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Open 7 Days



## Agents Property **AUCTION**

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**Monthly Auction that gets results.**

Wednesday 31st October 2018

**Grand Hotel** (formerly The Marriott), Gosforth Park, Newcastle NE3 5HN

**6:30pm registration for 7:00pm start**

**01661 831 360**

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





## Buyers Guide

### IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

#### Particulars of Sale:

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

#### Price Guides:

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

#### Option 1 Terms & Conditions:

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

#### Option 2 Terms & Conditions:

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

#### Administration Fee:

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

#### Bidding at Auction:

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

#### Remote Bidding:

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

#### Sales Agreed:

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

#### Amendments to Catalogue:

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

## Venue Location

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

Tel: 0191 236 4111

#### Directions:

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





## Order Of Sale

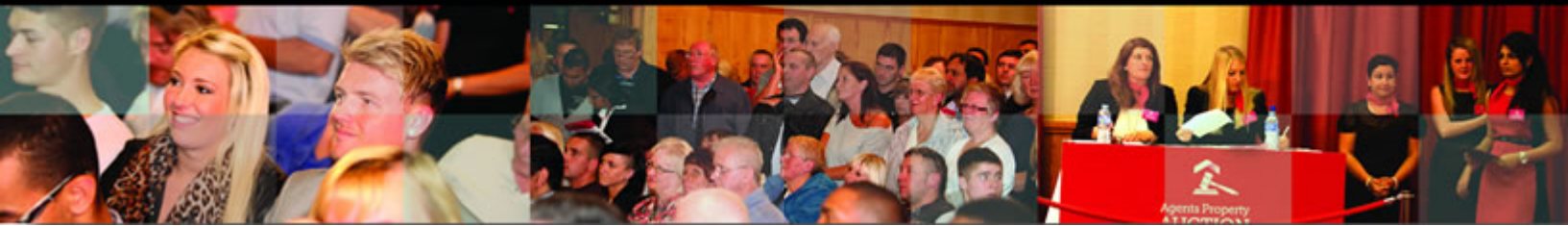
Lot No	Address	Post Code	Partner Agent
<b>OPTION 1</b>			
Lot 1	13 Hendon Valley Road, Sunderland	SR2 8JN	Andrew Craig
Lot 2	3 Fifth Street, Blackhall Colliery	TS27 4ER	Kimmitt & Roberts
Lot 3	36 Alphonsus Street, Middlesbrough	TS3 6DU	Michael Poole
Lot 4	4 Dene Terrace East, Wylam	NE41 8AY	Yellow Estate Agency
Lot 5	9 Frederick Street, Coundon, Bishop Auckland	DL14 8PN	JW Wood Estate Agents
Lot 6	25 Ravenburn Gardens, Newcastle upon Tyne	NE15 7HU	Rook Matthews Sayer
Lot 7	193 Marshall Wallis Road, South Shields	NE33 5PP	Andrew Craig
Lot 8	10 Easington Street, Easington	SR8 3LD	Kimmitt & Roberts/Mike Rogerson
Lot 9	159 High Street, Redcar	TS10 3AN	Michael Poole
Lot 10	84 Collingwood Street, South Shields	NE33 4JY	Andrew Craig
Lot 11	Land On South Side of 40 Eamont Road, Stockton on Tees	TS20 1DG	Rook Matthews Sayer
Lot 12	2/3 South Terrace, Southwick	SR5 2AW	Andrew Craig
Lot 13	7 Denmark Street, Gateshead	NE8 1NQ	Andrew Craig
Lot 14	1 Andrew Street, Hartlepool	T24 7LB	Rook Matthews Sayer
Lot 15	91 Kingsmere Gardens, Newcastle	NE6 3NU	Rook Matthews Sayer
Lot 16	4 Grant Street, Horden	SR8 4BZ	Kimmitt & Roberts
Lot 17	24 Bell Street, Middlesbrough	TS5 4DU	Michael Poole
Lot 18	5 Rectory Road, Hetton le Hole	DH5 9HG	Kimmitt & Roberts
Lot 19	85 Stoddart Street, South Shields	NE34 0JS	Andrew Craig
Lot 20	9 Victoria Terrace, Saltburn By The Sea	TS13 4LF	Yellow Estate Agency
Lot 21	4 Church View Villas, Hetton le Hole	DH5 9AD	Kimmitt & Roberts
Lot 22	15-16 Front Street, Camperdown	NE12 5UT	Rook Matthews Sayer
Lot 23	113 Marshall Wallis Road, South Shields	NE33 5PR	Andrew Craig
Lot 24	44-46 Parliament Road, Middlesbrough	TS1 4LA	Michael Poole
Lot 25	9 North Street, Jarrow	NE32 3PG	Andrew Craig
Lot 26	32 Gladstone Street, Beamish	DH9 0QL	JW Wood Estate Agents
Lot 27	76 Howe Street, Hebburn	NE31 2XH	Andrew Craig
Lot 28	116 Church Lane, Eston	TS6 9QR	Michael Poole
Lot 29	16 Front Street, Broompark	DH7 7QX	JW Wood Estate Agents
Lot 30	5 Wallington Court, Billingham, Stockton	TS23 3UZ	Michael Poole
Lot 31	130 Essex Street, Middlesbrough	TS1 4PU	Michael Poole
Lot 32	61 Middleton Avenue, Fenham	NE4 9NB	Rook Matthews Sayer
Lot 33	3 Stirling Drive, Bedlington	NE22 5YF	Rook Matthews Sayer
Lot 34	14 Fifth Street, Blackhall Colliery	TS27 4ER	Kimmitt & Roberts
Lot 35	101 Camden Street, Stockton	TS18 3LA	Michael Poole
Lot 36	41 Raby Moor, Bishop Auckland	DL13 5HG	JW Wood Estate Agents
Lot 37	54 Jackson Street, Saltburn by the Sea	TS12 2TE	Michael Poole
Lot 38	121 Stoddart Street, South Shields	NE34 0JS	Andrew Craig
Lot 39	65-68 Derwent Street, Chopwell	NE17 7HZ	Rook Matthews Sayer/Yellow Estate Agency
Lot 40	8 St Leonards Close, Saltburn by the Sea	TS13 4QP	Michael Poole
Lot 41	4 Cromwell Road, South Bank, Middlesbrough	TS6 6JH	Michael Poole/Currell
Lot 42	8 Wycliffe Road, Seaham	SR7 8HP	Kimmitt & Roberts
Lot 43	105 Burwell Road, Netherfields	TS3 0QD	Michael Poole
Lot 44	59 Holly Avenue, Wallsend	NE28 6PB	Mike Rogerson
Lot 45	11 Holmside, Sunderland	SR1 3JE	Rook Matthews Sayer
Lot 46	79 Newmarket Walk, South Shields	NE33 4NS	Andrew Craig
Lot 47	137 Imeary Street, South Shields	NE33 4EW	Andrew Craig





## Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	160 Collingwood Court, Washington	NE37 3EF	Andrew Craig
Lot 49	9 Lovaine Street, Pelton	DH2 1PE	Andrew Craig
Lot 50	36 Brunel Street, Ferryhill	DL17 8NX	JW Wood Estate Agents
Lot 51	36 Station Road, Trimdon Station	TS29 6BP	Kimmitt & Roberts
<b>OPTION 2</b>			
Lot 52	34 Redemarsch, Gateshead	NE10 8PR	Andrew Craig
Lot 53	11 Longhirst Drive, Wideopen	NE13 6JW	Andrew Craig
Lot 54	16 Benwell Village Mews, Newcastle upon Tyne	NE15 6LF	Rook Matthews Sayer
Lot 55	64 Brookbank Avenue, Redcar	TS10 1HS	Michael Poole
Lot 56	6 Campbell Terrace, Easington Lane	DH5 0JL	Kimmitt & Roberts
Lot 57	13 Huntcliffe Avenue, Redcar	TS10 5EG	Michael Poole
Lot 58	3 Monument Terrace, Penshaw, Houghton Le Spring	DH4 7JF	Andrew Craig/Kimmitt & Roberts
Lot 59	536 West Road, Fenham	NE5 2JL	Rook Matthews Sayer
Lot 60	24 Eland Edge, Ponteland	NE20 9AY	Rook Matthews Sayer
Lot 61	3 Liffey Road, Hebburn	NE31 2DH	Andrew Craig
Lot 62	90 High Street West, Redcar	TS10 1SD	Michael Poole
Lot 63	82 Edge Hill, Pontleland	NE20 9JQ	Rook Matthews Sayer
Lot 64	5 Swinneys Court, Staithes Lane, Morpeth	NE61 1TD	Rook Matthews Sayer
Lot 65	8 The Green, Ponteland	NE20 9UX	Michael Poole
Lot 66	31 Pottery Wharf, Thornaby	TS17 6DT	Michael Poole
Lot 67	8 Waterhouses, Houghton Le Spring	DH4 6GE	Kimmitt & Roberts
Lot 68	56 Angerton Gardens, Fenham	NE5 2JB	Rook Matthews Sayer
Lot 69	63 Westmorland Rise, Peterlee	SR8 2EP	Kimmitt & Roberts
Lot 70	103 Morpeth Avenue, South Shields	NE34 0RS	Andrew Craig
Lot 71	7 Sovereign House, Oxford Street, Tynemouth	NE30 4PR	Rook Matthews Sayer
Lot 72	37 Medway, Great Lumley, Chester Le Street	DH3 4HT	JW Wood Estate Agents
Lot 73	281 High Street, Eston	TS6 8DA	Michael Poole
Lot 74	Flat 1, 37 Mulberry Wynd, Stockton On Tees	TS18 3BF	Michael Poole
Lot 75	115 High Street, Saltburn by the Sea	TS12 2QD	Michael Poole
Lot 76	3 Ashbrook Court, Hutton Henry	TS27 4QY	Kimmitt & Roberts
Lot 77	254 Harton Lane, South Shields	NE34 0LR	Andrew Craig
Lot 78	20 High Street, Lazenby, Middlesbrough	TS6 8DX	Michael Poole
Lot 79	8 Althorp, Redcar	TS10 1NY	Michael Poole
Lot 80	37 Hawarden Crescent, Sunderland	SR4 7NQ	Andrew Craig/Kimmitt & Roberts
Lot 81	7 Scott Court, South Shields	NE34 9JW	Andrew Craig
Lot 82	17 Mount Road, Birtley	DH3 1BB	Andrew Craig
Lot 83	63 Cumberland Street, Darlington	DL3 0LY	JW Wood Estate Agents
Lot 84	17 South Parade, Choppington	NE62 5RB	Rook Matthews Sayer
Lot 85	12 Forth Road, Redcar	TS10 1PN	Michael Poole
Lot 86	5 North View Terrace, Felling	NE10 0AU	Andrew Craig
Lot 87	43 Lanehouse Road, Thornaby	TS17 8AF	Michael Poole
Lot 88	5 Coningsby Gardens, Morpeth	NE61 6JD	Rook Matthews Sayer
Lot 89	182 Gladstone Street, Blyth	NE24 1HY	Rook Matthews Sayer
Lot 90	31 Ridge Terrace, Bedlington	NE22 6ED	Rook Matthews Sayer
Lot 91	11 Thornton Avenue, South Shields	NE33 5SZ	Andrew Craig
Lot 92	4 East Street, Mickley	NE43 7BP	Yellow Estate Agency
Lot 93	107 Sun Gardens, Thornaby	TS17 6PL	Michael Poole



## Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	3 The Croft, Bellingham	NE48 2JY	Rook Matthews Sayer
Lot 95	12 Fitzwilliam Street, Redcar	TS10 2BH	Michael Poole
Lot 96	9 Appletree Gardens, Walkerville	NE6 4NY	Rook Matthews Sayer
Lot 97	18 Chester Way, Jarrow	NE32 4TJ	Andrew Craig
Lot 98	3 Soppett Street, Redcar	TS10 2AJ	Michael Poole
Lot 99	60 Middleton Avenue, Fenham	NE4 9NB	Rook Matthews Sayer
Lot 100	34 Redewood Close, Newcastle upon Tyne	NE5 2NY	Rook Matthews Sayer
Lot 101	18 Third Avenue, Morpeth	NE61 2HZ	Rook Matthews Sayer
Lot 102	30 Hopkins Walk, South Shields	NE34 9NA	Andrew Craig
Lot 103	174 Benson Road, Newcastle	NE6 2SH	Rook Matthews Sayer
Lot 104	35 River View, Sunderland	SR1 2AT	Andrew Craig
Lot 105	78 Victoria Road, Thornaby	TS17 6HH	Michael Poole
Lot 106	61 Vine Street, Wallsend	NE28 6JD	Mike Rogerson
Lot 107	27 Redesdale Grove, North Shields	NE29 7DY	Andrew Craig/Rook Matthews Sayer
Lot 108	23 Stead Lane, Bedlington	NE22 5LU	Rook Matthews Sayer
Lot 109	113 Roman Road, Jarrow	NE32 4SF	Andrew Craig
Lot 110	19 Ridley Street, Cramlington	NE23 6RH	Mike Rogerson
Lot 111	8 Victoria Mews, Easington Village, Peterlee	SR8 3JN	Kimmitt & Roberts
Lot 112	28 William Morris Street, Shotton Colliery	DH6 2PL	Kimmitt & Roberts
Lot 113	93 Marshall Wallis Road, South Shields	NE33 5PR	Andrew Craig
Lot 114	57 West Scar, Redcar	TS10 2PQ	Michael Poole
Lot 115	81 Inskip Terrace, Gateshead	NE8 4AJ	Andrew Craig
Lot 116	30 Railway Terrace North, Houghton Le Spring	DH4 7BB	Andrew Craig/Kimmitt & Roberts
Lot 117	Longside House, Blaydon	NE21 6DX	Andrew Craig
Lot 118	11 Vernon Close, South Shields	NE33 5DF	Andrew Craig
Lot 119	36 West Vallum, Denton Burn	NE15 7TN	Rook Matthews Sayer
Lot 120	60 Front Street, Winlaton	NE21 6AE	

## 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

13 Hendon Valley Road, Sunderland SR2 8JN

Andrew Craig



#### Description:

**NO RESERVE PRICE!!!!!!**

This mid terrace cottage would be an ideal investment opportunity. Structural works are required hence cash buyers only. Situated close to a range of local amenities including the shops of Villette road and local bus links to the city centre. The property offers accommodation all on one level. Accommodation comprises of: three bedrooms, lounge, kitchen and utility room then bathroom to rear. Externally there is a yard with double gates to rear. Viewing is recommended!



EPC rating: E

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £1+

### Lot No. 2

3 Fifth Street, Blackhall Colliery TS27 4ER

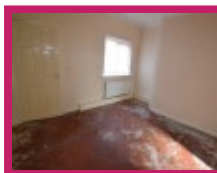
kimmitt & roberts



#### Description:

A perfect opportunity for the local investor to acquire this two bedroom terraced home which offers gas central heating system, double glazing and briefly comprising lounge, dining room, kitchen, bathroom/w.c., and two bedrooms.

EPC Band D



EPC rating: D

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

**Price Guide:** £22,500+

### Lot No. 3

36 Alphonsus Street, Middlesbrough TS3 6DU

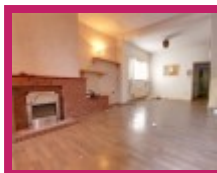
Michael Poole



#### Description:

An end terrace house offers three floors of living accommodation and briefly comprises, vestibule, Lounge, lobby, kitchen, bathroom, landing and three bedrooms. Externally we have an enclosed yard to the rear. Early viewing is highly recommended.

EPC rating: to be advised



**Call:** Michael Poole 01642 254222

**Price Guide:** £22,500+



**Lot No. 4**
**4 Dene Terrace East, Wylam NE41 8AY**

**Description:**

A two bedroom mid terrace house situated in this fantastic village location. The property is in need of updating and comprises:- entrance hallway, living/dining room, kitchen, shower room, stairs to first floor landing, and two bedrooms. Externally there is a front garden and an enclosed rear yard. Available now with no upward chain. Viewing is essential!!!



EPC Band D

**Call:** Yellow 01661 831234

**Price Guide:** £99,950+

**Lot No. 5**
**9 Frederick Street, Coundon, Bishop Auckland DL14 8PN**

**Description:**

With a pleasant situation within Coundon and boasting three good sized bedrooms, a viewing comes recommended to avoid disappointment. Although requiring some updating, this property would be a magnificent family home benefitting from central heating and uPVC double glazing. In brief, accommodation comprises entrance lobby, lounge, dining room, fitted kitchen, rear lobby and wet room. To the first floor are three good sized bedrooms. Externally the property has an enclosed rear yard with gate accessing the rear lane.



EPC Band E

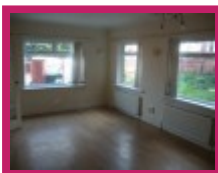
**Call:** J W Woods 01388 604273

**Price Guide:** £20,000+

**Lot No. 6**
**25 Ravenburn Gardens, Newcastle upon Tyne NE15 7HU**

**Description:**

Appealing to both the private residential buyer and the buy to let investor is this two bedroom ground floor flat situated on a cul-de-sac within this residential area. The property benefits include double glazed windows, gas central heating, fitted kitchen, garden and is offered for sale with vacant possession. The property comprises entrance hall, living room, kitchen, shower room and two bedrooms. Externally there is a lawned garden and drive offering off street parking.



EPC Band E

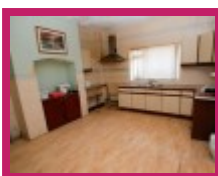
**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £27,000+

**Lot No. 7**
**193 Marshall Wallis Road, South Shields NE33 5PP**

**Description:**

A two bedroom House offered for sale with vacant possession, the property benefits from gas central heating and double glazing but does require some refurbishment. Briefly comprises entrance hall, stairs to first floor, living room, kitchen. To the first floor there are two bedrooms and a bathroom. Externally there is a yard to the rear.



EPC rating: to be advised

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £29,950+

**Lot No. 8**

10 Easington Street, Easington SR8 3LD

**kimmitt & roberts**
**MIKE  
ROGERSON**

**Description:**

A two bed mid terrace house offered for sale with vacant possession. Property briefly comprises of entrance lobby, lounge, kitchen, utility room. To the first floor there are two bedrooms and a bathroom/wc. There is yard to the rear.



EPC Band D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £19,950+

**Lot No. 9**

159 High Street, Redcar TS10 3AN

**Michael Poole**

**Description:**

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



EPC rating: D for Shop and Flat

**Call:** Michael Poole 01642 285041

**Price Guide:** £79,950+

**Lot No. 10**

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. 11**

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

**ROOK  
MATTHEWS  
SAYER**

**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

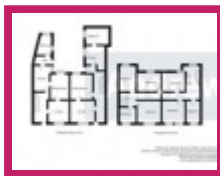
**Price Guide:** £15,000+



**Lot No. 12**
**2/3 South Terrace, 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. 13**
**7 Denmark Street, Gateshead NE8 1NQ**
**Andrew Craig**

**Description:**

A great and rare opportunity to purchase this substantial mid terrace property. The property is currently being offered for sale with vacant possession and will appeal to both the private residential buyer as well as the buy to let investor as the property is currently utilised as three independent flats however, subject to necessary planning permission/building regulation approval could be converted into a single dwelling. Flat A, lobby, hall, bedroom, bathroom, living room and kitchen, Flat B, access door, lobby, hall, two bedrooms, bathroom, living room and kitchen, Flat C, access door, bathroom, living room/bedroom and kitchen. Externally there is a yard to the rear.



EPC rating: 7a - D7b - D7c - F

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £149,950+

**Lot No. 14**
**1 Andrew Street, Hartlepool T24 7LB**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

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



EPC Band tbc

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £80,000+

**Lot No. 15**
**91 Kingsmere Gardens, Newcastle NE6 3NU**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Upper flat with pleasant outlook offered with early vacant possession assured. Gas centrally heated the layout comprises- Entrance lobby with staircase to landing, living room. Kitchen. Two bedrooms and bathroom / wc. Externally there are communal gardens.



EPC rating: D

**Call:** Rook Matthews Sayer 0191 276 1283

**Price Guide:** £25,000+

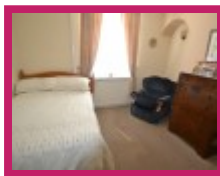
**Lot No. 16**

4 Grant Street, Horden SR8 4BZ

**kimmitt & roberts**

**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 rating: D

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

**Price Guide:** £39,950+

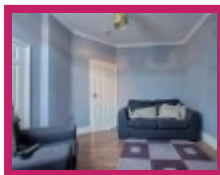
**Lot No. 17**

24 Bell Street, Middlesbrough TS5 4DU

**Michael Poole**

**Description:**

Great for investment or first time buyers. This mid terraced property offers accommodation briefly comprising entrance hall, spacious lounge with bay window and open access into the dining room, a kitchen with wall and base units, a firstfloor landing, two bedrooms and bathroom/WC. Externally there is a rear yard.



