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Thursday 27th September 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.





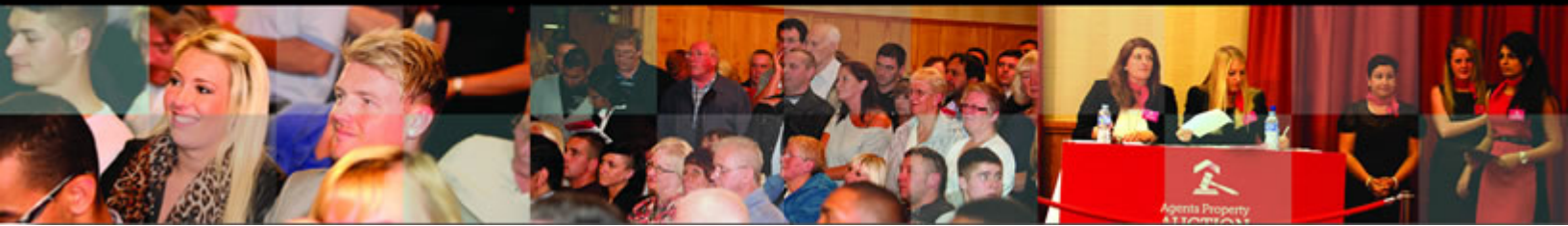
Order Of Sale

Lot No	Address	Post Code	Partner Agent
OPTION 1			
Lot 1	4 Crawcrook Houses, Crawcrook	NE40 4EH	Rook Matthews Sayer
Lot 2	6-8 Wilson Street, Guisborough	TS14 6NA	Michael Poole
Lot 3	49 Julian Avenue, Newcastle upon Tyne	NE6 4RJ	Rook Matthews Sayer
Lot 4	2/3 The Green, Southwick	SR5 2AW	Andrew Craig
Lot 5	31 Hargreave Terrace, Darlington	DL1 5LF	JW Wood Estate Agents
Lot 6	25 Eighth Street, Horden	SR8 4LY	Kimmitt & Roberts
Lot 7	7 Winterton Cottages, Stockton On Tees	TS21 3DZ	Michael Poole
Lot 8	16 Stanley Street, Blyth	NE24 2BU	Mike Rogerson
Lot 9	8-9 Arndale House, Birtley	DH3 2PG	Rook Matthews Sayer
Lot 10	93 Sun Gardens, Thornaby, Stockton	TS17 6PL	Michael Poole
Lot 11	9 Quarry Road, Hebburn	NE31 2UN	Andrew Craig
Lot 12	23 Kindersley Street, North Ormesby	TS3 6PW	Michael Poole
Lot 13	252 Medomsley Road, Consett	DH8 5JW	JW Wood Estate Agents
Lot 14	37 Newholme Estate, Wingate	TS28 5EJ	Kimmitt & Roberts
Lot 15	Land at Kingsley Road, Eston	TS6 7LG	Michael Poole
Lot 16	Kearton Building, Market Place, Alston	CA9 3HN	Rook Matthews Sayer
Lot 17	307 Old Durham Road, Sheriff Hill	NE8 3TS	Andrew Craig
Lot 18	4 St Andrews Close, Blackhill	DH8 8PX	JW Wood Estate Agents
Lot 19	7 Tenth Street, Horden	SR8 4NE	Kimmitt & Roberts
Lot 20	16 Old Blckett House, Catchgate	DH9 8LP	JW Wood Estate Agents
Lot 21	Land at Former Batcave Pub, Hetton le Hole	DH5 0HN	Rook Matthews Sayer/Kimmitt & Roberts
Lot 22	2 Collingwood Street, South Shields	NE33 4JY	Andrew Craig
Lot 23	1 Plains Road, Sunderland	SR3 1SL	Rook Matthews Sayer
Lot 24	18 Balmoral Close, Bedlington	NE22 5YD	Mike Rogerson
Lot 25	5 Princess Street, Pelaw	NE10 0QT	Andrew Craig
Lot 26	92 Lancaster Hill, Peterlee	SR8 2EY	Kimmitt & Roberts
Lot 27	12 The Old Corn Exchange, Berwick Upon Tweed	TD15 1EA	Tyne & Tweed Estate Agents
Lot 28	14 Blenheim Drive, Bedlington	NE22 5YR	Mike Rogerson
Lot 29	61 Middleton Avenue, Fenham	NE4 9NB	Rook Matthews Sayer
Lot 30	6 Grange Street, Pelton	DH2 1EA	JW Wood Estate Agents
Lot 31	112 Clough Close, Linthorpe	TS5 5ET	Michael Poole
Lot 32	28 Ryecroft Way, Wooler	NE71 6AB	Rook Matthews Sayer
Lot 33	44 Grange Road, Thornaby	TS17 6LU	Michael Poole
Lot 34	18/18a Station Road Redcar	TS10 1AQ	Michael Poole
Lot 35	4 Grant Street, Horden	SR8 4BZ	Kimmitt & Roberts
Lot 36	84 Collingwood Street, South Shields	NE33 4JY	Andrew Craig
Lot 37	32 Stockton Road, Darlington	DL1 2RY	JW Wood Estate Agents
Lot 38	3 Bayberry Mews, Middlesbrough	TS5 7RE	Michael Poole
Lot 39	108 Ariel Street, Ashington	NE63 9EB	Rook Matthews Sayer
Lot 40	Land On South Side of 40 Eamont Road, Stockton on Tees	TS20 1DG	Rook Matthews Sayer
Lot 41	12 St Philips Close, Auckland Park	DL14 8BD	JW Wood Estate Agents
Lot 42	6 St Georges Road, Cullercoats	NE30 3JY	Rook Matthews Sayer
Lot 43	45 Hartburn Terrace, Seaton Delaval	NE25 0AY	Rook Matthews Sayer
Lot 44	4 Bayberry Mews, Middlesbrough	TS5 7RE	Michael Poole
Lot 45	85-87 Durham Road, Blackhill, Consett	DH8 8RR	Rook Matthews Sayer
Lot 46	3 The Promenade, Consett	DH8 5NJ	JW Wood Estate Agents
Lot 47	17 Warren Street, Peterlee	SR8 4NA	Kimmitt & Roberts



