenities, schools and transport links near by. Briefly comprising of: - Entrance hall with stairs to the first floor. Lounge, kitchen, utility room, two bedrooms and a office/study area. To the second floor there is a master bedroom with spacious family bathroom. Externally there is a single garage accessed via up and over door for off street parking with electrics and lighting. Further benefits include gas central heating and double glazing. Call to view now!!



EPC rating: D

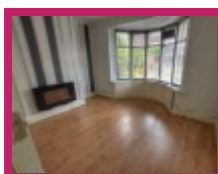
Call: Andrew Craig 0191 4271722

Price Guide: £62,950+

Lot No. 72
1 Bexley Avenue, Denton Burn NE15 7DD
**ROOK
MATTHEWS
SAYER**

Description:

We welcome to the market this well presented property in the popular location of Denton Burn. The property briefly comprises; Entrance lobby and hallway, lounge with bay window, fitted kitchen and family bathroom. To the first floor landing there are two good sized bedrooms and a cloaks WC. Other benefits include double glazing and gas central heating, gardens to the front and rear, The property is close to public transport routes and major roads leading the A1 & A69, early viewing comes highly recommended.



EPC rating: D

Call: Rook Matthews Sayer 0191 274 4661

Price Guide: £79,950+

Lot No. 73

13 Huntcliffe Avenue, Redcar TS10 5EG

Michael Poole

Description:

A Fantastic Opportunity to Acquire a Great Size Four Bedroom Home Set in a Popular Residential Location. Offered to the Market with No Onward Chain and Benefiting from Four Good Size Bedrooms Including a Ground Floor Wet Room and First Floor Bathroom. Over Recent Years this Property has been Extended and Developed and There is Still Room to Put Your Own Mark Upon It. Competitively Priced and Offered with No Onward Chain, We Advise Early Viewing to Avoid Disappointment.



EPC rating: F

Call: Michael Poole 01642 285041

Price Guide: £79,950+

Lot No. 74

79 Station Road, Camperdown NE12 5XA

**ROOK
MATTHEWS
SAYER**

Description:

A rare opportunity to purchase this greatly extended semi detached house which will appeal to family buyers. Comprising; UPVC door into dining kitchen, utility room, two reception rooms, large cloak room leading to the downstairs bathroom/W.C. To the first floor, luxury shower room with steam shower cabin, separate W.C., and five bedrooms four of which are doubles. Externally there is a beautifully landscaped garden with lawned area, patio area, planted borders with fruit trees and to the rear is a rear yard providing off street parking for several cars. The property benefits from gas central heating, UPVC double glazing and no onward chain.



EPC rating: C

Call: Rook Matthews Sayer 0191 266 7788

Price Guide: £124,950+

Lot No. 75

94 Split Crow Road, Gateshead NE8 3TY

Andrew Craig

Description:

Two bedroom Semi Detached House situated on Split Crow Road, Gateshead, close to local amenities and transport links. Accommodation comprises: Entrance hallway, lounge with feature fireplace, bathroom and fitted kitchen to the ground floor. To the first floor there are two double bedrooms. Externally there are gardens to the front and rear and the property benefits from gas central heating and double glazing.



EPC rating: E

Call: Andrew Craig 0191 4875330

Price Guide: £59,950+

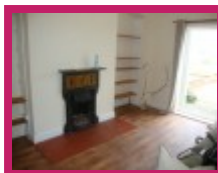
Lot No. 76

7 Winterton Cottages, Stockton On Tees TS21 3DZ

Michael Poole

Description:

An upgraded two bedroom mid terrace house which is offered for sale with vacant possession and boasts open views to the front over the countryside. Benefits include double glazed windows, gas central heating, conservatory, designated off street parking. Property briefly comprises entrance porch, entrance hall, living room, kitchen and a conservatory to the ground floor. There are 2 bedrooms and family bathroom to the first floor. Externally there is a yard to the rear of the property, garden to the front and parking in a designated car parking space on a car park adjacent to the row of terrace houses. To fully appreciate the house on offer an internal viewing is highly recommended.



EPC Band to be advised

Call: Michael Poole 01642 355000

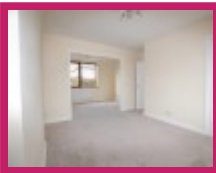
Price Guide: £92,500+

Lot No. 77
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. 78
199 Temple Park Road, South Shields NE34 0EW
Andrew Craig

Description:

Ideal for the growing family in this convenient location for local shops, schools and access to town. A Dormer Semi Detached Home with versatile living space over the two floors. On offer is a lounge through to dining room with conservatory addition, a kitchen breakfast room and master bedroom with bathroom to the ground floor. To the first floor are two generous bedrooms and a WC. The home comes with gas central heating, double glazing and a super long drive with secure gates that leads to the detached garage and gardens at the rear. No Onward Chain.