EPC rating: D

**Call:** Michael Poole 01642 254222

**Price Guide:** £49,950+

**Lot No. 18**

5 Rectory Road, Hetton le Hole DH5 9HG

**kimmitt & roberts**

**Description:**

We are pleased to offer for sale this two bedroomed mid-terrace property which comprises of a kitchen, ground floor bathroom/wc, lounge and diner whilst to the first floor there are two bedrooms. Externally there is an enclosed yard to rear. This property would be a great purchase for the local investor or first time buyer, must be viewed internally to appreciate this property.



EPC rating: C

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

**Price Guide:** £35,000+

**Lot No. 19**

85 Stoddart Street, South Shields NE34 0JS

**Andrew Craig**

**Description:**

Three bedroom upper flat in need of re-modernisation. Located close to South Tyneside Hospital, metro, bus and road links to other areas, this is sure to appeal to investors. Internally the property comprises of door to hallway, stairs to first time buyers, lounge, kitchen, bathroom and three bedrooms. Externally to the rear lies a shared yard.  
EPC rating: C

**Call:** Andrew Craig 0191 4271722

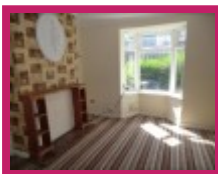
**Price Guide:** £30,000+



**Lot No. 20**
**9 Victoria Terrace, Saltburn By The Sea TS13 4LF**

**Description:**

A mid terraced property offered for sale with vacant possession. The property would benefit from refurbishment. The property comprises; open plan lounge/diner/ kitchen, bathroom, two bedrooms and an attic room. Externally there is a front townhouse garden.



EPC rating: D

**Call:** Agents Property Auction 01661 831360

**Price Guide:** £35,000+

**Lot No. 21**
**4 Church View Villas, Hetton le Hole DH5 9AD**

**Description:**

Kimmit & Roberts are delighted to present to the market this attractively priced and spacious mid terrace property situated in this popular street of Hetton le Hole. Accommodation comprises entrance lobby and hall, living room, dining room, kitchen, rear lobby, bathroom, landing and two double bedrooms. Externally, the property boasts forecourt to the front with perimeter wall and gate. To the rear is an enclosed yard with perimeter wall and roller shutter door providing off street parking. Early viewings are highly recommended.



EPC rating: D

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

**Price Guide:** £36,000+

**Lot No. 22**
**15-16 Front Street, Camperdown NE12 5UT**

**Description:**

The property is situated on Front Street the main road running through the village of Camperdown. A two storey detached red brick building consisting ground floor retail unit and first floor 2 bedroom flat. The ground floor is let to a salon for £4,800 per annum with a lease in place till 2028, the current tenant has been trading from the unit circa 26 years. The First floor flat has a private entrance to the side of the building and consists living room, kitchen, 2 bedrooms and bathroom, the flat is currently vacant but could be let for approximately £4,500 per annum. The property also has out buildings and garden to the rear of the property.



EPC rating: D

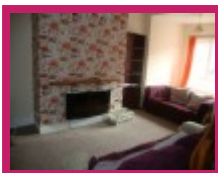
**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £75,000+

**Lot No. 23**
**113 Marshall Wallis Road, South Shields NE33 5PR**

**Description:**

Appealing to either the private residential buyer or the buy to let investor is this two bedroomed maisonette offered for sale with vacant possession and located in this residential area. The property benefits from double glazed windows, gas central heating and the living accommodation is split over two floors. The property briefly comprises entrance hall with stairs off to the first floor, bedroom one, living room, kitchen and to the second floor bedroom two.



EPC rating: D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £34,950+



**Lot No. 24**
**44-46 Parliament Road, Middlesbrough TS1 4LA**

**Description:**

Available with no forward chain and perfectly situated for access to Teesside University. This former dentist has been converted into a ten bedroom property that will appeal to investors and must be viewed to be fully appreciated.



EPC Band F

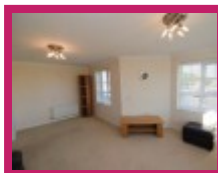
**Call:** Michael Poole 01642 254222

**Price Guide:** £129,950+

**Lot No. 25**
**9 North Street, Jarrow NE32 3PG**
**Andrew Craig**

**Description:**

A deceptively spacious first floor flat offered for sale with no onward chain. With extensive views from the lounge we highly recommend an early inspection is advised to fully appreciate this well presented apartment. With gas central heating and double glazing the property briefly comprises of; Communal entrance hall with stairs to first floor and door into apartment. Entrance lobby into entrance hall, spacious lounge, fitted kitchen, two bedrooms and bathroom/w.c. Outside there a communal gardens and allocated parking space.



EPC Band B

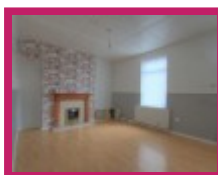
**Call:** Andrew Craig 0191 4280025

**Price Guide:** £54,950+

**Lot No. 26**
**32 Gladstone Street, Beamish DH9 0QL**
**THE WOOD  
ESTATE AGENTS**

**Description:**

Available with no forward chain, a three bedroomed terraced house ideal for first time buyers or investment purchasers. Situated in No Place near Beamish, the house has uPVC double glazing, gas central heating with combination boiler and briefly comprises: lounge, separate dining room, kitchen, rear lobby and bathroom. To the first floor there are three bedrooms, there is a yard to the rear. No Place is within a short drive of Stanley Town Centre with its range of shopping and recreational facilities and the property is also well placed for commuting purposes being close to the A693 providing access to Stanley, Chester le Street, Consett, the (A1)M, Tyneside and the Metro Centre.



EPC rating: D

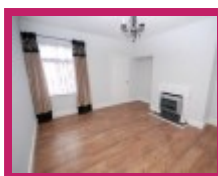
**Call:** JW Wood Estate Agents 01207 235 221

**Price Guide:** £35,000+

**Lot No. 27**
**76 Howe Street, Hebburn NE31 2XH**
**Andrew Craig**

**Description:**

OFFERED WITH NO UPPER CHAIN - A spacious upper flat situated just off Victoria Road East in Hebburn with most local amenities close by and having Jarrow Town Centre shops, bus and Metro Stations and good road links via the A19 and Tyne Tunnel readily available. The internal layout comprises of: Entrance lobby with stairs leading upper to landing, lounge with feature fire, kitchen, three piece bathroom and three bedrooms. Offered with the benefit of double glazing and gas central heating. Viewing recommended.



EPC Band D

**Call:** Andrew Craig 0191 428 1428

**Price Guide:** £47,500+

**Lot No. 28**

116 Church Lane, Eston TS6 9QR

Michael Poole


**Description:**

A Fantastic Opportunity to Acquire a Striking Bay fronted Home in a Popular residential Location. Offered to the Market with No Onward Chain and Situated on an Excellent Size Plot. Inside and Out this Property has A Lot to Offer, Including Off Road Parking at the Front and a Fantastic Size Garden at the Rear. In Need of a Little TLC, This Property Would Make a Great Home for Yourself or a Tidy Little Investment.



EPC rating: E

**Call:** Michael Poole 01642 955180

**Price Guide:** £90,000+

**Lot No. 29**

16 Front Street, Broompark DH7 7QX

 THE WOOD  
ESTATE AGENTS

**Description:**

We have pleasure in offering for sale, this well presented two bedroomed end terraced property benefitting from gas fired central heating, double glazing and no onward chain. The property has attractive well planned accommodation briefly comprising: entrance lobby with stairs to first floor, lounge with square bay window to front, dining room and kitchen. To the first floor there are two bedrooms, both with fitted wardrobes, and a refitted bathroom. Externally there is a small garden to the front and a yard to the rear. Broompark is conveniently situated for easy access to Durham City Centre where there are comprehensive shopping and recreational facilities and amenities available, with local neighbourhood shops, schools etc available within nearby Ushaw Moor.



EPC rating: E

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

**Price Guide:** £64,950+

**Lot No. 30**

5 Wallington Court, Billingham, Stockton TS23 3UZ

Michael Poole


**Description:**

Whether you're looking to get on the property ladder, making an investment or looking to downsize, this two bedroom first floor leasehold flat with no onward chain could be your ideal buy! It has the benefit of uPVC double glazed windows & uPVC entrance door, some useful storage space, central heating with an Ideal Logic combi boiler & a southerly facing rear garden. Comprising entrance lobby, landing, lounge, kitchen with modern light oak style units, two bedrooms and bathroom with a white suite.



EPC Band C

**Call:** Michael Poole 01642 355000

**Price Guide:** £44,950+

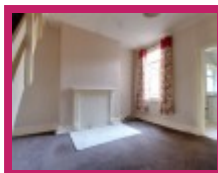
**Lot No. 31**

130 Essex Street, Middlesbrough TS1 4PU

Michael Poole


**Description:**

A two bedroom mid terrace house, ideally Positioned Within Middlesbrough Town Centre and Available with No Forward Chain. This Property is Ideal for Investment and Sensibly Priced to Reflect the Condition of the Property. Viewing is Strongly Recommended. Property comprise entrance hall, lounge, dining room, kitchen, bathroom, wc. To the first floor there are two bedrooms. Externally there is a yard to the rear.



EPC rating: D

**Call:** Michael Poole 01642 254222

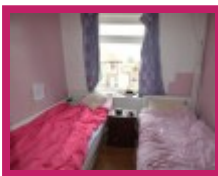
**Price Guide:** £34,950+



**Lot No. 32**
**61 Middleton Avenue, Fenham NE4 9NB**
**ROOK  
MATTHEWS  
SAYER**

**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

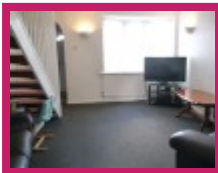
**Call:** Rook Matthews Sayer 0191 274 4661

**Price Guide:** £99,950+

**Lot No. 33**
**3 Stirling Drive, Bedlington NE22 5YF**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Priced to sell this two bedroom terraced property is ready to view now. Chain free the property would make a fantastic starter home or investment opportunity. Close to local amenities the property has good road links to the A189. With double glazing and gas central heating the accommodation comprises; entrance hall, lounge, fitted kitchen, stairs to the first floor landing, two bedrooms and bathroom. Externally there is an enclosed garden to the rear and allocated parking space and an open aspect garden to the front. Viewings recommended.