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	35 Cromarty, Ouston	DH2 1JZ	Andrew Craig
OPTION 2			
Lot 49	16 Olive Street, South Shields	NE33 4RH	Andrew Craig
Lot 50	17 Browns Building, Birtley	DH3 2BE	Andrew Craig
Lot 51	3 Monument Terrace, Penshaw, Houghton Le Spring	DH4 7JF	Andrew Craig/Kimmitt & Roberts
Lot 52	24 Eland Edge, Ponteland	NE20 9AY	Rook Matthews Sayer
Lot 53	31 Barmouth Road, Eston	TS6 9SR	Michael Poole
Lot 54	42 Brighton Grove, Arthurs Hill	NE4 5NS	Andrew Craig/Rook Matthews Sayer
Lot 55	23 Gosforth Avenue, Redcar	TS10 3LL	Michael Poole
Lot 56	51 Ravensbourne Avenue, Boldon	NE36 0EG	Andrew Craig
Lot 57	7 Clarendon House, Clayton Street West, Newcastle	NE1 5EE	Rook Matthews Sayer
Lot 58	13 Scott Street, Amble	NE65 ONU	Rook Matthews Sayer
Lot 59	4 Avalon Court, Hemlington	TS8 9HU	Michael Poole
Lot 60	28 Main Road, Gainford	DL2 3DY	JW Wood Estate Agents
Lot 61	40 Pinfold Court, Cleadon	SR6 7RE	Andrew Craig
Lot 62	13 Huntcliffe Avenue, Redcar	TS10 5EG	Michael Poole
Lot 63	79 Station Road, Camperdown	NE12 5XA	Rook Matthews Sayer
Lot 64	199 Temple Park Road, South Shields	NE34 0EW	Andrew Craig
Lot 65	29 Elworthy Road, Longhoughton	NE66 3LS	Rook Matthews Sayer
Lot 66	90 High Street West, Redcar	TS10 1SD	Michael Poole
Lot 67	31b Stanley Street, Blyth	NE24 2BZ	Mike Rogerson
Lot 68	33 Whickham View, Denton Burn	NE15 6TB	Rook Matthews Sayer
Lot 69	22a Warsett Crescent, Skelton	TS12 2AH	Michael Poole
Lot 70	1 Beech Grove Court, Crawcrook	NE40 4DA	Rook Matthews Sayer
Lot 71	7 Aske Road, Redcar	TS10 2BS	Michael Poole
Lot 72	9 Cestrian Court, Chester le Street	DH3 3TD	JW Wood Estate Agents
Lot 73	3 Durham Road, Ushaw Moor, Durham	DH7 7LF	JW Wood Estate Agents
Lot 74	2 Edward Street, Seaham	SR7 7QJ	Kimmitt & Roberts
Lot 75	35 Sycamore Road, Ormesby	TS7 9DW	Michael Poole
Lot 76	32 Eshott Close, Gosforth, Newcastle	NE3 3PD	Rook Matthews Sayer
Lot 77	5 Swinneys Court, Staithes Lane, Morpeth	NE61 1TD	Rook Matthews Sayer
Lot 78	Burnside House, Mickley, Stocksfield	NE43 7LY	Yellow Estate Agency
Lot 79	55 Pixley Dell, Consett	DH8 7DA	JW Wood Estate Agents
Lot 80	31 Pottery Wharf, Thornaby	TS17 6DT	Michael Poole
Lot 81	4 Tangmere Close, Cramlington	NE23 2EJ	Mike Rogerson
Lot 82	8 Waterhouses, Houghton Le Spring	DH4 6GE	Kimmitt & Roberts
Lot 83	76 Armstrong Street, Bensham	NE8 4XS	Andrew Craig
Lot 84	13 Ravensworth Road, Birtley	DH3 1EE	Andrew Craig
Lot 85	53 Middleton Street, Blyth	NE24 2LS	Mike Rogerson
Lot 86	5 Primrose Hill Terrace, Jarrow	NE32 5UD	Andrew Craig
Lot 87	56 Angerton Gardens, Fenham	NE5 2JB	Rook Matthews Sayer
Lot 88	12 St Heliers Way, Stanley	DH9 0UR	JW Wood Estate Agents
Lot 89	4 Haggerston Road, Blyth	NE24 4GT	Mike Rogerson
Lot 90	69 Victoria Terrace, Bedlington	NE22 5QD	Rook Matthews Sayer
Lot 91	3 Beaconsfield Terrace, Alnwick	NE66 1XB	Rook Matthews Sayer
Lot 92	63 Westmorland Rise, Peterlee	SR8 2EP	Kimmitt & Roberts
Lot 93	18 Warwick Close, Bedlington	NE22 6NW	Rook Matthews Sayer



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	100 Cairo Street, Sunderland	SR2 8QL	Andrew Craig
Lot 95	20 West Avenue, South Shields	NE34 6QU	Andrew Craig
Lot 96	59 Durham Road, Blackhill	DH8 8RS	JW Wood Estate Agents
Lot 97	49 Stanley Grove, Redcar	TS10 3LN	Michael Poole
Lot 98	5 Gladstone Terrace, Boldon Colliery	NE35 9HL	Andrew Craig
Lot 99	99 Springfield Road, Blakelaw	NE5 3NR	Rook Matthews Sayer
Lot 100	103 Morpeth Avenue, South Shields	NE34 0RS	Andrew Craig
Lot 101	Eskdale, Beach Road, Redcar	TS13 4EQ	Michael Poole
Lot 102	7 Sovereign House, Oxford Street, Tynemouth	NE30 4PR	Rook Matthews Sayer
Lot 103	37 Medway, Great Lumley, Chester Le Street	DH3 4HT	JW Wood Estate Agents
Lot 104	19 Hotspur Street, Alnwick	NE66 1QE	Rook Matthews Sayer

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

4 Crawcrook Houses, Crawcrook NE40 4EH

ROOK
MATTHEWS
SAYER



Description:

A two bedroomed end terrace house situated in a popular residential area well served by local amenities. The property does require to undergo a refurbishment and modernisation programme and is being offer for sale with vacant possession. Benefits do include an outhouse and a garden. The property briefly comprises: entrance porch, entrance hall, living room, kitchen, to the first floor two bedrooms, storeroom and a bathroom/w.c. Externally there is a townhouse garden to the front, outhouse and garden to the rear.



EPC rating: D

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £45,000+

Lot No. 2

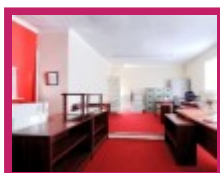
6-8 Wilson Street, Guisborough TS14 6NA

Michael Poole



Description:

Ideally Located Close to Guisborough High Street, Kitchen Area, Ground Floor Office Space, 24 Foot First Floor Office Accommodation and Rear Courtyard.



EPC rating: D

Call: Michael Poole 01642 955625

Price Guide: £27,000+

Lot No. 3

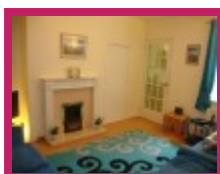
49 Julian Avenue, Newcastle upon Tyne NE6 4RJ

ROOK
MATTHEWS
SAYER



Description:

A two bedroomed ground floor flat appealing to both the private residential buyer and the buy to let investor. The property does require some works but benefits include double glazed windows, gas central heating, fitted kitchen. The property briefly comprises entrance vestibule, entrance hall, two bedrooms, living room, kitchen, bathroom.



EPC rating: to be advised

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £49,950+

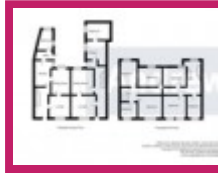
Lot No. 4

2/3 The Green, Southwick SR5 2AW

Andrew Craig

Description:

An ideal investment opportunity, previously two residential dwellings which are currently being used as offices however still having two titles and easily converted back. This spacious property is located on the corner of Southwick Green close to many amenities including shops, transport links, road links and schools and has parking available for approximately four cars in the rear yard.



EPC Band D

Call: Andrew Craig 0191 5160239

Price Guide: £64,950+

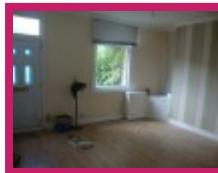
Lot No. 5

31 Hargreave Terrace, Darlington DL1 5LF

WOOD
ESTATE AGENTS

Description:

An investment opportunity to purchase this two bedroom mid terrace house offered for sale with vacant possession. The property is well located for local amenities and benefits include double glazing and gas central heating. The property does require some modernisation and refurbishment. Once refurbished similar properties have let for approx £450pcm (£5400 per annum). Property briefly comprises of entrance door to living room, inner lobby with stairs to first floor, kitchen. To the first floor there are two bedrooms and a separate wc. Externally there is a yard to the rear and townhouse garden to the front.



EPC Band D

Call: JW Wood Estate Agents 01325 485 151

Price Guide: £34,950+

Lot No. 6

25 Eighth Street, Horden SR8 4LY

kimmitt & roberts

Description:

This is a two bedroomed mid terraced home which comprises of double glazed windows, lounge, dining room, kitchen, bathroom to ground floor elevation whilst to the first floor are two bedrooms. Situated within easy access to all local amenities and Primary School. The property is rented at £450pcm (we are awaiting a copy of the tenancy agreement)



EPC Band E

Call: Kimmitt and Roberts 0191 518 3334

Price Guide: £19,950+

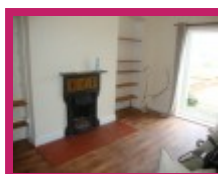
Lot No. 7

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 C

Call: Michael Poole 01642 355000

Price Guide: £79,950+


Lot No. 8

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: £54,950+

Lot No. 9

8-9 Arndale House, Birtley DH3 2PG


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: £75,000+

Lot No. 10

93 Sun Gardens, Thornaby, Stockton TS17 6PL


Description:

Appearances Can Be Deceptive and This Little Beauty Is Just That! An Impressive and Large Interior Greets 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+

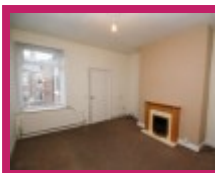
Lot No. 11

9 Quarry Road, Hebburn NE31 2UN

Andrew Craig

Description:

QUARRY ROAD - 3 BED FIRST FLOOR FLAT - Which enjoys a Town Centre location having good local amenities to hand including Adsa Supermarket, library and Post Office plus good transport links via road, bus and Metro to all areas. The accommodation briefly comprises of:- Entrance lobby with stairs up to first floor landing. Rear lounge. Kitchen, rear lobby with stairs down to the rear yard and three piece bathroom/w.c. There are three bedrooms, one to rear and two to the front which complete the layout. Benefits include gas central heating and double glazing. Early viewing urged to secure!