EPC Band E


Call: Andrew Craig 0191 4271722

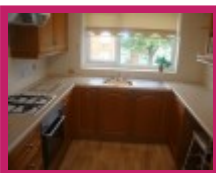
Price Guide: £164,950+

Lot No. 79
31b Stanley Street, Blyth NE24 2BZ
**MIKE
ROGERSON**

Description:

A modern two bedroom first floor flat appealing to both the private residential buyer and the buy to let investor located within this popular residential area of Blyth. The property has been well maintained and we are advised updated by the current vendors to include cavity wall insulation, new double glazed windows installed May 2014 with other benefits including modern kitchen and bathroom fittings and a yard to the rear offering off street parking. The property briefly comprises entrance hall with stairs to the first floor, two bedrooms, bath, living room, kitchen. The Land Registry shows 35a was the last sale in June 2017 at £89,999.

EPC rating: C


Call: Mike Rogerson 01670 361911

Price Guide: £54,950

Lot No. 80
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. 81

281 High Street, Eston TS6 8DA

Michael Poole


Description:

Desirable features include, double glazing, gas central heating and fitted kitchen. The property offers two floors of living accommodation and briefly comprises, entrance hall, lounge/diner, kitchen, landing, two bedrooms and bathroom. Externally we have enclosed gardens to the front and rear along with off street parking and garage.



EPC rating: E

Call: Michael Poole 01642 955180

Price Guide: £74,950+

Lot No. 82

29 Prudhoe Grove, Jarrow NE32 5YF

Andrew Craig


Description:

This three bed double fronted semi detached property offers excellent family accommodation and occupies a good size plot. Situated in a popular and highly sought after area in Jarrow, an early inspection is highly recommended. Briefly the accommodation comprises: Entrance hall, through lounge, dining room and dining kitchen. There are three well proportioned bedrooms to the first floor and a tiled bathroom with white suite. Externally there is a block paved drive to the front and a good size south facing garden to rear with block paved patio.



EPC rating: D

Call: Andrew Craig 0191 4280025

Price Guide: £89,950+

Lot No. 83

29 Elworthy Road, Longhoughton NE66 3LS

ROOK
MATTHEWS
SAYER

Description:

A good sized three bedroom end terrace property located in the sought after and popular area of Longhoughton which lies close to the larger town of Alnwick with connections to the A1 and bus routes. The accommodation to the ground floor comprises, entrance hall, lounge, dining room/kitchen and to the first floor there are three bedrooms from the landing and bathroom with separate WC. Outside there is an enclosed paved patio to the rear with two storage outbuildings and a grass area to the front of the row of properties. Also benefitting from an allocated parking space, an early viewing is strongly recommended.



EPC rating: F

Call: Rook Matthews Sayer 01665 510044

Price Guide: £79,950+

Lot No. 84

3 Grove Road, Redcar TS10 3AR

Michael Poole


Description:

A Substantial Semi-Detached Bungalow Close to the Town Centre of Redcar. Offered to the Market with No Onward Chain, This Good Size Home Offers Versatile Living Accommodation and is Situated on a Good Size Plot. Properties of this Size Close to the Town Centre are Without Doubt a Rarity. We Advise Early Viewing to Avoid Disappointment.



EPC rating: E

Call: Michael Poole 01642 285041

Price Guide: £89,980+



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Lot No. 85

29 Boston Court, Forest Hall NE12 9RA

Andrew Craig
**ROOK
MATTHEWS
SAYER**

Description:

MUST BE SEEN, this two double bed roomed top floor flat is located at Boston Court, Forest Hall and has much to offer. With the benefit of double glazed windows, electric heating and spacious rooms. Briefly comprises:- Stairs to third floor, lounge, fitted kitchen, bathroom/w.c, two double bedrooms. The area is well served by local amenities to include shops, transport links and schools. Priced to sell! EPC rating: E

Call: AC 0191 2859024 RMS 0191 2667788

Price Guide: £39,999+

Lot No. 86

31 Coverley, Great Lumley DH3 4LT

**WOOD
ESTATE AGENTS**

Description:

Whilst requiring updating, this property will provide an excellent family home when renovated. It boasts a well maintained, west facing garden, off street parking and a detached garage. The accommodation comprises entrance hallway, living room / dining room, kitchen, Shower room/wc. To the first floor there are three bedrooms. The property is heated with night storage heaters. overley forms part of the popular and established residential development at Great Lumley which offers a range of local shops, schools and amenities. The village has attractive surroundings and is easily accessible by road and public transport facilities to Chester-le-Street which offers a wide range of facilities.

EPC rating: E


Call: JW Wood Estate Agents 0191 388 7245

Price Guide: £94,950+

Lot No. 87

21 Coldstream Road, Denton Burn NE15 7BX

**ROOK
MATTHEWS
SAYER**

Description:

Rare to the market is this spacious two double bed roomed semi detached bungalow. Located in the popular Denton Burn area. Occupying a pleasant position this property benefits from double glazing and gas central heating. There are gardens front and rear and a block paved driveway offering off street parking. This property is also offered with no onward chain. Updating is required. Would make a lovely home. There are an array of amenities nearby to include local shops and public transport links. Newcastle City Centre, Airport and Metrocentre are all also easily accessible along with major trunk roads. Comprising:- Entrance hallway, lounge, kitchen/dining area, lean to, two bedrooms and bathroom. Gardens front and rear with driveway.