EPC Band C

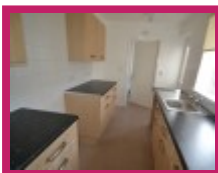
**Call:** Rook Matthews Sayer 01670 531 114

**Price Guide:** £34,950+

**Lot No. 34**
**14 Fifth Street, Blackhall Colliery TS27 4ER**
**kimmitt & roberts**

**Description:**

A good opportunity for the local investor to acquire this two bedroom mid terraced home which comes with gas central heating system, double glazing and briefly comprising lounge, dining room, kitchen, bathroom/w.c., two bedrooms and yard to rear.



EPC rating: D

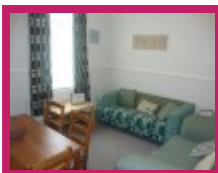
**Call:** Kimmitt and Roberts 0191 584 8080

**Price Guide:** £22,500+

**Lot No. 35**
**101 Camden Street, Stockton TS18 3LA**
**Michael Poole**

**Description:**

Fronted onto a pedestrian walkway is this well presented two bedroom, two reception mid terrace house. The property benefits include an alarm, double glazed windows, gas central heating and a yard to the rear. The property briefly comprises entrance hall, living room/bedroom, dining room, kitchen, two bedrooms and a bathroom/wc to the first floor.



EPC Band D

**Call:** Michael Poole 01642 355000

**Price Guide:** £34,950+



**Lot No. 36**
**41 Raby Moor, Bishop Auckland DL13 5HG**

**Description:**

A delightful stone built end terraced country cottage enjoying a lovely rural location with countryside views. With full uPVC double glazing and solid fuel central heating to radiators. The property is well presented and has a spacious lounge with an open fire in feature fireplace, fitted kitchen to the ground floor, whilst upstairs there are two bedrooms and a bathroom/wc. Externally the property has been rendered to the side and rear in Summer 2014. There is a pleasant fence enclosed block paved yard to the rear with open outlook. The property is offered with no onward chain. Incentives are available from Durham County Council to assist with the purchase and renovation of properties. Please contact JW Wood for further information. EPC Band G


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

**Price Guide:** £36,000+

**Lot No. 37**
**54 Jackson Street, Saltburn by the Sea TS12 2TE**

**Description:**

A Fantastic Opportunity to Acquire a Great Little Terraced House. This Home Would Make a Lovely Property for Yourself or a Tidy Little Investment. Although Some of the Hard Work has been Done with this Property Including Gas Central Heating and UPVC Double Glazing it Does Require Some Updating.



EPC Band D

**Call:** Michael Poole 01642 285041

**Price Guide:** £25,000+

**Lot No. 38**
**121 Stoddart Street, South Shields NE34 0JS**
**Andrew Craig**

**Description:**

Situated in this popular location within close proximity to amenities, shops, Tyne Dock Metro Station and bus routes into the Town Centre. This two bedroom ground floor flat would make an ideal first time buy or investment property. The property briefly comprises of: - Entrance hallway, lounge, kitchen with some integrated appliances, two bedrooms, bathroom and shared yard to the rear. Further benefits include gas central heating and double glazing. Offered with no chain involved. We highly recommend a viewing.



EPC Band to be advised

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £32,500+

**Lot No. 39**
**65-68 Derwent Street, Chopwell NE17 7HZ**

**Description:**

Six unmodernised self contained flats located within this end terrace property with the accommodation spread over three floors. All the flats are in need of refurbishment and remedial work and are being offered for sale with vacant possession.

The property briefly comprises of three, one bedroom flats to the ground floor, two, one bedroom flats to the second floor and a two bedroomed flat to the top floor.

EPC ratings: D

**Call:** Rook Matthews Sayer 0191 4131313

**Price Guide:** £69,950+

**Lot No. 40**

8 St Leonards Close, Saltburn by the Sea TS13 4QP

Michael Poole



**Description:**

A Fantastic Opportunity to Acquire a Three Bedroom Semi Detached home Situated in a Popular Village Location. Property comprise of entrance hall, lounge, kitchen/diner. To the first floor there are three bedrooms and a bathroom/wc. Externally there are gardens to front and rear and driveway.



EPC rating: D

**Call:** Michael Poole 01642 285041

**Price Guide:** £45,000+

**Lot No. 41**

4 Cromwell Road, South Bank, Middlesbrough TS6 6JH

Michael Poole

Currell



**Description:**

FREEHOLD VACANT SHOP AND FLAT FOR REPAIR. BY ORDER OF TRUSTEES IN BANKRUPTCY. The property comprises a two storey mixed commercial and residential building, arranged with a former hot food takeaway to the ground floor, with a first floor one bedroom flat. The flat is arranged with two rooms, kitchen and shower room/w.c. There is an attached covered yard area to the side. Viewings may not be possible due to insanitary conditions following a pigeon infestation.



EPC rating: to be advised

**Call:** Michael Poole 01642 955180

**Price Guide:** £9,950+

**Lot No. 42**

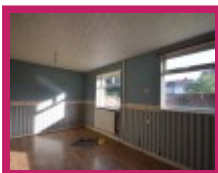
8 Wycliffe Road, Seaham SR7 8HP

kimmitt & roberts



**Description:**

We are pleased to offer for sale this spacious three bedroom semi detached family home well situated within the popular Westlea area of town. The property benefits from gas central heating, UPVC double glazing, spacious dining room and separate kitchen, driveway and sizeable gardens. Rarely available, early viewing strongly advised.



EPC rating: C

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

**Price Guide:** £58,000+

**Lot No. 43**

105 Burwell Road, Netherfields TS3 0QD

Michael Poole



**Description:**

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



EPC rating: to be advised

**Call:** Michael Poole 01642 254222

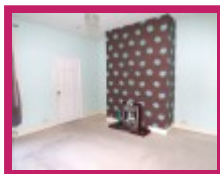
**Price Guide:** £49,950+




**Lot No. 44**
**59 Holly Avenue, Wallsend NE28 6PB**

**Description:**

Offered to the sales market with no onward chain this first floor flat occupies a central location on Holly Avenue, Wallsend. The property is close to all local amenities, schools, shops, industrial, medical and leisure facilities with good transport links by road, bus and metro. The property also benefits from gas central heating (via radiators). Accommodation within briefly comprises: Entrance, stairs to first floor, landing, two bedrooms, lounge, fitted kitchen (offering a range of wall, floor and drawer units) and a family bathroom. Shared yard to rear and on street parking to front.


**EPC Band E**
**Call:** Mike Rogerson 0191 262 1206

**Price Guide:** £45,000+

**Lot No. 45**
**11 Holmside, Sunderland SR1 3JE**

**Description:**

The unit is located on Holmside within the City Centre and forms part of a busy parade running from Fawcett Street towards Park Lane. The area comprises a mix of retail and food operators and the main pub and leisure district is within easy walking distance of the unit. Holmside is a busy bus route with a number of main bus stops close to the unit and the Railway and Metro Station are round the corner from the parade.

Opposite the unit there is building work taking place with the construction of the extended Sunderland College. This is ongoing, with part of the building now complete and operational, and the second phase will start next. This will bring significant increase in the daytime footfall to this part of the street. A two storey mid terraced unit with a pitched slate roof. The unit being 167.57 sq.m (1,803.7 sq.ft.) consists open plan retail area, office and stores on the ground floor with first floor office, kitchen and w/c facilities. The unit is well presented and suitable for a variety of uses subject to the correct use class. EPC Band F.

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £89,950+

**Lot No. 46**
**79 Newmarket Walk, South Shields NE33 4NS**
**Andrew Craig**

**Description:**

Neutrally decorated throughout, this spacious three bedroom upper maisonette offers ready to move in accommodation, as well as it being positioned very well for direct access into the town centre as well as easy access to local shops, bus and metro links and primary schools. The layout internally briefly comprises of: External communal staircase to first floor, Hallway, toilet, kitchen, lounge and dining room (could be utilised as a 4th bedroom) to the lower level, the upper level three bedrooms and bathroom wc. Externally there is communal gardens.


**EPC Band tbc**
**Call:** Andrew Craig 0191 4271722

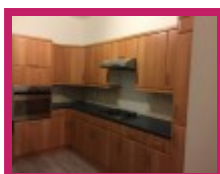
**Price Guide:** £49,950+

**Lot No. 47**
**137 Imeary Street, South Shields NE33 4EW**
**Andrew Craig**

**Description:**

A great opportunity to purchase this one bedroom ground floor flat which is being offered for sale with a tenant in situ on a 6 month AST paying £350pcm. (awaiting sight of tenancy agreement) The property benefits include double glazed windows, gas central heating and fitted kitchen. The property has a lease of 153 years remaining.

The property briefly comprises entrance lobby, entrance hall, bedroom, living room, kitchen, shower room and there is a shared yard to the rear.


**EPC Band B**
**Call:** Andrew Craig 0191 4271722

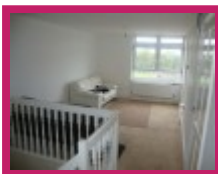
**Price Guide:** £32,500+



**Lot No. 48**
**160 Collingwood Court, Washington NE37 3EF**
**Andrew Craig**

**Description:**

An investment opportunity to purchase this two bedroomed maisonette situated within a residential development and being offered for sale with vacant possession. We are verbally advised that the property has been let at £85pw (£4,420 per annum). The accommodation is split over two floors and benefits include double glazed windows and gas central heating. The property briefly comprises, entrance lobby, entrance hall, study/bedroom, living room, kitchen, bedroom, bathroom/w.c.



EPC rating: C

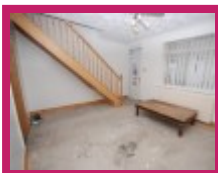
**Call:** Andrew Craig 0191 4921234

**Price Guide:** £16,000+

**Lot No. 49**
**9 Lovaine Street, Pelton DH2 1PE**
**Andrew Craig**

**Description:**

NO UPPER CHAIN on this deceptively spacious end terraced house which will ideally suit a first time buyer or investor. Conveniently located for local shops and schools and within a short commute to Chester le street and Stanley. The internal layout offers spacious lounge and modern fitted breakfasting kitchen. To the first floor there are two bedrooms and bathroom/w.c. Externally there is a private rear yard. Offered with the benefit of double glazing and warmed by gas central heating. Viewing recommended.



EPC Band C

**Call:** Andrew Craig 0191 388 2495

**Price Guide:** £27,000+

**Lot No. 50**
**36 Brunel Street, Ferryhill DL17 8NX**
**WOOD  
ESTATE AGENTS**

**Description:**

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

Property briefly comprises of entrance hall, living room, kitchen. To the first floor landing there are three bedrooms and a bathroom.