EPC Band C

Call: Andrew Craig 0191 4280025

Price Guide: £35,000+

Lot No. 12

23 Kindersley Street, North Ormesby TS3 6PW



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+

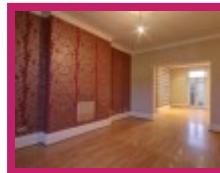
Lot No. 13

252 Medomsley Road, Consett DH8 5JW



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 502109

Price Guide: £64,950+

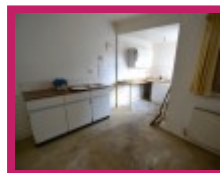
Lot No. 14

37 Newholme Estate, Wingate TS28 5EJ



Description:

This would be an ideal purchase for both the family or local investor to acquire this three bedroomed home which boasts gas central heating system and double glazing but requiring full cosmetic updating. Briefly comprising entrance vestibule, lounge, kitchen, cloaks/w.c., three bedrooms and bathroom/w.c., Externally there are gardens to front and rear.



EPC rating: tbc

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £22,500+

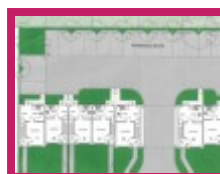
Lot No. 15

Land at Kingsley Road, Eston TS6 7LG



Description:

Plans for 9 Residential dwellings being 9 terraced houses. Planning Ref: R/2012/0659/RS. Full details available on the Redcar & Cleveland planning Website.


Call: Michael Poole 01642 955180

Price Guide: £59,950+

Lot No. 16

Kearnton Building, Market Place, Alston CA9 3HN



Description:

A rare opportunity to purchase one of the oldest buildings in Alston, thought to date back to 1600, Kearnton 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.



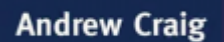
EPC Band F

Call: Rook Matthews Sayer 01434 601616

Price Guide: £89,950+

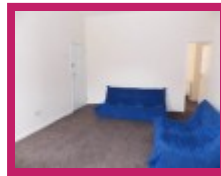
Lot No. 17

307 Old Durham Road, Sheriff Hill NE8 3TS



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: D

Call: Andrew Craig 0191 4875330

Price Guide: £65,000+

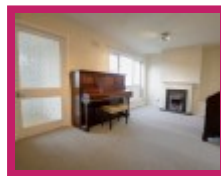
Lot No. 18

4 St Andrews Close, Blackhill DH8 8PX



Description:

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



EPC Band D

Call: JW Wood Estate Agents 01207 502 109

Price Guide: £54,950+

Lot No. 19

7 Tenth Street, Horden SR8 4NE



Description:

This is a two bedroom mid terraced home which comes with solid fuel central heating system, partial double glazing and briefly comprising entrance hall, lounge, kitchen/dining room, two bedrooms and bathroom/w.c., To the exterior is a yard.



EPC rating: to be advised

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £10,000+

Lot No. 20

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 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: £15,000+

Lot No. 21

Land at Former Batcave Pub, Hetton le Hole DH5 0HN


Description:

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


Call: RMS 0191 2120000 K&R 0191 5848080

Price Guide: £15,000+

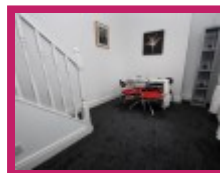
Lot No. 22

2 Collingwood Street, South Shields NE33 4JY

Andrew Craig

Description:

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



EPC Band E

Call: Andrew Craig 0191 4271722

Price Guide: £44,950+

Lot No. 23

1 Plains Road, Sunderland SR3 1SL


Description:

A substantial two storey detached brick building under a pitched slate roof. There is also a separate pre-fabricated garage to the rear with roller shutter doors. The site benefits from secure steel fencing and space for up to 8 vehicles. The property was used as offices, it would suit a variety of uses including converting into 4 dwellings it has recently had planning granted for. *The floor area as stated by the valuation office agency is 317.3 sq. m. please be advised we have not measured the property. Planning permission has been granted for change of use from office (B1a) to residential (C3). The plans were for 3 x 2 bedroom houses and 1 x 3 bedroom house. Planning Applications Ref: 18/00209/PCJ and Ref: 18/01424/DIS.



EPC rating: C

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £110,000+

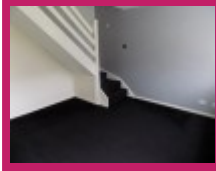
Lot No. 24

18 Balmoral Close, Bedlington NE22 5YD



Description:

Mike Rogerson Estate agents have the pleasure of welcoming to the market this two bedroom end terraced house located on Balmoral Close, Bedlington. Ideally close to local shops, schools and amenities and with good public transport links into neighbouring towns/cities. The property on offer briefly comprises; entrance porch, lounge, breakfasting kitchen, stairs to first floor, first floor landing, master bedroom, bedroom two and fitted bathroom. Externally to the rear is an enclosed yard and to the front laid to lawn garden.



EPC rating: E

Call: Mike Rogerson 01670 822223

Price Guide: £49,950+

Lot No. 25

5 Princess Street, Pelaw NE10 0QT



Description:

An opportunity to purchase a ground floor two bedroom flat well located for access to local amenities including supermarkets, good transport links with the metro station connecting further afield. The internal layout comprises entrance hall, lounge, fitted kitchen, two bedrooms and bathroom/wc. Externally there is a rear yard. An ideal investment and viewing is recommended. The property is currently rented at £400 pcm from 2011 on an AST
EPC Band tbc

Call: Andrew Craig 0191 4875330

Price Guide: £39,950+

Lot No. 26

92 Lancaster Hill, Peterlee SR8 2EY



Description:

Spacious three bedroom end link home which would ideally suit both the first time buyer or local investor and comes with gas central heating system and double glazing. Briefly comprising of entrance hall, lounge, dining room, kitchen, rear lobby, three good sized bedrooms and bathroom/w.c., To the exterior there is an open plan lawn frontage and enclosed patio garden to rear. Situated with easy access to Peterlee Town Centre and the A19.
EPC Band D



EPC Band D

Call: Kimmitt and Roberts 0191 518 3334

Price Guide: £39,950+

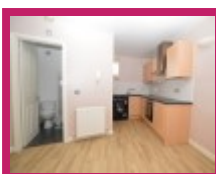
Lot No. 27

12 The Old Corn Exchange, Berwick Upon Tweed TD15 1EA



Description:

Situated within only a short walk of all town centre amenities this one bedroom ground floor flat would certainly be of interest to first time buyers or alternatively as a buy to let investment property. Benefiting from double glazing and gas central heating the property is accessed via a security intercom system. The accommodation consists of an open plan living room/kitchen, a double bedroom and bathroom. Viewing is strictly by appointment with the sole selling agents.



EPC rating: C

Call: Tyne & Tweed 01289 331555

Price Guide: £44,950+

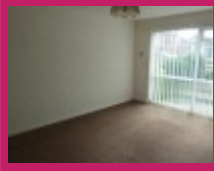
Lot No. 28

14 Blenheim Drive, Bedlington NE22 5YR



Description:

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



EPC Band C

Call: Mike Rogerson 01670 822223

Price Guide: £27,500+

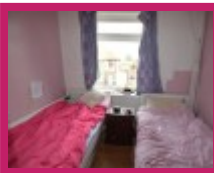
Lot No. 29

61 Middleton Avenue, Fenham NE4 9NB



Description:

A chance to purchase this three bedroom semi-detached house. Close to the West Road shops and amenities including schools and public transport routes. The property benefits from gas central heating and has no onward chain. The accommodation briefly comprises of entrance hallway, lounge, dining room, kitchen, stairs to first floor, three bedrooms and bathroom with separate w/c. Externally there are paved gardens to the front, side and rear .