EPC Band to be advised


Call: Rook Matthews Sayer 0191 274 4661

Price Guide: £115,000+

Lot No. 88

16 Fern Drive, Dudley NE23 7AF

**MIKE
ROGERSON**

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. 89
93 Sun Gardens, Thornaby, Stockton TS17 6PL

Description:

Appearances Can Be Deceptive and This Little Beauty Is Just That! An Impressive and Large Interior Greet's You On Entering and with an En-Suite, Fitted Kitchen and Fitted Wardrobes, It Offers Most Things A Modern Buyer Is Looking For.

Three Double Bedrooms
First Floor Apartment
En-Suite & Fitted Wardrobes
Large Lounge & Fitted Kitchen EPC Band B


Call: Michael Poole 01642 355000

Price Guide: £69,950+

Lot No. 90
33 Whickham View, Denton Burn NE15 6TB
**ROOK
MATTHEWS
SAYER**

Description:

We offer for sale this four bedroom semi-detached family home. With no onward chain. Benefits include double glazing, central heating, garage and gardens to front and rear. There are an array of amenities nearby to include local shops, restaurants and public transport links. Newcastle City Centre, Metrocentre and Newcastle International Airport are all easily accessible along with major road links. The property briefly comprises of entrance porch, hallway, open plan lounge, dining room, breakfasting kitchen and utility room. Stairs lead to first floor landing where there are four bedrooms one with en-suite and a family sized bathroom.



EPC Band D

Call: Rook Matthews Sayer 0191 274 4661

Price Guide: £115,000+

Lot No. 91
2 Woodside Way, Ryton NE40 3NG
**ROOK
MATTHEWS
SAYER**

Description:

A fantastic opportunity to modernise a property in the heart of Ryton. This semi-detached house is offered with no onward chain and briefly comprises; Entrance hall leading to the lounge and on to the generous kitchen/diner. Two double bedrooms and a further single bedroom can be found on the first floor alongside a wetroom. Externally, the front and rear gardens have been paved for easy maintenance and a driveway to the rear leads to a garage.



EPC rating: D

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £99,950+

Lot No. 92
1 Beech Grove Court, Crawcrook NE40 4DA
**ROOK
MATTHEWS
SAYER**

Description:

Seldom does a property within the quiet cul-de-sac of Beech Grove Court come to the market and this one has great potential. The property is in need of a refurbishment throughout which is reflected in the price. The accommodation briefly comprises; Entrance hall, kitchen with open archway to a spacious lounge which has two conservatories attached. The first floor has a unique, small mezzanine overlooking the staircase and landing with a porthole window to the front. Three bedrooms, master with ensuite shower room, are alongside a family bathroom. Externally, the property has a front garden with a driveway leading to the attached garage. The rear garden is decked with open views over the Tyne Valley. This property is offered with no onward chain.



EPC rating: E

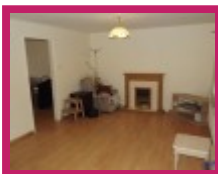
Call: Rook Matthews Sayer 0191 4131313

Price Guide: £119,950+

Lot No. 93
158 Chesterhill, Cramlington NE23 6JS
**MIKE
ROGERSON**

Description:

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



EPC rating: D

Call: Mike Rogerson 01670 732400

Price Guide: £79,950+

Lot No. 94
7 Aske Road, Redcar TS10 2BS
Michael Poole

Description:

A Beautifully Presented Traditional House with Some Modern Touches. This Home has Sizeable Accommodation Set Over Three Floors. Worthy of Particular Mention is the Impressive Kitchen Breakfast Room with its Range of Modern Fitted Units and the Well-Appointed Modern Bathroom Suite. Offered to the Market with No Onward Chain, We Are Positive as Soon as You Step Over the Threshold You Will Not Fail to be Impressed by this Lovely Period Home.



EPC Band E

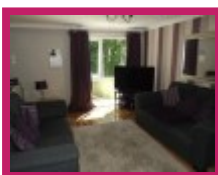
Call: Michael Poole 01642 285041

Price Guide: £99,950+

Lot No. 95
24 Woodhill, Cramlington NE23 6JQ
**MIKE
ROGERSON**

Description:

Mike Rogerson Estate Agents welcome to the market this two bedroom first floor flat situated on Woodhill Road in the well established residential area of Cramlington known as Collingwood Grange. With nearby local amenities and transport links this property would be ideal for many. The layout of the accommodation on offer briefly comprises; entrance with stairs to the first floor landing, two good sized bedrooms, a family bathroom, lounge and kitchen, externally there is a garage located in close proximity. The property is warmed by radiators from a gas central heating system and benefits from uPVC double glazing throughout, and has the benefit of an extended lease.



EPC rating: C

Call: Mike Rogerson 01670 732400

Price Guide: £49,950+

Lot No. 96
237 Scarborough Road, Byker NE6 2RX
Andrew Craig

Description:

SPACIOUS UPPER FLAT. Scarborough Road, Byker is within easy reach of amenities and this upper flat with gardens and parking will suit first time buyers and prospective landlords alike. With the benefit of double glazed windows and gas central heating. Comprises :- entrance and stairs leading to first floor, lounge, kitchen, bathroom/wc, two double bedrooms, garden and parking. MUST BE SEEN.