EPC Band D

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

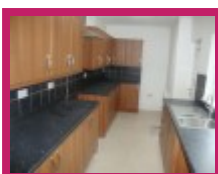
**Price Guide:** £18,000+

**Lot No. 51**
**36 Station Road, Trimdon Station TS29 6BP**
**kimmitt & roberts**

**Description:**


A three bedroom mid terrace house offered for sale with vacant possession the property benefits include double glazing and gas central heating. Property briefly comprises of living room, kitchen, to the first floor there are three bedrooms. Externally there is a yard to the rear.

EPC Band E


**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £22,500+





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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. 52

34 Redemarsch, Gateshead NE10 8PR

**Andrew Craig**



#### Description:

A well presented two bedroom semi detached house located in this popular residential area and is being offered for sale with vacant possession. The property will appeal to both the private residential buyer and the buy to let investor. The property benefits include double glazed windows, gas central heating, modern kitchen and gardens front and rear. The property briefly comprises entrance hall, living room, kitchen, utility, bathroom, two bedrooms and externally there is a garden to the front and rear.



EPC rating: E

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £64,950+

### Lot No. 53

11 Longhirst Drive, Wideopen NE13 6JW

**Andrew Craig**



#### Description:

POPULAR LOCATION. This two bedroomed semi detached bungalow is well placed on Longhirst Drive, Woodlands Park, Wideopen and will suit many buyers. In need of modernisation and available with no upper chain. Comprises :- entrance lobby, lounge with doors leading to bedroom, fitted kitchen and shower room, bedroom to rear. Externally there are gardens to both the front and rear and a single garage. Within easy reach of local shops, school and transport links. Warmed by gas central heating and double glazed windows. Early viewing essential.



EPC rating: D

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £120,000+

### Lot No. 54

16 Benwell Village Mews, Newcastle upon Tyne NE15 6LF

**ROOK  
MATTHEWS  
SAYER**



#### Description:

Available with no onward chain is this well presented two bedroom first floor apartment in the popular Benwell Village Mews development. Ideal for First time buyer. Benefits include double glazing and parking. Close to local shops, restaurants and public transport links to Newcastle City Centre. Newcastle Airport, Metrocentre and A1 and A69 trunk roads are also easily accessible. Comprising of entrance hallway, open plan lounge and dining room, fitted kitchen, two double bedrooms and bathroom. Externally there are communal gardens and an allocated parking space.



EPC rating: C

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

**Price Guide:** £54,950+



**Lot No. 55**

64 Brookbank Avenue, Redcar TS10 1HS

Michael Poole


**Description:**

A Fantastic Opportunity to Acquire a Well Cared For Traditional Style Bay Fronted Semi Detached Bungalow Situated in a Very Popular Residential Location. Inside and Out This Home has A Lot to Offer with Versatile and Good Size Living Accommodation. Whether its for a Home for Yourself or a Tidy Little Investment, This Property Makes Great Sense. We Advise Early Viewing to Avoid Disappointment.



EPC rating: E

**Call:** Michael Poole 01642 285041

**Price Guide:** £64,950+

**Lot No. 56**

6 Campbell Terrace, Easington Lane DH5 0JL

kimmitt &amp; roberts


**Description:**

Kimmit & Roberts are pleased to present to the open market this spacious mid terrace family home situated within the heart of Easington Lane. The property boasts entrance lobby and hallway, living room, dining room, kitchen, bathroom, landing and two double bedrooms. Externally, the property boasts yard to rear with garden shed, perimeter wall and double gates providing off street parking. Early viewings are highly recommended.



EPC rating: E

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £34,950+

**Lot No. 57**

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. 58**

3 Monument Terrace, Penshaw, Houghton Le Spring DH4 7

kimmitt &amp; 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 dampproofing, electrics and gas checks.



EPC Band C

**Call:** K&R 0191 5848080 AC 0191 4921234

**Price Guide:** £54,950+

**Lot No. 59**

536 West Road, Fenham NE5 2JL

**ROOK  
MATTHEWS  
SAYER**

**Description:**

This larger style residence is centrally located for all amenities and facilities to include public transport links, major A1 and A69 trunk roads, Newcastle Airport and Newcastle City Centre. The property itself benefits from gas central heating, double glazing, utility/storage offshot, gardens and off street parking. Popular schools are also in the area. This home is also offered with no Onward Chain. An internal viewing is advised to appreciate the size of accommodation on offer. The property comprises; entrance lobby, hallway, lounge, dining room, kitchen, two double bedrooms, utility/storage area and bathroom. Externally there is an enclosed garden to the rear and off street parking to the front.



EPC rating: D

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

**Price Guide:** £99,950+

**Lot No. 60**

24 Eland Edge, Ponteland NE20 9AY

**ROOK  
MATTHEWS  
SAYER**

**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+

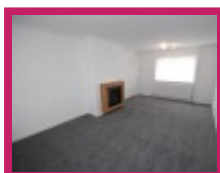
**Lot No. 61**

3 Liffey Road, Hebburn NE31 2DH

**Andrew Craig**

**Description:**

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



EPC rating: D

**Call:** Andrew Craig 0191 428 1428

**Price Guide:** £84,950+

**Lot No. 62**

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:** £79,950+



**Lot No. 63**
**82 Edge Hill, Pontleland NE20 9JQ**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

A 6 bedroom detached house has a unique layout following the contours of the land. The accommodation spreads across three floors, there is a porch leading onto a hallway which opens to the dining area and has a split level staircase leading upwards to the sleeping quarters and downstairs to the kitchen, conservatory and further bedrooms which lend themselves well to have multi-purpose use. Lounge to the front on the first floor level, a cloaks cupboard leading to the utility area. There are also three bathrooms, two which are located on the basement level; the 3rd is part of the Master bedroom suite on the top floor which is completed with a dressing room. The current owner has recently refurbished the house to include wood effect flooring running throughout the living accommodation, re-plastered walls, a modern fitted kitchen and modern bathrooms. The property benefits from double glazing and gas central heating. Externally there are electric double gates, with a driveway leading to the garage. There is an enclosed garden to the rear which is mainly laid to lawn with mature trees and shrubs. EPC Band D

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £435,000+

**Lot No. 64**
**5 Swinneys Court, Staithes Lane, Morpeth NE61 1TD**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

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

EPC Band C


**Call:** Rook Matthews Sayer 01670 511711

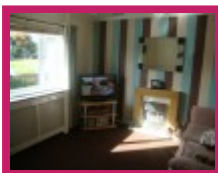
**Price Guide:** £64,950+

**Lot No. 65**
**8 The Green, Ponteland NE20 9UX**
**Michael Poole**

**Description:**

With a garden to the rear with views over the open countryside is this three bedroomed semi detached house which can be purchased as an investment with a tenant having been in for over 10 years or can be offered with vacant possession on completion. The benefits include double glazed windows, gas central heating, gardens and off street parking. The property briefly comprises entrance hall, living room, kitchen, dining room, utility, bathroom, three bedrooms and externally there is a paved garden to the rear leading to a lawned garden and a garden to the front with off street parking. We are advised the property is of an Airey Construction.

EPC Band E


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

**Price Guide:** £99,950+

**Lot No. 66**
**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:** £84,950+

**Lot No. 67**
**8 Waterhouses, Houghton Le Spring DH4 6GE**
**kimmitt & roberts**

**Description:**

A well presented and ready to move into two bedroom 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. 68**
**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:** £54,950+

**Lot No. 69**
**63 Westmorland Rise, Peterlee SR8 2EP**
**kimmitt & roberts**

**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:** £44,950+

**Lot No. 70**
**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. 71**
**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:** £119,950+

**Lot No. 72**
**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:** £69,950+

**Lot No. 73**
**281 High Street, Eston TS6 8DA**
**Michael Poole**

**Description:**

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



EPC rating: E

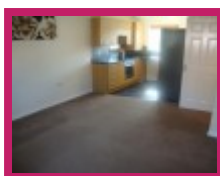
**Call:** Michael Poole 01642 955180

**Price Guide:** £74,950+

**Lot No. 74**
**Flat 1, 37 Mulberry Wynd, Stockton On Tees TS18 3BF**
**Michael Poole**

**Description:**

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



EPC rating: B

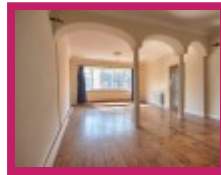
**Call:** Michael Poole 01642 355000

**Price Guide:** £54,950+

**Lot No. 75**
**115 High Street, Saltburn by the Sea TS12 2QD**
**Michael Poole**

**Description:**

Set Over Three Floors, Recently Upgraded Central Heating Boiler, Damp Proof Course 2017, UPVC Double Glazed Windows & Doors Fitted 2016. Considerably Larger than its Outward Appearance Would Have You Believe; this Substantial Home is Offered to the Market with No Onward Chain. Worthy of Particular Mention is the 27ft 4 x 13ft 4 Lounge Dining Room and Three Excellent Size Bedrooms. Would Make a Tidy Little Investment for Yourself or a Lovely Home. We Advise Early Viewing to Avoid Disappointment.



EPC rating: E

**Call:** Michael Poole 01642 285041

**Price Guide:** £44,950+

**Lot No. 76**
**3 Ashbrook Court, Hutton Henry TS27 4QY**
**kimmitt & roberts**

**Description:**

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



EPC Band B

**Call:** Kimmitt and Roberts 0191 5183334

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

**Lot No. 77**
**254 Harton Lane, South Shields NE34 0LR**
**Andrew Craig**

**Description:**

A most impressive and spacious semi detached property oozing elegance and charm which retains many period features of the Edwardian/Victorian era such as high ceilings with decorative cornices, feature archways and sash windows. Briefly comprises of:- Entrance hall with stairs. Front lounge with feature fireplace set into an arched recess. Dining room to rear again with arched recess housing the period style fireplace and having French doors opening out to the rear garden. Fitted kitchen with a good range of wall and base units together with rear hallway/utility space. There is also a study room and guest cloaks/w.c., which complete the ground floor layout. To the first floor there are three generously proportioned bedrooms all with feature sash windows and a modern bathroom boasting a roll top free standing bath, double shower cubicle and pedestal washbasin together with a separate w.c. Externally there is driveway parking accessed from double gates leading to a detached garage and lawned gardens to both front and rear. EPC Band D

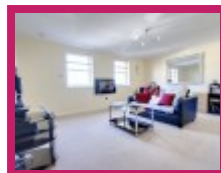
**Call:** Andrew Craig 0191 4271722

**Price Guide:** £199,950+

**Lot No. 78**
**20 High Street, Lazenby, Middlesbrough TS6 8DX**
**Michael Poole**

**Description:**

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



EPC Band C

**Call:** Michael Poole 01642 955180

**Price Guide:** £55,000+



**Lot No. 79**
**8 Althorp, Redcar TS10 1NY**
**Michael Poole**

**Description:**

What A Great Location! Situated at The End of a Cul-De-Sac, This Property Really Does Have the Best of Both Worlds. Being Close to The Town Centre and All the Local Amenities, This Nicely Cared for Home Really Does Tick All the Boxes. Competitively Priced, Ample Parking, Well-Presented Throughout and Ready To Move Into. Viewing Is Essential to Fully Appreciate What This Home Has to Offer.