EPC rating: D

Call: Rook Matthews Sayer 0191 274 4661

Price Guide: £114,950+

Lot No. 30

6 Grange Street, Pelton DH2 1EA



Description:

A 2 bedroom mid terrace property situated in popular village. Close to local shops and amenities. The property benefits from gas central heating via combination boiler and upvc double glazing and briefly comprises: ground floor, entrance hall, lounge with gas fire, fitted kitchen with modern beech effect wall and base units, rear lobby, refitted bathroom/w.c with shower over the bath. To the first floor there are 2 good sized bedrooms. To the rear there is a small enclosed yard. The property is available with immediate vacant possession. Grange Street is conveniently located within Pelton village. The village is well served by public transport facilities and is a good base for commuting throughout the region via the A1(M) interchange in nearby Chester le Street town centre which is only a few minutes drive away.



EPC rating: C

Call: JW Wood Estate Agents 0191 388 7245

Price Guide: £20,000+

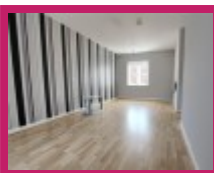
Lot No. 31

112 Clough Close, Linthorpe TS5 5ET



Description:

Desirable features include, double glazing, fitted kitchen and central heating. The property offers a single floor of living accommodation and briefly comprises, entrance hall, Lounge, two bedrooms, bathroom and kitchen. Externally we have communal gardens and allocated parking.



EPC Band C

Call: Michael Poole 01642 254222

Price Guide: £50,000+

Lot No. 32

28 Ryecroft Way, Wooler NE71 6AB


Description:

A two-storey detached red brick building with flat roof and separate bungalow with garaging to the rear of the main building. The property has previously been occupied by a hotel/restaurant and now benefits from residential planning for conversion of the main building to 2 x 1 bedroom, 3 x 2 bedroom, 3 x 3 bedroom apartments and 2 x semi-detached mezzanine bungalows to the out buildings. Redevelopment of an existing disused hotel and accompanying ancillary outbuilding into a residential apartment to the hotel main building and semi-detached mezzanine bungalows to the ancillary outbuilding. (as amended 19/09/17).



EPC rating: E

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £289,000+

Lot No. 33

44 Grange Road, Thornaby TS17 6LU


Description:

Set within this popular established location, a three bedroom mid terraced property offering accommodation of interest to both first time or family buyers. The property is warmed by a gas central heating system and provides double glazed windows and accommodation including hallway, lounge, dining room, kitchen, three bedrooms and bathroom/wc. To the front there is a small lawned area with an additional garden/yard area to the rear. EPC Band tbc


Call: Michael Poole 01642 355000

Price Guide: £36,000+

Lot No. 34

18/18a Station Road Redcar TS10 1AQ


Description:

An Excellent Opportunity to Acquire a Former Shop and First Floor Flat with Tenant. Situated in the Heart of the Town of Redcar. Offered to the Market with No Onward Chain. This is a Superb Opportunity and we Advise Early Viewing to Avoid Disappointment. 18a Station Road is rented at £425pcm from 03 July 2015 for 12 months. EPC Band 18a D 18 exempt

Call: Michael Poole 01642 285041

Price Guide: £79,950+

Lot No. 35

4 Grant Street, Horden SR8 4BZ


Description:

This is a well presented three bedroom mid terraced home which offers gas central heating system, double glazing and comes ready to move into. Briefly comprising Entrance vestibule, entrance hall, lounge, dining room, kitchen, shower/w.c., and three bedrooms. Externally there is an enclosed rear yard.



EPC Band tbc

Call: Kimmitt and Roberts 0191 518 3334

Price Guide: £39,950+

Lot No. 36

84 Collingwood Street, South Shields NE33 4JY

Andrew Craig



Description:

A well presented ready to move in two bed First floor flat located within close proximity to Chichester metro station, local shops, schools and bus links to other areas. Ideal buy for a range of buyers and viewings are strongly recommended...The property internally comprises of door to hallway, first floor landing, open plan lounge and dining room, kitchen, two bedrooms and bathroom wc. Externally there is a private yard to the rear.



EPC rating: D

Call: Andrew Craig 0191 4271722

Price Guide: £42,000+

Lot No. 37

32 Stockton Road, Darlington DL1 2RY

WOOD
ESTATE AGENTS



Description:

Occupying a pleasant position on a lovely large plot with the rear garden a particular feature this is an deceptive, double fronted, semi-detached bungalow with gas fired central heating and UPVC double glazing. Briefly comprises; entrance lobby, entrance hallway, lounge with feature fireplace and UPVC double glazed bay window, sitting/dining room with sliding double glazed patio doors leading to the rear garden, kitchen, two bedrooms and a bathroom/wc fitted with a suite and separate shower cubicle. Externally there is a lovely, good size lawned garden the rear with good size patio areas and a shed. to the front there is a smaller lawned garden and a driveway for car parking.



EPC rating: E

Call: JW Wood Estate Agents 01325 485 151

Price Guide: £99,950+

Lot No. 38

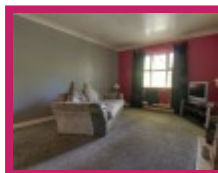
3 Bayberry Mews, Middlesbrough TS5 7RE

Michael Poole



Description:

Nicely presented two bedroom first floor apartment, comprising:- entrance hall, lounge with electric fire, double bedroom with balcony, single bedroom, bathroom with shower over bath, fitted kitchen with integrated appliances, gas central heating, double glazing, allocated parking.



EPC Band tbc

Call: Michael Poole 01642 254222

Price Guide: £54,950+

Lot No. 39

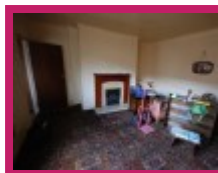
108 Ariel Street, Ashington NE63 9EB

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. 40

Land On South Side of 40 Eamont Road, Stockton on Tees TS20 1DG



Description:

The site is conveniently situated mid-way along Eamont Road, Norton. Norton Village and High Street provides a wide range of local bars bistros, restaurants, and local shops. Ideal first time buy or excellent for the family. We are pleased to offer to the market this mid terrace plot midway along Eamont Road, Norton. The site is of rectangular shape and extends to approximately 0.061 Acres (246.8 Hectares) The site has planning for a 3-bedroom mid terrace property with parking and large rear garden. Erection of a 3-bedroom semi-detached dwelling and access. Application No: 15/1936/FUL. Decision Issued Date: 12 October 2015 semi-detached house and rear garden. Close to local amenities.



EPC Band exempt

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £18,500+

Lot No. 41

12 St Philips Close, Auckland Park DL14 8BD



Description:

Pleasantly situated three bedroom detached family home situated in a desirable cul-de-sac position on a popular development. In brief, the accommodation comprises entrance hall, kitchen, spacious lounge, conservatory and ground floor wc. To the first floor are three good sized bedrooms (with ensuite to master) and a family bathroom. Externally there are lawned gardens to the front and rear, driveway and integrated garage.



EPC Band C

Call: J W Woods 01388 604273

Price Guide: £100,000+

Lot No. 42

6 St Georges Road, Cullercoats NE30 3JY



Description:

The unit is situated on St Georges Road close to the junction of Marden Ave which leads directly onto Cullercoats seafront. The shopping parade enjoys excellent passing trade and benefits from being around the corner from Cullercoats Metro Station and bus stop. It is located on the ground floor of a mid-terrace two storey red brick building with slate roof. The floor area is circa 124.61 sq. m. (1,341.29 sq. ft.) consisting open plan retail area with storage and W/C to the rear of the property. The unit has a traditional glazed shop front and is presented throughout to a reasonable standard. It is being sold with vacant possession.



EPC rating: E

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £89,950+

Lot No. 43

45 Hartburn Terrace, Seaton Delaval NE25 0AY



Description:

A two bedroom flat offered for sale with vacant possession, the property benefits include gas central heating and double glazing.