EPC rating: C

Call: Andrew Craig 0191 2859024

Price Guide: £36,000+

Lot No. 97
9 Cestrian Court, Chester le Street DH3 3TD
WOOD
ESTATE AGENTS

Description:

Very well presented ground floor apartment situated within this popular retirement complex within immediate walking distance of Chester le Street's many town centre shops and amenities. The property has a favourable position with immediate access from the lounge to an outside patio garden. The accommodation is well proportioned and well laid out and has a westerly facing aspect. The accommodation includes entrance hall, lounge/dining room, modern fitted kitchen with integral appliances, 19ft double bedroom with fitted wardrobes and bathroom/wc with white suite and large shower cubicle. The residents' facilities include a large lounge, kitchenette and laundry. The property has electrical heating and uPVC double glazing together with an audio/video intercom entry system. Viewing is highly recommended. Cestrian Court is situated a short walk from a range of shopping and recreational facilities within the town centre.

EPC rating: C

Call: JW Wood Estate Agents 0191 388 7245

Price Guide: £64,950+

Lot No. 98
22a Warsett Crescent, Skelton TS12 2AH
Michael Poole

Description:

This is a Great Opportunity to Acquire Yourself a Good Size Semi Detached Bungalow Situated in a Sought After Residential Location. This Well Cared for Home Would Benefit From Some Updating and is Offered to the Market with No Onward Chain. The Property Benefits From Two Great Size Double Bedrooms, Large Attached Garage, Ample Parking and Well Tended Gardens. Viewing is Essential to Fully Appreciate What This Home Has to Offer.

EPC rating: E



Call: Michael Poole 01642 285041

Price Guide: £99,950+

Lot No. 99
70 Primrose Terrace, Jarrow NE32 5EP
Andrew Craig

Description:

An opportunity to purchase a semi detached house in this popular residential area boasting a large garden making this home ideal for family living. Conveniently located for local amenities including schools and parks with good transport and road links surrounding cities. The internal layout comprises entrance hallway leading to dining room, lounge, fitted kitchen and conservatory overlooking rear garden. To the first floor there is three good size bedrooms, WC and a family bathroom. Externally to the front is a garden with driveway. To the rear there is a large garden a great area for family entertaining. Viewing recommended to appreciate.

EPC Band tbc



Call: Andrew Craig 0191 4280025

Price Guide: £119,950+

Lot No. 100
35 Sycamore Road, Ormesby TS7 9DW
Michael Poole

Description:

Michael Poole Estate Agents in Nunthorpe welcome to the market this three-bedroom detached bungalow with accommodation briefly comprising an entrance vestibule, hall, three bedrooms, shower room, living room, fitted kitchen and a conservatory. Externally there is a gravelled garden to the front elevation, driveway to a single garage and a private garden to the rear.

EPC Band D



Call: Michael Poole 01642 955625

Price Guide: £99,950+

Lot No. 101 32 Eshott Close, Gosforth, Newcastle NE3 3PD

**ROOK
MATTHEWS
SAYER**

Description:

A traditional three bedroom mid link house located within this popular residential area conveniently located close to shops, amenities and transport links as well as being a short distance to Gosforth high street. The property is ideally suited for a first time buyer and benefits from a pleasant westerly facing garden to the rear, modern gas fired central heating via combination boiler, and off street parking.



EPC Band D

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £100,000+

Lot No. 102 4 Tangmere Close, Cramlington NE23 2EJ

**MIKE
ROGERSON**

Description:

A three / two bedroom mid terraced house, situated on Thornley Avenue, Mayfield Dale, Cramlington. Nearby to the various local amenities Cramlington has to offer including Manor Walks Shopping & Leisure, with access links and public transport to the surrounding region. The layout of the accommodation on offer briefly comprises; lounge, dining room, fitted kitchen with integrated appliances, conservatory and to the first floor, three good sized double bedrooms and a modern fitted family bathroom. Externally the property benefits from an enclosed rear yard and to the front a grassed area. We are advised by the vendor that the property is of Freehold tenure, confirmation should be sought from your solicitor. EPC Rating: C


Call: Mike Rogerson 01670 732400

Price Guide: £89,950+

Lot No. 103 5 Swinneys Court, Staintes Lane, Morpeth NE61 1TD

**ROOK
MATTHEWS
SAYER**

Description:

One bedroom first floor apartment situated in a small private complex of 8 properties in Swinneys Court, Morpeth. Swinneys Court is in a great position for those who want a town centre location as Morpeth has lots to offer including shops, bars, restaurants and other local amenities. Briefly comprises Private entrance, stairs to first floor, open plan kitchen/lounge, bedroom and bathroom/WC. Externally to the front of the property is on street residents parking for which a permit is required. To the rear of the property there is a communal courtyard and allocated parking. The property also benefits from double glazing and gas central heating.