EPC rating: D

**Call:** Michael Poole 01642 285041

**Price Guide:** £79,950+

**Lot No. 80**
**37 Hawarden Crescent, Sunderland SR4 7NQ**
**Andrew Craig**
**kimmitt & roberts**

**Description:**

An impressive three bedroom, two reception room mid terrace house located within this popular residential area and offered for sale with vacant possession. The property benefits include double glazed windows, gas central heating, fitted kitchen and a yard to the rear. The property briefly comprises: entrance hall, living room, dining room, kitchen, bathroom and to the first floor, three bedrooms and externally there is a townhouse garden to the front and a yard to the rear with an up and over garage door.



EPC rating: E

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £74,950+

**Lot No. 81**
**7 Scott Court, South Shields NE34 9JW**
**Andrew Craig**

**Description:**

Rarely available in this area!! A lovely three bedroom Mid-Link home situated in this popular location at Scott Court, South Shields. The property offers good sized living accommodation and would be ideal for first time buyers and families alike. Briefly comprising of: - Entrance lobby into hallway, lounge/diner, conservatory, kitchen diner, three bedrooms, shower room and separate w.c. Externally there is a low maintenance patio area with wrought iron fencing and gate. To the rear there is a low maintenance garden with wood decking, patio area, timber shed and brick built outhouse. Further benefits include gas central heating and double glazing. An internal inspection is highly recommended, call to view now!!



EPC rating: C

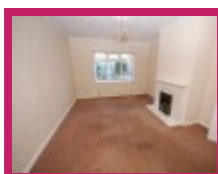
**Call:** Andrew Craig 0191 4271722

**Price Guide:** £64,950+

**Lot No. 82**
**17 Mount Road, Birtley DH3 1BB**
**Andrew Craig**

**Description:**

Offering great potential with No Upper Chain is this three bedroom double fronted mid terrace house located on this popular street in Mount Road. Ideally situated for access to local amenities within Birtley Town Centre and with the A1M Motorway nearby, makes this an ideal base for commuters. The property offers an internal layout of:- Entrance porch, lounge, dining kitchen to ground floor with three bedrooms to the first floor plus modern bathroom. Improved with double glazing and gas central heating. Externally there is a to front and an enclosed garden to rear. An early viewing is recommended to appreciate the size and potential this property affords.



EPC Band C

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £79,950+

**Lot No. 83**
**63 Cumberland Street, Darlington DL3 0LY**
**WOOD**  
ESTATE AGENTS

**Description:**

Ideal for the property investor, this larger mid terraced house is used as a holiday let generating an INCOME OF £420.00 PER WEEK (equating to £1,680 on a 4 week month) when occupied. This well presented and much improved, deceptive mid terraced house has gas fired central heating, UPVC double glazing and it offers well-proportioned accommodation which briefly comprises on the ground floor; entrance hallway, lounge, dining room, kitchen, rear lobby and a bathroom refitted with a lovely white suite and a shower. To the first floor there are three bedrooms, two with wardrobes. Externally there is a good size yard to the rear.



EPC Band to be advised.

**Call:** JW Wood Estate Agents 01325 485 151

**Price Guide:** £59,950+

**Lot No. 84**
**17 South Parade, Choppington NE62 5RB**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Chain free and rarely available three bedroom end terrace property on Sought after South Parade, Choppington. This property is deceptively spacious throughout and would make a lovely home for those looking in the area. In need of some updating the property is priced to sell and ready to view now. With lovely views to the rear the accommodation briefly comprises; entrance hallway, lounge with real working fireplace, dining room, fitted kitchen, stairs to the first floor landing (with access to a decked balcony), three good size bedrooms and a generous family bathroom with roll top freestanding bath. Externally there is a yard to the rear. A great property for a buyer looking for a project.



EPC rating: E

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

**Price Guide:** £89,950+

**Lot No. 85**
**12 Forth Road, Redcar TS10 1PN**
**Michael Poole**

**Description:**

A Brilliant Opportunity to Acquire a Circa 1930's Bay Fronted Semi Detached Home Situated in a Very Sought After Residential Location. Although the Property is in Need of Some Updating, A lot of the Hard Work Has Already been Done, including a Refurbished Roof, it has been Re-Wired in 2018. Competitively Priced and Offered to the Market with No Onward Chain, We Advise Early Viewing to Avoid Disappointment.



EPC rating: D

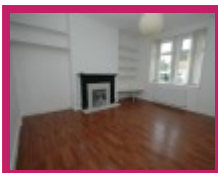
**Call:** Michael Poole 01642 285041

**Price Guide:** £89,950+

**Lot No. 86**
**5 North View Terrace, Felling NE10 0AU**
**Andrew Craig**

**Description:**

This Four Bedroom stone built terraced house on North View Terrace, Felling, has been recently re-decorated and is close to local amenities and transport links. Accommodation comprises: Entrance hallway, lounge with living flame effect gas fire, breakfasting kitchen with free standing cooker and utility room to the ground floor. To the first floor there are two double bedrooms, two single bedrooms and a bathroom with Jacuzzi bath and jet shower. Externally there is a terraced garden to the rear. The property benefits from gas central heating and double glazing and viewing is highly recommended to appreciate this home which is sold with NO ONWARD CHAIN.



EPC Band D

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £94,950+





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**Lot No. 87**
**43 Lanehouse Road, Thornaby TS17 8AF**

**Description:**

This Victorian mid-terraced home has been enjoyed for many years by the current family and having been very well looked after and maintained will make a great family home for the next buyers. Briefly comprising of; entrance vestibule, hallway, lounge into dining area, kitchen/breakfast room, landing, three bedrooms and bathroom/WC. The property benefits from gas central heating, UPVC double glazing, a forecourt garden to the front, enclosed yard to rear and would be ideal for rental investor, young family or first-time buyer.



EPC rating: E

**Call:** Michael Poole 01642 355000

**Price Guide:** £49,950+

**Lot No. 88**
**5 Coningsby Gardens, Morpeth NE61 6JD**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

A rare opportunity has arisen to purchase this substantial four bedroom detached family home situated on Coningsby Gardens, Morpeth. The property itself provides versatile accommodation set over three floors, is perfectly suited to family living and briefly comprises of: First floor entrance porch, entrance hall, downstairs WC, lounge, family room. To the ground floor is a shower room, fourth bedroom, kitchen/diner and to the second floor the master bedroom with ensuite and two further bedrooms and family bathroom/WC. Externally to the rear is an enclosed garden with views over Morpeth. To the front is off street parking and access to the garage.



EPC Band B

**Call:** Rook Matthews Sayer 01670 511 711

**Price Guide:** £310,000+

**Lot No. 89**
**182 Gladstone Street, Blyth NE24 1HY**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Well presented three bedroom house, close to the town centre, hospital and most local amenities. The property is available with vacant possession, lounge with feature fireplace and gas fire leading to the dining room, modern re-fitted breakfasting kitchen, three generous bedrooms to the first floor, re-fitted bathroom suite with shower, private and enclosed rear yard with double doors for secured on-site parking. Gas radiator central heating system, double glazing. A spacious family home at an affordable price!



EPC Band E

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

**Price Guide:** £59,950+

**Lot No. 90**
**31 Ridge Terrace, Bedlington NE22 6ED**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Offering deceptively spacious accommodation throughout this beautifully presented, three bedroom end terrace would make a fantastic family home for those looking to be close to Bedlington's schools, shops and amenities. This property has an excellent town centre location and benefits from excellent road and transport links for those travelling to nearby towns of Morpeth and Cramlington. Briefly comprising; spacious lounge, dining room, modern fitted breakfasting kitchen, stairs to the first floor landing, three good size bedrooms and a modern family bathroom. Externally there is a single attached garage and a small yard to the side of the property. With double glazing and gas central heating this is quite simply a must view property.



EPC rating: D

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

**Price Guide:** £89,950+



**Lot No. 91**
**11 Thornton Avenue, South Shields NE33 5SZ**
**Andrew Craig**

**Description:**

A huge amount of living accommodation at a realistic price!! We are delighted to offer to the sale market this large well presented five bedroom maisonette in the popular Thornton Avenue, South Shields. With benefits including a refitted A rated condensing boiler, double glazing and fitted kitchen and bathroom. Making an ideal home for the growing family. Comprising :- Upvc door to the entrance hallway with stairs to the first floor landing. Doors leading to the lounge/bedroom one, dining room, bedroom five and bathroom. The kitchen leads from the lounge with a small w.c. To the second floor landing lies a further three bedrooms. Externally, a yard lies to the rear. Close to the Metro with good amenities, early viewing is essential.

EPC rating: to be advised



**Call:** Andrew Craig 0191 4271722

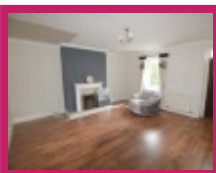
**Price Guide:** £64,950+

**Lot No. 92**
**4 East Street, Mickley NE43 7BP**

**Description:**

A spacious three bedroom mid terrace house situated in this popular village location. The property is in need of some modernisation and features a fantastic dining kitchen, spacious living room, off street parking, with gas central heating, and upvc double glazing. The property comprises:- entrance to living room, dining kitchen, rear hallway, stairs to first floor landing, three bedrooms, and a family bathroom/wc. Externally there is a front garden a rear yard, and a further detached piece of land with parking and store. Available now with no upward chain, viewing is essential!!

EPC rating: D



**Call:** Yellow 01661 831234

**Price Guide:** £89,950+

**Lot No. 93**
**107 Sun Gardens, Thornaby TS17 6PL**
**Michael Poole**

**Description:**

This really is modern living at its best! If you are in the market for a lovely secure place of your own or a cracking 'no nonsense' investment property, this modern two-bedroom purpose-built apartment is much more spacious than might first be expected.