EPC Band D

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £42,500+

Lot No. 44

4 Bayberry Mews, Middlesbrough TS5 7RE



Description:

Competitively priced two bedroom first floor apartment in a popular location with good access to amenities. Benefiting from allocated parking and secure entrance system with gas central heating and double glazing. Early viewing recommended.



EPC Band tbc

Call: Michael Poole 01642 254222

Price Guide: £64,950+

Lot No. 45

85-87 Durham Road, Blackhill, Consett DH8 8RR



Description:

Description: A freehold property located on Durham Road, Blackhill. The property comprises; a residential first floor flat with a lounge, kitchen, bathroom and two bedrooms. The ground floor is a commercial unit and includes two rooms to the front, a kitchen, ground floor WC and two work rooms to the rear. Three further rooms can be found on the first floor, above the shop. This area is in need of refurbishment.

EPC Band Flat E Shop EPC C


Call: Rook Matthews Sayer 0191 2120000

Price Guide: £89,950+

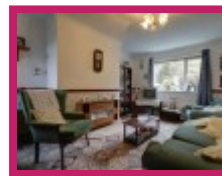
Lot No. 46

3 The Promenade, Consett DH8 5NJ



Description:

A three-bedroom semi-detached house requiring some modernisation and improvement, situated on this popular road providing elevated views over Blackhill and the Derwent Valley and available with no onward chain. The house has gas central heating (via back boiler) comprises: hallway, living room, dining room, fitted kitchen, first floor landing, three bedrooms, a bathroom and separate W.C. There is a lawn front garden and path which leads around the side to the large, steep rear garden.



EPC Band E

Call: JW Wood Estate Agents 01207 502 109

Price Guide: £49,950+

Lot No. 47

17 Warren Street, Peterlee SR8 4NA



Description:

This is a two bedroom mid terraced home which comes with gas central heating system, double glazing and briefly comprising Entrance vestibule, lounge, spacious kitchen/dining room, two bedrooms and bathroom/w.c., Externally is an enclosed rear yard. An ideal opportunity for the local investor.



EPC Band D

Call: Kimmitt and Roberts 0191 518 3334

Price Guide: £22,500+

Lot No. 48

35 Cromarty, Ouston DH2 1JZ

Andrew Craig

**Description:**

Appealing to a wide variety of buyers is this two bedroom semi detached bungalow which is being offered for sale with vacant possession. The property does benefit from double glazed windows otherwise does require refurbishment and modernisation to include a rewire, kitchen, bathroom and this has been reflected in the asking price. The property briefly comprises entrance hall, living room, two bedroom, shower room/w.c and a kitchen. Externally there are gardens to both the front and rear of the property with a drive to the front offering off street parking leading to the single garage. The Land Registry shows the last semi detached bungalow sold in August 2017 for £131,850.



EPC Band to be advised

Call: Andrew Craig 0191 4921234**Price Guide:** £79,950+



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together.

Option 2

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

Lot No. 49

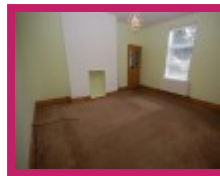
16 Olive Street, South Shields NE33 4RH

Andrew Craig



Description:

A double fronted spacious family home located close to many amenities including Tyne Dock Metro Station, shops, amenities and major transport links for commuting. Benefiting from combi gas central heating, double glazing and master bedroom with En-Suite. Briefly comprising of: - Entrance hall, two receptions, kitchen, two bedrooms and bathroom. Externally to the front there is a walled garden with feature wrought iron gates to block paved driveway. To the rear there is a small rear yard. An internal inspection is highly recommended.



EPC rating: D

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

Lot No. 50

17 Browns Building, Birtley DH3 2BE

Andrew Craig



Description:

An opportunity to purchase a deceptively spacious mid terraced house located on the popular street of Browns Buildings. Ideally situated for access to both Birtley and Chester le Street with excellent transport links to travel further afield. The accommodation briefly comprises Entrance lobby leading to lounge, breakfasting kitchen and bathroom/wc. To the first floor three bedrooms. Exterior offers a paved garden to rear with detached garage. Early viewing is recommended to avoid disappointment.



EPC Band D

Call: Andrew Craig 0191 4921234

Price Guide: £64,950+

Lot No. 51

3 Monument Terrace, Penshaw, Houghton Le Spring DH4 7

kimmitt & roberts

Andrew Craig



Description:

Offered with no upper chain this spacious mid terraced house is ideally located for the excellent amenities close by including schools, local shops, parks and great transport links to surrounding areas via the A1 and A19. The property comprises of entrance lobby, lounge with window overlooking garden, fitted kitchen and bathroom/wc. The first floor comprises three generous bedrooms. Externally garden to front with an enclosed rear yard. Would suit both first time buyer or investor as a buy to let and an early viewing is recommended. We hold on file paperwork in relation to certain works of damp proofing, electrics and gas checks.



EPC Band C

Call: K&R 0191 5848080 AC 0191 4921234

Price Guide: £54,950+

Lot No. 52

24 Eland Edge, Ponteland NE20 9AY



Description:

Offering a fantastic opportunity to purchase a detached bungalow positioned on this much sought after small estate in the centre of Ponteland. Immaculately presented with spacious and versatile accommodation it is an ideal purchase for those downsizing from larger properties, professional person or small family. We would anticipate a high demand for this lovely bungalow and would recommend early viewing as essential to fully appreciate the standard of accommodation and the excellent location. With gas fired central heating and double glazing the accommodation briefly comprises: Reception hallway, 14ft lounge, fitted kitchen, master bedroom with fitted furniture, conservatory, second bedroom/dining room and shower room/wc. Driveway to the front leads to the attached single garage and there are gardens to the front and rear, paved and gravelled for easy maintenance. EPC Band D

Call: Rook Matthews Sayer 01661 860228

Price Guide: £235,000+

Lot No. 53

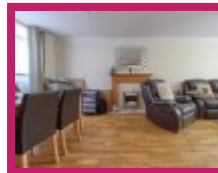
31 Barmouth Road, Eston TS6 9SR



Description:

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

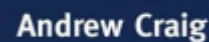
EPC Band:D


Call: Michael Poole 01642 955180

Price Guide: £44,950+

Lot No. 54

42 Brighton Grove, Arthurs Hill NE4 5NS




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 D

Call: AC 0191 2859024 RMS 0191 2744661

Price Guide: £110,000+

Lot No. 55

23 Gosforth Avenue, Redcar TS10 3LL



Description:

A Brilliant Opportunity to Acquire a Traditional and Well Cared For Bay Fronted Home Situated Along A Sought After Tree-Lined Street. Offered to the Market with No Onward Chain This Lovely Home Benefits from Three Reception Rooms and Three Double Bedrooms. Much of the Hard Work with this One has Already been Done Including Recently Updated Fuse Box and New Central Heating Boiler Fitted in 2016. Viewing is Essential to Fully Appreciate What this Home has to Offer.

EPC Band D


Call: Michael Poole 01642 285041

Price Guide: £79,950+

Lot No. 56

51 Ravensbourne Avenue, Boldon NE36 0EG

Andrew Craig

Description:

Attractive price tag to reflect works of upgrading required. Located within East Boldon this semi detached home offers potential for investors due to the active rental market in the area. Accommodation briefly comprises: lounge, dining room and kitchen to the ground floor with bathroom and separate WC, as well as three bedrooms to the first floor. Viewing is recommended!



EPC rating: D

Call: Andrew Craig 0191 5190011

Price Guide: £139,950+

Lot No. 57

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. Formerly 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+

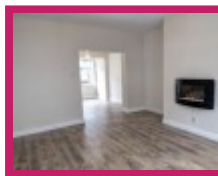
Lot No. 58

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+

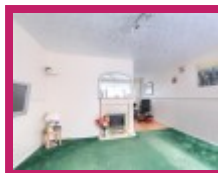
Lot No. 59

4 Avalon Court, Hemlington TS8 9HU

Michael Poole

Description:

This well looked after and sensibly priced three bedroom semi detached house would perfectly suit a first time buyer or young family. It has the advantage of UPVC double glazing, central heating and a single garage. With no chain - a viewing is highly recommended.