EPC Band C

Call: Rook Matthews Sayer 01670 511711

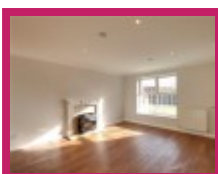
Price Guide: £69,950+

Lot No. 104 3 Pease Court, Eaglescliffe TS16 0RZ

Michael Poole

Description:

VIEWING IS A MUST ! Superb 5 bedroom, spacious family home, within catchment for Eaglescliffe High School. Extensively extended, newly decorated and carpeted, throughout. Large open plan living areas, opening out through two sets of double doors to a private patio and garden. Excellent commuting links, and a train within walking distance. THIS PROPERTY IS OFFERED WITH NO ONWARD CHAIN.



EPC Band C

Call: Michael Poole 01642 355000

Price Guide: £229,950+

Lot No. 105 22 Pinfold Court, Cleadon SR6 7RE

Andrew Craig

Description:

Open views over Cleadon and beyond and easily accessible from the communal facilities offered within this well regarded retirement complex, this top floor apartment offers the discerning buyer light, bright and airy accommodation. Ideally located close to Cleadon village shops, restaurants and with good bus links directly off development. With communal landscaped gardens, benefitting from allocated parking facilities, lift and stairs to all levels and communal residents lounge. Other benefits include laundry facilities and house manager. The apartment comprises; lounge with attractive fire surround, kitchen with integrated appliances, well sized bedroom with a comprehensive range of wardrobes and attractive bathroom.

EPC rating: B


Call: Andrew Craig 0191 5190011

Price Guide: £89,950+

Lot No. 106 18 Clyde Terrace, Spennymoor DL16 7SE

WOOD
ESTATE AGENTS

Description:

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

EPC Band tbc


Call: J W Woods 01388 604273

Price Guide: £54,950+

Lot No. 107 13 Oak Terrace, Bishop Auckland DL14 6ES

WOOD
ESTATE AGENTS

Description:

Refurbished throughout in 2016 to a high standard, with new a central heating system, kitchen and bathroom, skimmed walls, redecoration and floorcoverings, this home is suited to a range of purchasers. Situated within walking distance of the town centre, local amenities and excellent local schools, the property is offered for sale with no onward chain. Spacious accommodation comprises entrance lobby and hall, open plan lounge to dining room, fitted kitchen, two double bedrooms and a first floor bathroom. Externally the property boasts a forecourt front garden and an enclosed rear yard.

EPC Band D


Call: JW Wood Estate Agents 01388 604 273

Price Guide: £64,950+



Remote Bidding Application Form

Please select method of bidding:

TELEPHONE ☐

PROXY ☐

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

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

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

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

Date of Auction: Lot Number:

Address of Lot:

..... Post Code:

The Lot is offered for sale under:

Option One ☐

Option Two ☐

Maximum Bid (in words) £:

Buyers Information – Full Name/Company Name:

Address:

..... Post Code:

Tel No: Home: Business: Mobile:

E-mail address:

Solicitors Name & Address:

Post Code: Tel No:

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

Signature Print Name: Date:

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

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

Web: www.agentspropertyauction.com



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



Terms & Conditions

About us and Important Auction Information

The following notes and provisions apply to the sale of all properties at our auctions. The notes are only intended to assist prospective Buyers by summarising the main terms and are not intended to be a substitute for reading and considering them in full. Buyers and their professional advisors must read the full provisions carefully as Buyers (and/or person bidding) will be deemed to have accepted them and be bound by them.

Buyers should consider taking legal and financial advice, obtaining a structural survey and valuation before commitment to bidding (or having another person do so). Legal and other matters relating to property in the United Kingdom can be complex. We cannot stress too strongly that professional advice should be taken by Buyers to ensure they are aware of these complexities. Buyers should have their professional advisers consider and advise them on all aspects of their prospective purchase. All documents and other information relating to the lot should be carefully considered.

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

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

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

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

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

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

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

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

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

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

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

Our General Auction Terms of Business

1. Interpretation

1.1 A reference in this Catalogue to the Common Auction Conditions is a reference to the provisions in the Common Auction Conditions section of this Catalogue.
1.2 A reference to the Glossary is a reference to the Glossary contained in the Common Auction Conditions. 1.3 Words in bold blue type have special meanings, which are defined in the Glossary. 1.4 A reference to Option One or Option Two is a reference to the type of auction a lot is entered into.

2. Conditions applicable to the auction types

2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

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

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

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



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

3. General provisions applicable to Sellers and Buyers

3.1 General Auction Conditions

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

3.1.2 We may offer financial services to the Buyer and may act in the sale (including in the same auction) of any Buyer's property.

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

3.2 Charges and payment

3.2.1 The Buyer must pay us an administration fee of £500.00 plus VAT (£600) immediately following a successful bid (by whatever method we may stipulate acting reasonably). 3.2.2 All fees and charges payable to us shall be paid without deduction, counterclaim or set-off.

3.3 Proof of Identity and Proceeds of Crime Act

3.3.1 We are required to satisfactorily identify all Sellers, Bidders and Buyers, and any other person who proposes to pay funds into our bank account. Such persons are required to provide to us evidence to verify both identity and the source of funds which will be provided for the purpose of funding transactions or arrangements. We will keep records of the information for five years.