EPC rating: B



**Call:** Michael Poole 01642 355000

**Price Guide:** £54,950+

**Lot No. 94**
**3 The Croft, Bellingham NE48 2JY**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Situated on the outskirts of the pretty North Tyne village of Bellingham, lies this property in The Croft, a two bedroom stone built mid-terrace house. The property enjoys lovely views to the front and rear elevations and benefits from a combination of oil and solid fuel central heating; UPVC double glazing; pleasant gardens to the front with a small yard and parking to the rear. The accommodation is deceptively spacious and viewing is essential to appreciate this. It briefly comprises reception hall; sitting room; dining kitchen; rear hall; two double bedrooms and bathroom. Bellingham has a thriving community with day-to-day facilities such as: first and middle schools; doctors' surgery; public houses/restaurants and leisure facilities.

EPC rating: E



**Call:** Rook Matthews Sayer 01434 601 616

**Price Guide:** £89,950+

**Lot No. 95**

12 Fitzwilliam Street, Redcar TS10 2BH

Michael Poole


**Description:**

What a Fantastic Opportunity to Acquire a Ready made and Tidy Little Investment Property or a Great Home of Your Own. Situated in the Heart of the Popular Seaside Town of Redcar and Offered to the Market with No Onward Chain. This Nicely Cared for Terraced Home Really Does Tick All the Boxes. Competitively Priced and Ready to Go, We Advise Early Viewing to Avoid Disappointment.



EPC Band D

**Call:** Michael Poole 01642 285041

**Price Guide:** £52,000+

**Lot No. 96**

9 Appletree Gardens, Walkerville NE6 4NY

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Available with no onward chain this detached bungalow on Appletree Gardens, Walkerville. This much loved home is within close proximity to amenities including Metro links, schools and shops. Internally the property comprises, entrance porch, entrance hall, lounge, dining room, conservatory and kitchen. There are also 2 double bedrooms and a shower room/WC. Externally there are gardens to the front and rear along with a driveway and garage. Additional benefits include gas central heating and double glazing.



EPC rating: D

**Call:** Rook Matthews Sayer 0191 276 1283

**Price Guide:** £139,950+

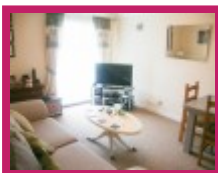
**Lot No. 97**

18 Chester Way, Jarrow NE32 4TJ

Andrew Craig


**Description:**

A well presented and ready to move into a two bedroomed first floor flat being offered for sale with no onward chain. The property has been upgraded and modernised by the current vendor and benefits include a 100 lease years from 2016, double glazed windows, electric heating, refitted kitchen and shower room and garage. The property briefly comprises entrance hall with stairs to first floor landing, two bedrooms, shower room/w.c, living room and kitchen. Externally there is a garden to the front of the property and a garage situated in a nearby block.



EPC Band G

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £59,950+

**Lot No. 98**

3 Soppett Street, Redcar TS10 2AJ

Michael Poole


**Description:**

Whether you're looking to get on the property ladder, making an investment or perhaps downsizing, then this two bedroom mid terrace house with no chain could be your ideal buy. It is ready to rent straight out and has the advantage of a re-tiled main roof, UPVC double glazing and central heating with a combi boiler.



EPC Band D

**Call:** Michael Poole 01642 285041

**Price Guide:** £52,000+



**Lot No. 99**
**60 Middleton Avenue, Fenham NE4 9NB**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

A fantastic opportunity to purchase this traditional family home. In need of modernisation throughout and suited to an array of buyers. Offered with vacant possession. Set in the popular area of Fenham and close to local shops and restaurants and public transport links to Newcastle City Centre. Metrocentre, Newcastle Airport and A1 and A69 major trunk roads are also easily accessible. Comprising of entrance hall, two reception rooms and kitchen. Stairs lead up to three good sized bedrooms, bathroom and separate w.c. There is an attached garage driveway and gardens.



EPC rating: to be advised

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

**Price Guide:** £115,000+

**Lot No. 100**
**34 Redewood Close, Newcastle upon Tyne NE5 2NY**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Located in a popular modern development, two bed end link, fantastic starter home, no onward chain. This two bedroom end link home is located within the popular residential estate of Redewood Park, Slatyford. Situated within close proximity of public transport links, A1 and A69 routes. Along with Retail Park and schools. Benefits include, gardens, off street parking for up to two cars and no onward chain. The property comprises; entrance, lounge, breakfasting kitchen, stairs to first floor, two bedrooms and a bathroom.



EPC rating: C

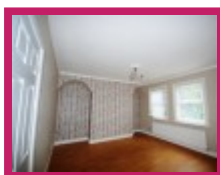
**Call:** Rook Matthews Sayer 0191 274 4661

**Price Guide:** £79,950+

**Lot No. 101**
**18 Third Avenue, Morpeth NE61 2HZ**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

A three bedroom semi-detached family home situated on Third Avenue, Stobhill, Morpeth. The property benefits from gas central heating and double glazing and briefly comprises of: entrance hall, lounge, kitchen/diner. To the first floor are three bedrooms and a family bathroom/WC. Externally to the rear is an enclosed garden and to the front is a small gravelled garden and off street parking.



EPC rating: C

**Call:** Rook Matthews Sayer 01670 511 711

**Price Guide:** £69,950+

**Lot No. 102**
**30 Hopkins Walk, South Shields NE34 9NA**
**Andrew Craig**

**Description:**

A very well presented three bedroom mid terraced home, tucked away in a quiet cul-de-sac location. There is many amenities locally including, road links, bus links and shops available locally. This spacious home has been maintained to a very good standard and offers ready to move in accommodation. Internally the property briefly comprises of entrance door to open plan kitchen diner, lounge and conservatory to the ground floor. To first floor there is three bedrooms and a family bathroom with separate wc. Externally there is gardens to the front and rear with artificial grass, the rear garden also comes with decked area, pond and timber shed. Ideal for a first time buyer, call now to view!!



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £59,950+

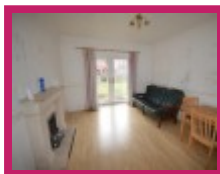
**Lot No. 103**

174 Benson Road, Newcastle NE6 2SH

**ROOK  
MATTHEWS  
SAYER**

**Description:**

End terrace house benefitting from UPVC double glazing and gas central heating offered with early vacant possession. The layout comprises:- entrance hall, double aspect living room with twin French doors and feature fireplace, 15' feet kitchen/diner, well-appointed downstairs shower room/WC, landing and 3 bedrooms. Externally there is a generous size rear garden with a sunny aspect.



EPC rating: C

**Call:** Rook Matthews Sayer 0191 276 1283

**Price Guide:** £59,950+

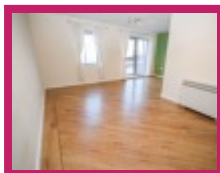
**Lot No. 104**

35 River View, Sunderland SR1 2AT

**Andrew Craig**

**Description:**

Ideal for a range of buyers including first time buyers looking to get onto the property ladder and investors alike. Ready to move into accommodation which offers fabulous river views from the balcony. A second floor apartment offered with no chain involved with easy access to the city centre and the amenities, shops, bars and restaurants located there. Early viewing is a must to appreciate the accommodation on offer!



EPC Band C

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £44,950+

**Lot No. 105**

78 Victoria Road, Thornaby TS17 6HH

**Michael Poole**

**Description:**

Appealing to either the private residential buyer or the buy to let investor is this versatile mid terrace house which can be utilised as a five bedrooomed student house or a three bedrooomed, three reception house. The property has been well maintained and upgraded by the current vendor and benefits do include double glazed windows, gas central heating, a cloak/wc and a separate bathroom/wc and is offered for sale with vacant possession. The property briefly comprises entrance lobby, entrance hall, bedroom one/living room, bedroom two, living room, kitchen, cloak/wc and to the first floor three bedrooms and bathroom. Externally there is a yard to the rear.

EPC rating: D

**Call:** Michael Poole 01642 355000

**Price Guide:** £74,950+

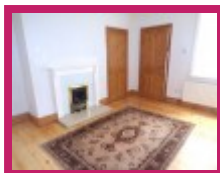
**Lot No. 106**

61 Vine Street, Wallsend NE28 6JD

**MIKE  
ROGERSON**

**Description:**

We welcome to the market this well presented two bed ground floor flat occupying a central location within Vine Street, Wallsend. The property is close to all local amenities, schools, shops, industrial, medical and leisure facilities with good access to all major road, bus and metro links. The property benefits from gas central heating (via radiators) and UPVC double glazing. Accommodation within briefly comprises of: entrance, hallway, lounge, fitted kitchen (offering a good range of wall floor and drawer units), two bedrooms and bathroom. Externally, shared yard to rear and off street parking to front.



EPC Band D

**Call:** Mike Rogerson 0191 2621206

**Price Guide:** £49,950+



**Lot No. 107** 27 Redesdale Grove, North Shields NE29 7DY

**Andrew Craig**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

A STUNNING MID TERRACED HOUSE WHICH HAS BEEN TRANSFORMED BY THE CURRENT VENDORS TO CREATE A MODERN FAMILY HOME. Situated on a quiet street and yet well placed for access to good road links, local shops and schools. The property briefly comprises:- entrance hallway, spacious lounge, well fitted stylish kitchen with door to rear garden, utility room, three bedrooms and family bathroom. Externally there are gardens to front and rear. An ideal purchase for a range of buyers. Benefitting from no upper chain. Call NOW to view.



EPC rating: D

**Call:** AC 0191 4271722 RMS 0191 2463666

**Price Guide:** £99,950+

**Lot No. 108** 23 Stead Lane, Bedlington NE22 5LU

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Well presented two bedroom semi-detached bungalow on highly sought after Stead Lane, Bedlington. With excellent access to road and transport links the property would make a perfect buy for those looking in the area. Benefitting from double glazing and gas central heating the property briefly comprises of; spacious entrance hall, lounge, kitchen, bathroom, two good size bedrooms. Externally there is a generous lawned garden to the rear, and driveway to the front leading to the garage. With no upper chain viewing is highly recommended to appreciate the accommodation on offer.



EPC rating: E

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

**Price Guide:** £74,950+

**Lot No. 109** 113 Roman Road, Jarrow NE32 4SF

**Andrew Craig**

**Description:**

Offered for sale with no onward chain this Semi-Detached property offers good sized family accommodation. With an excellent sized South East facing rear garden and off road parking to the front an early inspection is highly recommended. Gas centrally heated and with double glazing the accommodation briefly comprises of: - entrance hall through to the lounge, dining room, breakfast kitchen and cloakroom to the ground floor. To the first floor there are three well proportioned bedrooms and bathroom with white three piece suite.