EPC rating: D

Call: Michael Poole 01642 288299

Price Guide: £89,950+

Lot No. 60

28 Main Road, Gainford DL2 3DY


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: £64,950+

Lot No. 61

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 5190011

Price Guide: £65,000+

Lot No. 62

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: £69,950+

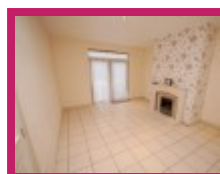
Lot No. 63

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. 64

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. 65

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 benefiting 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. 66

90 High Street West, Redcar TS10 1SD

Michael Poole



Description:

Full of Charm and Character! Its Safe to Say That This is More Than Your Average Terraced Home. Beautifully Presented and Decorated to a High Standard. This Lovely Mid Terraced House is in a Very Ready to Go Condition. The Loft Space Has Been Cleverly Converted with a Fixed Staircase, the Current Owners Use This as a Third Bedroom and it Also Benefits From Affording Stunning Views Over the Beach and Beyond.



EPC Band F

Call: Michael Poole 01642 285041

Price Guide: £84,950+

Lot No. 67

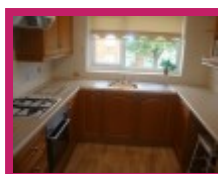
31b Stanley Street, Blyth NE24 2BZ

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 fitments 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: £49,950+

Lot No. 68

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: £94,950+

Lot No. 69

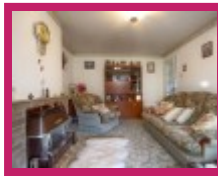
22a Warsett Crescent, Skelton TS12 2AH

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. 70

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. 71

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. 72

9 Cestrian Court, Chester le Street DH3 3TD



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: £59,950+



Lot No. 73

3 Durham Road, Ushaw Moor, Durham DH7 7LF



Description:

Available with the benefit of immediate vacant possession, this recently refurbished spacious three bedroomed mid terraced property benefits from gas fired central heating and double glazing. Having not been occupied since its renovation, the property offers a show home condition ready to move into property with a floor plan comprising: entrance lobby and hallway, lounge with bay window to front, open plan kitchen/diner and a walk in pantry cupboard with fitted units, utility room and bathroom. To the first floor there are three bedrooms. There is a small garden to the front and a courtyard to the rear with gates which could provide off street parking and additional street parking available to the rear.

EPC Band D



Call: J W Woods 0191 3869921

Price Guide: £44,950+



Lot No. 74

2 Edward Street, Seaham SR7 7QJ



Description:

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

EPC Band E



Call: Kimmitt and Roberts 0191 581 3213

Price Guide: £44,950+



Lot No. 75

35 Sycamore Road, Ormesby TS7 9DW



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: £89,950+

Lot No. 76

32 Eshott Close, Gosforth, Newcastle NE3 3PD



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: £94,950+

Lot No. 77

5 Swinneys Court, Staithes Lane, Morpeth NE61 1TD



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. 78

Burnside House, Mickley, Stocksfield NE43 7LY



Description:

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



EPC Band F

Call: Yellow 01661 831234

Price Guide: £159,950+

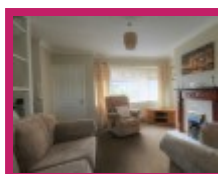
Lot No. 79

55 Pixley Dell, Consett DH8 7DA



Description:

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



EPC Band D

Call: JW Wood Estate Agents 01207 502 109

Price Guide: £59,950+

Lot No. 80

31 Pottery Wharf, Thornaby TS17 6DT

Michael Poole



Description:

This modern three bedroom home would be ideal for a small family or rental property. Having a lovely lawned garden to the rear and a driveway to the front. This home also boasts three bedrooms, a downstairs cloakroom and a family bathroom. The property is well presented with a young modern feel and is offered with no upward chain.



EPC Band C

Call: Michael Poole 01642 355000

Price Guide: £90,000+

Lot No. 81

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. 82

8 Waterhouses, Houghton Le Spring DH4 6GE

kimmitt & roberts



Description:

A well presented and ready to move into two bedrooms semi detached house located in this popular residential development. The property will appeal to a wide range of buyers with benefits including double glazed windows, gas central heating, ground floor cloak/w.c, modern kitchen and bathroom fittings, garden and modern decor. The property briefly comprises entrance hall, cloak/w.c, kitchen, living room, to the first floor two bedrooms and a bathroom/w.c. Externally there is a lawned garden to the rear and a drive to the front offering off street parking.



EPC rating: B

Call: Kimmitt and Roberts 0191 584 8080

Price Guide: £109,950+

Lot No. 83

76 Armstrong Street, Bensham NE8 4XS

Andrew Craig



Description:

Located in a popular residential area is this three bedroomed semi detached house which is being offered for sale with vacant possession. The property benefits include double glazed windows, gas central heating and gardens to both the front and rear. The property briefly comprises entrance hall, living room, dinning kitchen, bathroom and to the first floor there are three bedrooms, externally there is a garden to the front with a drive and a garden to the rear. EPC Rating: D

Call: Andrew Craig 0191 4875330

Price Guide: £74,950+



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Lot No. 84

13 Ravensworth Road, Birtley DH3 1EE

Andrew Craig



Description:

An ideal purchase for both first time buyer or investor is this mid terraced house conveniently located within Birtley. The town centre is close to hand offering an array of amenities, restaurants and schools. With the A1M being close by providing road links to travel further afield including Gateshead, Newcastle and Durham. The internal layout briefly comprises Entrance lobby, lounge, modern kitchen and a three piece bathroom/wc. To the first floor there are two double bedrooms. Externally a private yard to rear. Viewing recommended to appreciate.



EPC rating: D

Call: Andrew Craig 0191 4921234

Price Guide: £44,950+

Lot No. 85

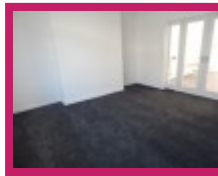
53 Middleton Street, Blyth NE24 2LS

MIKE ROGERSON



Description:

The property offered for sale has been refurbished to a great standard and suitable for all buyers alike with neutral breakfasting kitchen and decor throughout very well presented. The location of property is centre of Blyth within close proximity to Town Centre with variety of shops, supermarkets, restaurants, bus station etc etc. The property briefly comprises : Entrance hallway, Lounge to the front elevation, Breakfasting Kitchen and opening to the rear private court yard. The first floor has three generous bedrooms and refitted family bathroom. There is on street parking with this property small town garden to the front elevation and to the rear parking leading to the private courtyard.



EPC rating: E

Call: Mike Rogerson 01670 361911

Price Guide: £84,950+

Lot No. 86

5 Primrose Hill Terrace, Jarrow NE32 5UD

Andrew Craig



Description:

This mid-terraced cottage is situated a peaceful yet convenient location and is suitable for a variety of buyers. With extensive views over the Don Valley we strongly recommend an early inspection. The property benefits from gas central heating and double glazing to most rooms and has many charming features. Briefly the accommodation comprises of: - Entrance hall, lounge with feature fire place, opening into dining area, fitted kitchen to the ground floor. To the first floor there are two bedrooms and bathroom with four piece suite. Outside there is a good sized private tiered garden to the front and a shared cobbled area to the rear.



EPC rating: D

Call: Andrew Craig 0191 4280025

Price Guide: £54,950+

Lot No. 87

56 Angerton Gardens, Fenham NE5 2JB

ROOK MATTHEWS SAYER



Description:

Spacious two double bedroom upper flat well presented throughout and having benefits to include double glazing, gas central heating, westerly facing garden and no onward chain. This is a fantastic First Time Buyer or Buy to Let. Ideally located for easy access to Newcastle City Centre, Airport, Retail Parks and Gateshead Metro Centre. A1 and A69 road links are also nearby. Comprising of staircase to landing, lounge, kitchen, bathroom, two double bedrooms and garden.



EPC rating: C

Call: Rook Matthews Sayer 0191 274 4661

Price Guide: £59,950+

Lot No. 88

12 St Heliers Way, Stanley DH9 0UR


Description:

Ideally suited to families the property has the benefit of UPVC double glazing and gas central heating with combination boiler and requires some cosmetic improvement. The house offers accommodation including: hall, lounge diner, kitchen, rear lobby, three bedrooms and a bathroom. There is an integral garage and garden to the front and rear with driveway. East Stanley is located a short drive away from Stanley Town Centre, where a good range of shopping and recreational facilities are available. The property is also well-placed for commuting purposes being close to the A693 highway, which provides easy access to Chester le Street and the A1M, Stanley, Consett, Tyneside and the Metro centre.