The General Data Protection Regulation (Regulation (EU) 2016/679) governs the processing of information relating to individuals, including obtaining, use or disclosure of information. Personal data obtained by us under the Regulation are only processed for the prevention of money laundering and terrorist financing. This use is necessary in order to exercise a public function that is in the public interest and to carry out a function permitted and/or required by legislation. No other use may be made if the information unless we have consent of the customer or it is allowed by other legislation. Where personal data is required to be used, other than in accordance with this clause 3.3, or as otherwise required by law, written consent will be requested and this data will not be used until such requested consent is provided.

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

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

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

3.3.5 As a matter of law, our money laundering obligations override our business relationship with the Seller, Buyer and/or any other relevant person and it may not be possible for us to discuss these issues with them.

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

money laundering legislation.

3.4 Miscellaneous

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

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

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

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

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

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

3.5 Notices

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

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

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

3.6 Governing law and jurisdiction

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

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

Common Auction Conditions

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Important Notice



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

Take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant; Read the conditions; Inspect the lot; Carry out usual searches and make usual enquiries; Check the content of all available leases and other documents relating to the lot; Check that what is said about the lot in the catalogue is accurate; Have finance available for the deposit and purchase price; Check whether VAT registration and election is advisable;

The conditions assume that the buyer has acted like a prudent buyer. If you choose to buy a lot without taking these normal precautions you do so at your own risk.

These common auction conditions (third edition) are reproduced with the consent of the Royal Institute of Chartered Surveyors (RICS).

Glossary

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

Wherever it makes sense:

singular words can be read as plurals, and plurals as singular words; a "person" includes a corporate body;

words of one gender include the other genders; references to legislation are to that legislation as it may have been modified or re-enacted by the date of the auction or the contract date (as applicable); and where the following words printed in bold black type appear in bold blue type they have the specified meanings.

Actual completion date The date when completion takes place or is treated as taking place for the purposes of apportionment and calculating interest. **Addendum** An amendment or addition to the conditions or to the particulars or to both whether contained in a supplement to the catalogue, a written notice from the auctioneers or an oral announcement at the auction.

Agreed completion date

Subject to condition G9.3:

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

Approved financial institution Any bank or building society that has signed up to the Banking Code or Business Banking Code or is otherwise acceptable to the auctioneers. **Arrears** Arrears of rent and other sums due under the tenancies and still outstanding on the actual completion date.

Arrears schedule The arrears schedule (if any) forming part of the special conditions. **Auction** The auction advertised in the catalogue. **Auction conduct conditions** The conditions so headed, including any extra auction conduct conditions. **Auctioneers** The auctioneers at the auction. **Business day** Any day except (a) a Saturday or a Sunday; (b) a bank holiday in England and Wales; or (c) Good Friday or Christmas Day. **Buyer** The person who agrees to buy the lot or, if applicable, that person's personal representatives: if two or more are jointly the buyer their obligations can be enforced against them jointly or against each of them separately. **Catalogue** The catalogue to which the conditions refer including any supplement to it. **Completion** Unless otherwise agreed between seller and buyer (or their conveyancers) the occasion when both seller and buyer have complied with their obligations under the contract and the balance of the price is unconditionally received in the seller's conveyancer's client account. **Condition** One of the auction conduct conditions or sales conditions. **Contract** The contract by which the seller agrees to sell and the buyer agrees to buy the lot

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

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

Documents Documents of title (including, if title is registered, the entries on the register and the title plan) and other documents listed or referred to in the special conditions relating to the lot. **Financial charge** A charge to secure a loan or other financial indebtedness (not including a rentcharge). **General conditions** That part of the sale conditions so headed, including any extra general conditions. **Interest rate** If not specified in the special conditions, 4% above the base rate from time to time of Barclays Bank plc. (The interest rate will also apply to judgment debts, if applicable.) **Lot** Each separate property described in the catalogue or (as the case may be) the property that the seller has agreed to sell and the buyer to buy (including chattels, if any).

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

Particulars The section of the catalogue that contains descriptions of each lot (as varied by

any addendum).

Practitioner An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, any similar official). **Price** The price that the buyer agrees to pay for the lot. **Ready to complete** Ready, willing and able to complete: if completion would enable the seller to discharge all financial charges secured on the lot that have to be discharged by completion, then those outstanding financial charges do not prevent the seller from being ready to complete. **Sale conditions** The general conditions as varied by any special conditions or addendum. **Sale memorandum** The form so headed (whether or not set out in the catalogue) in which the terms of the contract for the sale of the lot are recorded. **Seller** The person selling the lot. If two or more are jointly the seller their obligations can be enforced against them jointly or against each of them separately. **Special conditions** Those of the sale conditions so headed that relate to the lot. **Tenancies** Tenancies, leases, licences to occupy and agreements for lease and any documents varying or supplemental to them. **Tenancy schedule** The tenancy schedule (if any) forming part of the special conditions.

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

TUPE The Transfer of Undertakings (Protection of Employment) Regulations 2006. **VAT** Value Added Tax or other tax of a similar nature. **VAT option** An option to tax. **We** (and us and our) The auctioneers. **You** (and your) Someone who has a copy of the catalogue or who attends or bids at the auction, whether or not a buyer.