**Call:** Andrew Craig 0191 4280025

**Price Guide:** £84,950+

**Lot No. 110** 19 Ridley Street, Cramlington NE23 6RH

**MIKE  
ROGERSON**

**Description:**

Mike Rogerson Estate Agents welcome to the market this two bedroom terraced bungalow pleasantly located in Klondyke, Cramlington. The property is close to all the local amenities, schools, shops and all major road and bus links. The property briefly comprises; entrance hall, very spacious lounge, kitchen, two good sized bedrooms and bathroom/w.c. Also benefiting from gas central heating and double glazing. Externally the property has a small garden to the front and to the rear is a lawned garden with a paved area providing off street parking.



EPC Band E

**Call:** Mike Rogerson 01670 732400

**Price Guide:** £59,950+

**Lot No. 111**
**8 Victoria Mews, Easington Village, Peterlee SR8 3JN**
**kimmitt & roberts**

**Description:**

A rare opportunity to purchase this beautifully presented, stylish five bedroomed detached family home situated in the most sought after location of Easington Village and enjoying open views across village green. An internal inspection of the property is essential to fully appreciate this spacious, well planned accommodation which offers underfloor gas central heating, double glazing, stylish and modern kitchen/breakfast room, two reception rooms, additional garden room with log burner, five bedrooms (four of which are doubles and two having en suite shower rooms) and family bathroom/w.c.. To the exterior there is an enclosed walled garden enjoying views of village green, side garden and driveway leading to single garage to the rear. EPC Band C

**Call:** Kimmitt & Roberts 0191 5183334

**Price Guide:** £219,950+

**Lot No. 112**
**28 William Morris Street, Shotton Colliery DH6 2PL**
**kimmitt & roberts**

**Description:**

Occupying a prime corner plot this delightful extended three bedroom semi detached home would make an ideal purchase for the growing family. Boasting gas central heating system, double glazing and briefly comprising of entrance porch, entrance vestibule, lounge, kitchen, ground floor bedroom/family room, ground floor bathroom/w.c., and two further bedrooms to first floor. To the exterior there is an enclosed garden to front elevation, side planted garden area and driveway providing off street parking along with enclosed patio to rear housing shed.

EPC rating: D


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

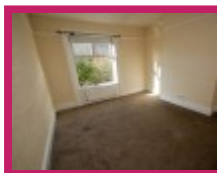
**Price Guide:** £49,950+

**Lot No. 113**
**93 Marshall Wallis Road, South Shields NE33 5PR**
**Andrew Craig**

**Description:**

A Three Bedroom First Floor Flat in this convenient location having just had a new kitchen and bathroom around six months ago. Ideal for the investor buyer or first time buyer, the home offers three bedrooms, lounge, kitchen with some white goods and bathroom with mixer shower tap. Benefits include gas central heating, double glazing and separate yard with shed. Sensibly priced, No Onward Chain.

EPC Band C


**Call:** Andrew Craig 0191 4271722

**Price Guide:** £44,950+

**Lot No. 114**
**57 West Scar, Redcar TS10 2PQ**
**Michael Poole**

**Description:**

A Fantastic Family Home! This Substantial Modern Detached Property Has Been Developed to Create a Great Family Home. Worthy of Particular Mention is the Superb Kitchen Breakfast Room and Luxurious Bathroom Suite. Situated on the Desirable Ings Estate, This Fantastic Home Offers Stylish Living Accommodation with a East Facing Garden. Property briefly comprises of entrance hall, ground floor wc, lounge, dining room, conservatory, kitchen breakfast room and utility room. To the first floor there are four bedroom and a bathroom. Externally there are gardens to front and rear and driveway.

EPC Band E


**Call:** Michael Poole 01642 285041

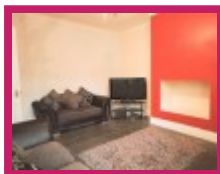
**Price Guide:** £174,950+



**Lot No. 115**
**81 Inskip Terrace, Gateshead NE8 4AJ**
**Andrew Craig**

**Description:**

Two bedroom ground floor flat, ideally located for local amenities and excellent transport links to surrounding area, this property is suitable for first time buyers and investors alike. The property benefits from Upvc double glazing and is warmed via gas central heating. Internally the property comprises: Entrance hall, lounge, kitchen, two bedrooms and bathroom. Externally there is a private rear yard. Viewing recommended.



EPC Band D

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £49,950+

**Lot No. 116**
**30 Railway Terrace North, Houghton Le Spring DH4 7BB**
**Andrew Craig**
**kimmitt & roberts**

**Description:**

Located in New Herrington this mid terraced house offers ideal accommodation with an internal layout of entrance lobby, lounge, fitted kitchen and bathroom/wc. To the first floor two bedrooms one with fitted wardrobes and benefiting from gas central heating. Externally garden to front and rear yard. Viewing recommended.



EPC Band D

**Call:** AC 0191 4875330 K&R 0191 5848080

**Price Guide:** £39,950+

**Lot No. 117**
**Longside House, Blaydon NE21 6DX**
**Andrew Craig**

**Description:**

A rare opportunity to purchase a double fronted detached house set within expansive well established private garden grounds featuring a balustrade patio overlooking secluded lawn area. There are two sweeping drives to either side affording multiple parking. Whilst the current layout has been changed, the property retains many original features and would provide a unique spacious family home or versatile accommodation for a variety of other uses. Blaydon Burn offers an ideal location to benefit from good transport links, access to the Metro Centre, local shopping precinct and nearby A1 together with countryside and Derwent Valley close by providing family days out and cycle routes. Viewing essential to truly comprehend the style, scope and potential this accommodation has to offer.

EPC rating: to be advised


**Call:** Andrew Craig 0191 4875330

**Price Guide:** £275,000+

**Lot No. 118**
**11 Vernon Close, South Shields NE33 5DF**
**Andrew Craig**

**Description:**

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



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £79,950+

**Lot No. 119**    36 West Vallum, Denton Burn NE15 7TN

**Description:**

Situated on a great corner plot is this three bedroom semi detached home. Ideally suited to an array of buyers, this property has an additional sun room to the front and a lean to area to the rear. Internal updating is required. There is gas central heating to the ground floor and double glazing throughout. Also offered with no onward chain. There are local schools, shops and public transport links nearby with major A1 and A69 road links. Newcastle City Centre, airport and Metro Centre are all also easily accessible. Comprising of entrance sun room, hallway, lounge with dual aspect windows, kitchen, wet room and lean to. Stairs lead up to three good sized bedroom. Externally there is a paved area to the side and rear. Brick built shed.



EPC Band E

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

**Price Guide:** £69,950+

**Lot No. 120**    60 Front Street, Winlaton NE21 6AE

**Description:**

This magnificent renovated home situated in the heart of Winlaton comprises an open plan living area with a fully fitted kitchen and lounge, and a downstairs W/C. To the first floor there is a master bedroom with ensuite shower room, 2 further bedrooms and a family bathroom. To the second floor there is another master bedroom with ensuite shower room and a further bedroom. Externally there is an enclosed gravelled rear garden with the provision of off street parking and a town garden to the front of the home. Additional benefits include double glazing, gas fired central heating and a close proximity to all local amenities, viewings come highly recommended.



EPC Band D

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £139,950+



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## Remote Bidding Application Form

Please select method of bidding:

TELEPHONE ☐

PROXY ☐

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

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

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

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

Date of Auction: ..... Lot Number: .....

Address of Lot: .....

..... Post Code: .....

The Lot is offered for sale under:

Option One ☐

Option Two ☐

Maximum Bid (in words) £: .....

Buyers Information – Full Name/Company Name: .....

Address: .....

..... Post Code: .....

Tel No: Home: ..... Business: ..... Mobile: .....

E-mail address: .....

Solicitors Name & Address: .....

Post Code: ..... Tel No: .....

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

Signature ..... Print Name: ..... Date: .....

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

Tel: 01661 831 360 Fax: 01661 832 306 Email: [info@agentspropertyauction.com](mailto:info@agentspropertyauction.com)

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



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





## Terms & Conditions

### About us and Important Auction Information

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

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

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

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

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

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

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

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

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

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

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

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

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

### Our General Auction Terms of Business

#### 1. Interpretation

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

#### 2. Conditions applicable to the auction types

##### 2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

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

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

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



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

### 3. General provisions applicable to Sellers and Buyers

#### 3.1 General Auction Conditions

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

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

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

#### 3.2 Charges and payment

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

#### 3.3 Proof of Identity and Proceeds of Crime Act

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

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

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

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

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

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

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

money laundering legislation.

#### 3.4 Miscellaneous

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

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

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

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

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

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

#### 3.5 Notices

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

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

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

#### 3.6 Governing law and jurisdiction

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

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

### Common Auction Conditions

#### Introduction

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

#### Glossary

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

#### Auction Conduct Conditions

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

#### Sale Conditions

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

#### Important Notice





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

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

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

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

## Glossary

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

Wherever it makes sense:

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

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

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

**Agreed completion date**

**Subject to condition G9.3:**

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

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

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

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

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

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

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

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

any addendum).

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

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

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

## Auction Conduct Conditions

### A1 Introduction

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

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

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

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

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

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

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

**A3 Bidding and reserve prices**

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

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

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

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

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

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

**A4 The particulars and other information**

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

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

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

**A5 The contract**

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

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



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

A5.4 If you do not we may either:

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

A5.5

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

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

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

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

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

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

#### General conditions of sale

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

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

#### G1 The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

#### G2 Deposit

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

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

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

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

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

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

#### G3 Between contract and completion

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

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

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

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

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

#### Title and identity

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

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

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





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

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

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

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

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

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

#### G5 Transfer

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

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

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

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

#### G6 Completion

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

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

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

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

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

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

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

#### G7 Notice to complete

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

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

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

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

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

(a) terminate the contract; and

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

#### G8 If the contract is brought to an end

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

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

#### G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

G9.5 The buyer must:

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

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

#### G10 Interest and apportionments

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

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

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

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

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

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

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

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

#### G11 Arrears

##### Part 1 Current rent

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

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

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



## Part 2 Buyer to pay for arrears

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

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

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

## Part 3 Buyer not to pay for arrears

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

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

## G12 Management

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

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

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

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

## G13 Rent deposits

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

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

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

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

## G14 VAT

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

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

## G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

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

## G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

## G17 Maintenance agreements

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

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

## G18 Landlord and Tenant Act 1987

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

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

## G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

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

G19.5 Where relevant:

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

## G20 TUPE

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





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

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

#### G21 Environmental

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

#### G22 Service Charge

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

#### G23 Rent reviews

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

#### G24 Tenancy renewals

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

#### G25 Warranties

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

#### G26 No assignment

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

#### G27 Registration at the Land Registry

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

#### G28 Notices and other communications

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

#### G29 Contracts (Rights of Third Parties) Act 1999

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

#### G30 Extra General Conditions



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