EPC Band E

Call: JW Wood Estate Agents 01207 235 221

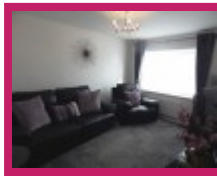
Price Guide: £84,950+

Lot No. 89

4 Haggerston Road, Blyth NE24 4GT


Description:

We are delighted to welcome to the sales market this very well presented Four Bedroom Detached Dunelm House ,The property briefly comprises; entrance hallway, lounge, study/playroom, downstairs WC, upgraded utility room and upgraded kitchen/diner/family room with bi-folding doors leading to the garden. The first floor comprises of four bedrooms (master with en-suite) and a family shower room. Externally the property benefits from a town garden to the front with double length driveway leading to single detached garage and to the rear is an enclosed garden with slate patio, artificial lawn electric awning and electric supply.



EPC Band C

Call: Rook Matthews Sayer 01670 361911

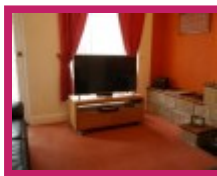
Price Guide: £149,950+

Lot No. 90

69 Victoria Terrace, Bedlington NE22 5QD


Description:

Two bedroom ground floor flat with large garden and multi-car parking available to view now. Close to local shops and amenities this property also benefits from good transport links and would make a great investment or starter home for those looking to get on the property ladder. Priced to sell the property is in need of some updating and briefly comprises; entrance porch, lounge, dining room, fitted kitchen, two bedrooms and a shower room. Externally there is a shared yard to the rear and a large garden across the lane with multi-car driveway for off street parking.



EPC Band C

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £36,000+

Lot No. 91

3 Beaconsfield Terrace, Alnwick NE66 1XB


Description:

Beaconsfield Terrace is close to Alnwick town centre in the older part of the town and this property provides spacious living accommodation with high ceilings and original features. The ground floor entrance lobby and hall give access to the sitting room, dining room, kitchen. The first floor includes master bedroom with en-suite, second bedroom with en-suite, single room and family bathroom. Stairs lead to second floor with a large double bedroom en-suite shower room. Gas central heating is included. To the front of the property is a small town garden with steps and cast iron railings, whilst to the rear is an attractive enclosed yard with gate out to the rear lane.



EPC Band D

Call: Rook Matthews Sayer 01665 510044

Price Guide: £214,950+

Lot No. 92 63 Westmorland Rise, Peterlee SR8 2EP



Description:

An ideal opportunity for the growing family to purchase this deceptively spacious three bedroom mid link home which comes with gas central heating system, double glazing and briefly comprises spacious entrance hall, lounge, dining room, kitchen, rear porch, three bedrooms and family bathroom/w.c., To the exterior there are gardens to both front and rear.



EPC Band C

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £49,950+

Lot No. 93 18 Warwick Close, Bedlington NE22 6NW



Description:

Occupying a lovely corner plot this extended and beautifully presented four bedroom family home is available on sought after Warwick Grove, Bedlington. With excellent access to the local schools the property is well located for shops and transport links and is ready to view now. With double glazing and gas central heating the accommodation briefly comprises of; entrance hallway, spacious lounge, open plan kitchen/dining room, dining room, downstairs w.c, stairs to the first floor landing, four good size bedrooms with en-suite to master and modern family bathroom. Externally there is a good size garden to the rear with lawn and patio areas and a lowmaintenance garden to the front with multi-car driveway leading to the single attached garage.
EPC Band D

Call: Rook Matthews Sayer 01670 531 114

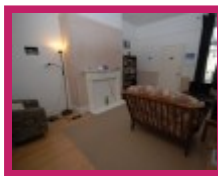
Price Guide: £199,950+

Lot No. 94 100 Cairo Street, Sunderland SR2 8QL



Description:

A spacious two bedroom mid terraced cottage located within easy access to Sunderland City Centre, local schools and shops. Giving spacious living accommodation which is sure to appeal to a range of buyers including first time buyers, those looking to downsize and investors alike. The property briefly comprises of entrance hallway, lounge, kitchen, two bedrooms, bathroom, separate wc and rear yard with off street parking. Other benefits include combi gas central heating and double glazing.



EPC rating: D

Call: Andrew Craig 0191 5653377

Price Guide: £39,950+

Lot No. 95 20 West Avenue, South Shields NE34 6QU



Description:

A traditional well appointed Mid Terraced house. Situated on an enviable plot, this lovely three bedroom home retains some original features whilst still having a modern kitchen and bathroom. Undoubtedly a must for families with young children for its lovely lawned rear garden that leads to a private communal 'Secret Garden' that isn't accessible by the public. Comprises lobby, hallway, lounge, dining room conservatory and modern kitchen diner. To the first floor there is three good sized bedrooms and modern bathroom suite. Externally to the rear there is wood decking area, timber shed and lawned garden with gated access to 'The Secret Garden'. To the front lies a low maintenance chip stone area and lawned garden.



EPC rating: E

Call: Andrew Craig 0191 4271722

Price Guide: £189,950+

Lot No. 96

59 Durham Road, Blackhill DH8 8RS


Description:

A well-presented and spacious two-bedroomed end terraced house with a garage, situated close to facilities in Blackhill and available with no onward chain. With uPVC double glazing and gas central heating, via combi. boiler, the house provides accommodation comprising: entrance lobby, living room, fitted kitchen/diner to the rear, first floor landing, spacious front bedroom, rear bedroom and a bathroom fitted with a white suite that includes a separate shower cubicle. There is a shared block-paved yard to the rear (shared with two neighbouring houses) and a garage, which can be accessed from North View.



EPC rating: D

Call: JW Wood Estate Agents 01207 502 109

Price Guide: £64,950+

Lot No. 97

49 Stanley Grove, Redcar TS10 3LN


Description:

What a Stunner! This Fantastic Bungalow Has Been Completely Refurbished Throughout to Provide Imaginative and Well-Planned Living Accommodation. Worthy of Particular Mention is the Excellent Size Open Plan Kitchen Dining Room with its High Specification Kitchen and the Fully Fitted Modern Bathroom Suite. Situated at the End of Stanley Grove on a Great Size Plot and Benefiting from Off Road Parking and a Garage. This Lovely Home Really Does Tick All the Boxes. Offered to the Market with No Onward, We Advise Early Viewing to Avoid Disappointment.



EPC Band D

Call: Michael Poole 01642 285041

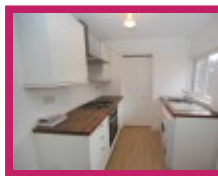
Price Guide: £114,950+

Lot No. 98

5 Gladstone Terrace, Boldon Colliery NE35 9HL


Description:

A two bedroomed mid terrace cottage offered for sale with vacant possession and located within a popular residential area. The property will appeal to both the private residential buyers (Land Registry shows the last sale being 2 Gladstone Terrace in 2016 for £93,000) and the buy to let investor (verbally advised previously let at approx £500pcm). The property benefits from double glazed windows, gas central heating and a fitted kitchen. The property briefly comprises: entrance hall, two bedrooms, living room, kitchen, shower room/w.c. Externally there is a yard to the rear.



EPC Band E

Call: Andrew Craig 0191 5190011

Price Guide: £69,950+

Lot No. 99

99 Springfield Road, Blakelaw NE5 3NR


Description:

Ideal for first time buyers or buy to let investor is this two bedroom mid link home. Some updating is required. Benefits include double glazing, gas central heating, off street parking and no onward chain. Having an array of amenities nearby to include local shops, retail parks and public transport links. Newcastle City Centre, Newcastle International Airport and major road links are all also easily accessible. Comprising of entrance hall, lounge and breakfasting kitchen. Stairs lead up to two bedrooms a family bathroom. Off street parking to the front and a larger than average rear garden.