Auction Conduct Conditions

A1 Introduction

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

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

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

A4.2 If the special conditions do not contain a description of the lot, or simply refer to the relevant lot number, you take the risk that the description contained in the particulars is incomplete or inaccurate, as the particulars have not been prepared by a conveyancer and are not intended to form part of a legal contract.

A4.3 The particulars and the sale conditions may change prior to the auction and it is your responsibility to check that you have the correct versions. A4.4 If we provide information, or a copy of a document, provided by others we do so only on the basis that we are not responsible for the accuracy of that information or document.

A5 The contract

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

A5.2 You are obliged to buy the lot on the terms of the sale memorandum at the price you bid plus VAT (if applicable). A5.3 You must before leaving the auction: (a) provide all information we reasonably need from you to enable us to complete the sale memorandum



(including proof of your identity if required by us); (b) sign the completed sale memorandum; and (c) pay the deposit.

A5.4 If you do not we may either:

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

A5.5

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

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

. A5.6 We may retain the sale memorandum signed by or on behalf of the seller until the deposit has been received in cleared funds. A5.7 If the buyer does not comply with its obligations under the contract then:

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

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

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

General conditions of sale

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

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

G1 The lot

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

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

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

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

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

G1.5 Where anything subject to which the lot is sold would expose the seller to liability the buyer is to comply with it and indemnify the against that liability.

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

G2 Deposit

G2.1 The amount of the deposit is the greater of: (a) any minimum deposit stated in the auction conduct conditions (or the total price, if this is less than that minimum); and (b) 10% of the price (exclusive of any VAT on the price).

G2.1 The amount of the deposit is the greater of: (a) any minimum deposit stated in the auction conduct conditions (or the total price, if this is less than that minimum); and (b) 10% of the price (exclusive of any VAT on the price).

G2.2 The deposit (a) must be paid in pounds sterling by cheque or banker's draft drawn on an approved financial institution (or by any other means of payment that the auctioneers may accept); and (b)(b) is to be held as stakeholder unless the auction conduct conditions provide that it is to be held as agent for the seller.

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

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

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

G3 Between contract and completion

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

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

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

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

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

Title and identity

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

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

- (a) The buyer may raise no requisition on or objection to any of the documents that is made available before the auction.
- (b) If the lot is registered land the seller is to give to the buyer within five business days of the contract date an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the lot is being sold.
- (c) If the lot is not registered land the seller is to give to the buyer within five business days an abstract or epitome of title starting from the root of title mentioned in the special conditions (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the buyer the original or an examined copy of every relevant document.
- (d) If title is in the course of registration, title is to consist of certified copies of:
 - (i) the application for registration of title made to the land registry;
 - (ii) the documents accompanying that application;
 - (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
 - (iv) a letter under which the seller or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration documents to the buyer.



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

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

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

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

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

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

G5 Transfer

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

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

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

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

G6 Completion

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

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

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

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

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

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

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

G7 Notice to complete

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

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

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

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

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

(a) terminate the contract; and

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

G8 If the contract is brought to an end

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

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

G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

G9.5 The buyer must:

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

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

G10 Interest and apportionments

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

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

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

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

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

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

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

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

G11 Arrears

Part 1 Current rent

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

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

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



Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

- (a) so state; or
- (b) give no details of any arrears. G11.8 While any arrears due to the seller remain unpaid the buyer must:
 - (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy;
 - (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment);
 - (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require;
 - (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order;
 - (e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and
 - (f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.
- G11.9 Where the seller has the right to recover arrears it must not without the buyer's written consent bring insolvency proceedings against a tenant or seek the removal of goods from the lot.

G12 Management

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

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

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

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

G13 Rent deposits

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

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

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

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

G14 VAT

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

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

G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

(a) is registered for VAT, either in the seller's name or as a member of the same VAT group; and

(b) has (unless the sale is a standard-rated supply) made in relation to the lot a VAT option that remains valid and will not be revoked before completion.

G15.3 The buyer confirms that:

- (a) it is registered for VAT, either in the buyer's name or as a member of a VAT group;
- (b) it has made, or will make before completion, a VAT option in relation to the lot and will not revoke it before or within three months after completion;
- (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
- (d) it is not buying the lot as a nominee for another person.

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

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

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

- (a) retain and manage the lot for the buyer's own benefit as a continuing business as a going concern subject to and with the benefit of the tenancies; and
 - (b) collect the rents payable under the tenancies and charge VAT on them
- G15.6 If, after completion, it is found that the sale of the lot is not a transfer of a going concern then: (a) the seller's conveyancer is to notify the buyer's conveyancer of that finding and provide a VAT invoice in respect of the sale of the lot; (b) the buyer must within five business days of receipt of the VAT invoice pay to the seller the VAT due; and (c) if VAT is payable because the buyer has not complied with this condition G15, the buyer must pay and indemnify the seller against all costs, interest, penalties or surcharges that the seller incurs as a result.