EPC Band D

Call: Rook Matthews Sayer 0191 274 4661

Price Guide: £69,950+

Lot No. 100 103 Morpeth Avenue, South Shields NE34 0RS

Andrew Craig



Description:

Two bedroom ground floor flat situated in this popular location at Morpeth Avenue, within walking distance to amenities, shops and popular schools along with bus links and Metro Station. The property is decorated in a modern neutral theme and briefly comprises of: - Entrance hall, two bedrooms, lounge, kitchen, bathroom and yard to the rear. Further benefits include gas central heating and double glazing. An internal inspection is highly recommended.



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £59,950+

Lot No. 101 Eskdale, Beach Road, Redcar TS13 4EQ

Michael Poole



Description:

Packed with amazing features and offering spacious accommodation over three levels. This double fronted imposing residence demands internal inspection to be fully appreciated. Individually built and occupying an enviable position overlooking East Cleveland Valley. The property boasts numerous reception rooms and seven bedrooms on the two higher floors
Rare Purchase Opportunity - Stunning Views Over East Cleveland Valley- Imposing Double Fronted Residence- Seven Bedrooms - Packed with Features - Demands Internal Inspection



Call: Michael Poole 01642 285041

Price Guide: £149,950+

Lot No. 102 7 Sovereign House, Oxford Street, Tynemouth NE30 4PR

ROOK MATTHEWS SAYER



Description:

A two bedroom first floor apartment which is being offered with no onward chain. Situated on the Tynemouth Coast. The property briefly comprises: Secure communal entrance with stairs to the first floor, hallway, living room with french doors to the balcony with river views, fitted kitchen, two bedrooms and family shower room.
EPC Band C

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £129,950+

Lot No. 103 37 Medway, Great Lumley, Chester Le Street DH3 4HT

WOOD ESTATE AGENTS



Description:

A modern three bedroom semi detached house with westerly facing back garden and off street parking to front. The property is situated at the head of a small cul-de-sac and lies within walking distance of a very good range of village amenities, including shops and schools. It includes gas fired central heating via radiators with Baxi combination boiler and uPVC double glazing. To the ground floor there is an entrance lobby, good size lounge with bay window to front and uPVC double glazing. The accommodation comprises Porch, Hall, Lounge with bay window and fireplace, fitted kitchen with beech effect units and cooking appliances, three bedrooms and family bathroom with white suite and shower. A good size family home offered at an attractive asking price.
EPC Band D

Call: J W Woods 0191 3887245

Price Guide: £74,950+

Lot No. 104 19 Hotspur Street, Alnwick NE66 1QE



Description:

This attractive four bedroom corner town house is situated on Hotspur Street with easy access to the town centre. The property has entrance hall with large spacious living room with dual aspect windows and newly fitted kitchen (March 2017) with a range of units. On the first floor there is a landing with ample storage cupboards, four bedrooms and a family bathroom. There is allocated parking outside. The property benefits from uPVC double glazing, gas central heating plus new carpets and flooring throughout (December 2016). The property is available with no upper chain and an early viewing is highly recommend.



EPC Band C

Call: Rook Matthews Sayer 01665 510044

Price Guide: £149,950+



Remote Bidding Application Form

Please select method of bidding:

TELEPHONE

PROXY

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

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

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

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

Date of Auction: Lot Number:

Address of Lot:

..... Post Code:

The Lot is offered for sale under:

Option One

Option Two

Maximum Bid (in words) £:

Buyers Information – Full Name/Company Name:

Address:

..... Post Code:

Tel No: Home: Business: Mobile:

E-mail address:

Solicitors Name & Address:

Post Code: Tel No:

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

Signature Print Name: Date:

The Agents Property Auction Ltd, 14a Front Street, Prudhoe, Northumberland, NE42 5HN.
Tel: 01661 831 360 Fax: 01661 832 306 Email: info@agentspropertyauction.com
Web: www.agentspropertyauction.com



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



Terms & Conditions

About us and Important Auction Information

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

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

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

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

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

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

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

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

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

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

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

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

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

Our General Auction Terms of Business

1. Interpretation

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

2. Conditions applicable to the auction types

2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

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

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

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



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

3. General provisions applicable to Sellers and Buyers

3.1 General Auction Conditions

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

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

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

3.2 Charges and payment

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

3.3 Proof of Identity and Proceeds of Crime Act

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

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

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

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

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

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

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

money laundering legislation.

3.4 Miscellaneous

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

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

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

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

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

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

3.5 Notices

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

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

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

3.6 Governing law and jurisdiction

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

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

Common Auction Conditions

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Important Notice



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

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

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

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

Glossary

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

Wherever it makes sense:

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

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

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

Agreed completion date

Subject to condition G9.3:

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

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

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

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

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

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

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

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

any addendum).

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

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

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

Auction Conduct Conditions

A1 Introduction

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

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

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

A5 The contract

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

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



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

A5.4 If you do not we may either:

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

A5.5

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

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

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

(a) you are personally liable to buy the lot even if you are acting as an agent; and

(b) you must indemnify the seller in respect of any loss the seller incurs as a result of the buyer's default.

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

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

General conditions of sale

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

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

G1 The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

G2 Deposit

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

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

G2.2 The deposit (a) must be paid in pounds sterling by cheque or banker's draft drawn on an approved financial institution (or by any other means of payment that the auctioneers may accept); and

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

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

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

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

G3 Between contract and completion

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

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

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

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

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

Title and identity

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

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

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



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

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

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

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

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

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

G5 Transfer

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

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

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

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

G6 Completion

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

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

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

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

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

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

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

G7 Notice to complete

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

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

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

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

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

- (a) terminate the contract; and

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

G8 If the contract is brought to an end

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

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

G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

G9.5 The buyer must:

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

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

G10 Interest and apportionments

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

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

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

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

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

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

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

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

G11 Arrears

Part 1 Current rent

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

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

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



Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

(a) so state; or
(b) give no details of any arrears. G11.8 While any arrears due to the seller remain unpaid the buyer must:

(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy;

(b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment);

(c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require;

(d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order;

(e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and
(f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.

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

G12 Management

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

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

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

(a) the seller must comply with the buyer's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the seller to a liability that the seller would not otherwise have, in which case the seller may act reasonably in such a way as to avoid that liability;

(b) if the seller gives the buyer notice of the seller's intended act and the buyer does not object within five business days giving reasons for the objection the seller may act as the seller intends; and

(c) the buyer is to indemnify the seller against all loss or liability the seller incurs through acting as the buyer requires, or by reason of delay caused by the buyer.

G13 Rent deposits

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

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

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

(a) observe and perform the seller's covenants and conditions in the rent deposit deed and indemnify the seller in respect of any breach;

(b) give notice of assignment to the tenant; and
(c) give such direct covenant to the tenant as may be required by the rent deposit deed.

G14 VAT

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

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

G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

(b) it has made, or will make before completion, a VAT option in relation to the lot and will not revoke it before or within three months after completion;

(c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
(d) it is not buying the lot as a nominee for another person.

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

(a) of the buyer's VAT registration;

(b) that the buyer has made a VAT option; and

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

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

(a) retain and manage the lot for the buyer's own benefit as a continuing business as a going concern subject to and with the benefit of the tenancies; and

(b) collect the rents payable under the tenancies and charge VAT on them

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

G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

(a) to make an election on completion under Section 198 of the Capital Allowances Act 2001 to give effect to this condition G16; and

(b) to submit the value specified in the special conditions to HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17 Maintenance agreements

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

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

G18 Landlord and Tenant Act 1987

G18.1 This condition G18 applies where the sale is a relevant disposal for the purposes of part I 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



Agents Property AUCTION

TOGETHER WE GET RESULTS

Upcoming Auctions

Wednesday 31st **October** 2018
Wednesday 12th **December** 2018
Thursday 31st **January** 2019
Thursday 28th **February** 2019
Wednesday 27th **March** 2019
Monday 29th **April** 2019
Thursday 30th **May** 2019
Thursday 27th **June** 2019
Wednesday 31st **July** 2019
Thursday 29th **August** 2019
Monday 30th **September** 2019
Thursday 31st **October** 2019
Monday 9th **December** 2019

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see website for auction terms & conditions