G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

G17 Maintenance agreements

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

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

G18 Landlord and Tenant Act 1987

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

G18.2 The seller warrants that the seller has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

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

G19.5 Where relevant:

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

G20 TUPE

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



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

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

G21 Environmental

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

G22 Service Charge

- G22.1 This condition G22 applies where the lot is sold subject to tenancies that include service charge provisions.
- G22.2 No apportionment is to be made at completion in respect of service charges.
- G22.3 Within two months after completion the seller must provide to the buyer a detailed service charge account for the service charge year current on completion showing:
 - (a) service charge expenditure attributable to each tenancy;
 - (b) payments on account of service charge received from each tenant;
 - (c) any amounts due from a tenant that have not been received;
 - (d) any service charge expenditure that is not attributable to any tenancy and is for that reason irrecoverable.
- G22.4 In respect of each tenancy, if the service charge account shows that:
 - (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the seller must pay to the buyer an amount equal to the excess when it provides the service charge account;
 - (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the buyer must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the seller within five business days of receipt in cleared funds; but in respect of payments on account that are still due from a tenant condition G11 (arrears) applies.
- G22.5 In respect of service charge expenditure that is not attributable to any tenancy the seller must pay the expenditure incurred in respect of the period before actual completion date and the buyer must pay the expenditure incurred in respect of the period after actual completion date. Any necessary monetary adjustment is to be made within five business days of the seller providing the service charge account to the buyer.
- G22.6 If the seller holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund: (a) the seller must pay it (including any interest earned on it) to the buyer on completion; and (b) the buyer must covenant with the seller to hold it in accordance with the terms of the tenancies and to indemnify the seller if it does not do so.

G23 Rent reviews

- G23.1 This condition G23 applies where the lot is sold subject to a tenancy under which a rent review due on or before the actual completion date has not been agreed or determined.
- G23.2 The seller may continue negotiations or rent review proceedings up to the actual completion date but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the buyer, such consent not to be unreasonably withheld or delayed.
- G23.3 Following completion the buyer must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the seller, such consent not to be unreasonably withheld or delayed.
- G23.4 The seller must promptly: (a) give to the buyer full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and (b) use all reasonable endeavours to substitute the buyer for the seller in any rent review proceedings.
- G23.5 The seller and the buyer are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6 When the rent review has been agreed or determined the buyer must account to the seller for any increased rent and interest recovered from the tenant that relates to the seller's period of ownership within five business days of receipt of cleared funds.
- G23.7 If a rent review is agreed or determined before completion but the increased rent and any interest recoverable from the tenant has not been received by completion the increased rent and any interest recoverable is to be treated as arrears. G23.8 The seller and the buyer are to bear their own costs in relation to rent review negotiations and proceedings.

G24 Tenancy renewals

- G24.1 This condition G24 applies where the tenant under a tenancy has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
- G24.2 Where practicable, without exposing the seller to liability or penalty, the seller must not without the written consent of the buyer (which the buyer must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
- G24.3 If the seller receives a notice the seller must send a copy to the buyer within five business days and act as the buyer reasonably directs in relation to it.
- G24.4 Following completion the buyer must:
 - (a) with the co-operation of the seller take immediate steps to substitute itself as a party to any proceedings;
 - (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the tenancy and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
 - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed tenancy) account to the seller for the part of that increase that relates to the seller's period of ownership of the lot within five business days of receipt of cleared funds. G24.5 The seller and the buyer are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.

G25 Warranties

- G25.1 Available warranties are listed in the special conditions.
- G25.2 Where a warranty is assignable the seller must:
 - (a) on completion assign it to the buyer and give notice of assignment to the person who gave the warranty; and
 - (b) apply for (and the seller and the buyer must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by completion the warranty must be assigned within five business days after the consent has been obtained.
- G25.3 If a warranty is not assignable the seller must after completion:
 - (a) hold the warranty on trust for the buyer; and
 - (b) at the buyer's cost comply with such of the lawful instructions of the buyer in relation to the warranty as do not place the seller in breach of its terms or expose the seller to any liability or penalty.

G26 No assignment

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

G27 Registration at the Land Registry

- G27.1 This condition G27.1 applies where the lot is leasehold and its sale either triggers first registration or is a registrable disposition. The buyer must at its own expense and as soon as practicable:
 - (a) procure that it becomes registered at Land Registry as proprietor of the lot;
 - (b) procure that all rights granted and reserved by the lease under which the lot is held are properly noted against the affected titles; and
 - (c) provide the seller with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2 This condition G27.2 applies where the lot comprises part of a registered title. The buyer must at its own expense and as soon as practicable:
 - (a) apply for registration of the transfer;
 - (b) provide the seller with an official copy and title plan for the buyer's new title; and
 - (c) join in any representations the seller may properly make to Land Registry relating to the application

G28 Notices and other communications

- G28.1 All communications, including notices, must be in writing. Communication to or by the seller or the buyer may be given to or by their conveyancers.
- G28.2 A communication may be relied on if:
 - (a) delivered by hand; or
 - (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
 - (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the sale memorandum) by a postal service that offers normally to deliver mail the next following business day.
- G28.3 A communication is to be treated as received:
 - (a) when delivered, if delivered by hand; or
 - (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a business day a communication is to be treated as received on the next business day. G28.4 A communication sent by a postal service that offers normally to deliver mail the next following business day will be treated as received on the second business day after it has been posted.

G29 Contracts (Rights of Third Parties) Act 1999

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

G30 Extra General Conditions



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