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# Agents Property AUCTION

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Wednesday 12th December 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	2 Bamford Terrace, Palmersville	NE12 9HA	Rook Matthews Sayer
Lot 2	4 Ann Street, Hebburn	NE31 1DP	Andrew Craig
Lot 3	17 Wreay Walk, Cramlington	NE23 6LJ	Mike Rogerson
Lot 4	37 Mackintosh Court, Gilesgate	DH1 1PY	JW Wood Estate Agents
Lot 5	2 Falloden Avenue, Red House Farm	NE3 2BQ	Rook Matthews Sayer
Lot 6	3 Humsford Grove, Cramlington	NE23 2FH	Mike Rogerson
Lot 7	159 High Street, Redcar	TS10 3AN	Michael Poole
Lot 8	6 Reasby Villas, Ryton	NE40 3AT	Rook Matthews Sayer
Lot 9	25 Ninth Street, Blackhall Colliery	TS27 4LZ	Kimmit & Roberts
Lot 10	8 Midhill Close, Langley Park	DH7 9YA	JW Wood Estate Agents
Lot 11	211 North Ridge, Bedlington	NE22 6DG	Mike Rogerson
Lot 12	54 Kensington Avenue, Normanby	TS6 0QQ	Michael Poole
Lot 13	32 Gladstone Street, Beamish	DH9 0QL	JW Wood Estate Agents
Lot 14	5 Rectory Road, Hetton le Hole	DH5 9HG	Kimmit & Roberts
Lot 15	88 Dalton Avenue, Lynemouth	NE61 5TJ	Rook Matthews Sayer
Lot 16	116 Church Lane, Eston	TS6 9QR	Michael Poole
Lot 17	16 Alpine Terrace, Bishop Auckland	DL14 9QT	JW Wood Estate Agents
Lot 18	13/15 Caroline Gardens, Wallsend	NE28 0BZ	Rook Matthews Sayer
Lot 19	115 Disraeli Street, Blyth	NE24 1JB	Rook Matthews Sayer
Lot 20	11 Holmside, Sunderland	SR1 3JE	Rook Matthews Sayer
Lot 21	105 Burwell Road, Netherfields	TS3 0QD	Michael Poole
Lot 22	1 Barrons Way, Burnhope, Durham	DH7 0DJ	JW Wood Estate Agents
Lot 23	36 Brunel Street, Ferryhill	DL17 8NX	JW Wood Estate Agents
Lot 24	24 Ancona Street, Pavillion	SR4 6TJ	Andrew Craig
Lot 25	3 Egmont Road, Middlesbrough	TS4 2HT	Michael Poole
Lot 26	6 Hedley Terrace, South Hetton	DH6 2UE	Andrew Craig/Kimmit & Roberts
Lot 27	27 Gilpin Street, Houghton Le Spring	DH4 5DR	Kimmit & Roberts
Lot 28	131 Hastings Street, Sunderland	SR2 8SL	Andrew Craig
Lot 29	54 Jackson Street, Saltburn by the Sea	TS12 2TE	Michael Poole
Lot 30	3 Edward Street, Hetton le Hole	DH5 9EL	Kimmit & Roberts
Lot 31	337 Elswick Road, NE4 8DY & 117 St John Road, Newcastle	NE4 7TJ	Rook Matthews Sayer
Lot 32	57 Queen Street, Chester Le Street	DH2 3LU	JW Wood Estate Agents
Lot 33	45 Southgate, Elland	HX5 0DD	Bramleys
Lot 34	26 Essex Street, Middlesbrough	TS1 4PS	Michael Poole
Lot 35	9 North Street, Jarrow	NE32 3PG	Andrew Craig
Lot 36	37 Hawarden Crescent, Sunderland	SR4 7NQ	Andrew Craig/Kimmit & Roberts
Lot 37	1 Percy Street, Ashington	NE63 9HT	Rook Matthews Sayer
Lot 38	73 High Street, Clay Cross	S45 9DZ	
Lot 39	121 Stoddart Street, South Shields	NE34 0JS	Andrew Craig
Lot 40	85-87 Durham Road, Blackhill, Consett	DH8 8RR	Rook Matthews Sayer
Lot 41	94 Newbiggin Road, Ashington	NE63 0TH	Rook Matthews Sayer
Lot 42	30 High Street, Heckington	NG34 9QZ	
Lot 43	2 Johnson Terrace, Annfield Plain	DH9 7UR	JW Wood Estate Agents
Lot 44	184 High Street, Redcar	TS10 3AW	Michael Poole
Lot 45	298 Sycamore Street, Ashington	NE63 0QH	Rook Matthews Sayer
Lot 46	18 Bruce Kirkup Road, Horden	SR8 4BJ	Kimmit & Roberts
Lot 47	15 Brewer Street, Bishop Auckland	DL14 6AT	JW Wood Estate Agents



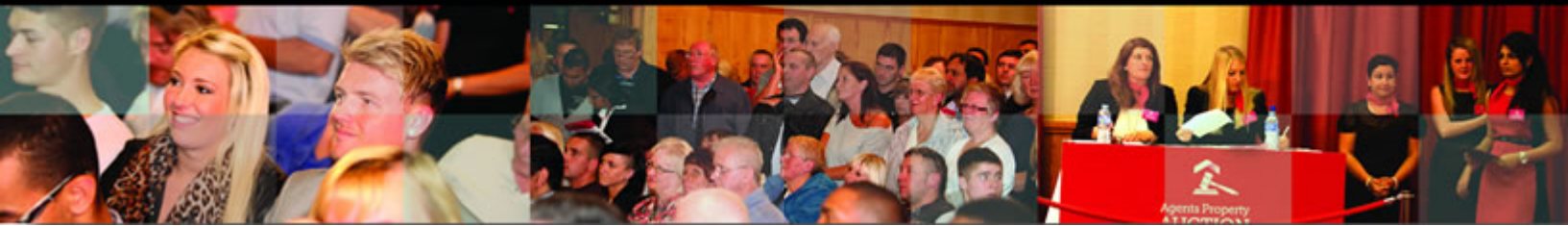


## Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	58 Jubilee Street, Middlesbrough	TS3 6QJ	Michael Poole
Lot 49	60 Jubilee Street, Middlesbrough	TS3 6QJ	Michael Poole
Lot 50	64 Jubilee Street, Middlesbrough	TS3 6QJ	Michael Poole
Lot 51	11 Joseph Street, Stanley	DH9 7NS	JW Wood Estate Agents
Lot 52	10 Denwick Avenue, Newcastle	NE15 8SQ	Rook Matthews Sayer
Lot 53	Land To Rear of 29 College Street, Shildon	DL4 1BP	JW Wood Estate Agents
Lot 54	9 Evenwood Road, Esh Winning, Durham	DH7 9PE	JW Wood Estate Agents
Lot 55	13 Hudson Avenue, Horden	SR8 4QL	Michael Poole
Lot 56	99 Gladstone Street, Blyth	NE24 1HX	Mike Rogerson
Lot 57	347 Normanby Road, Teesville	TS6 0BH	Michael Poole
Lot 58	Land To North Of Greenbank, Elmfield Road, Consett	DH8 5NN	JW Wood Estate Agents
Lot 59	11 Gladstone Street, Wallsend	NE28 6SJ	Rook Matthews Sayer
Lot 60	Old Laundry Cottage, Tantobie	DH9 9TQ	JW Wood Estate Agents
Lot 61	52 Church Street, Stanley	DH9 0PB	JW Wood Estate Agents
Lot 62	44 Premier Road, Pallister Park	TS3 8QP	Michael Poole
Lot 63	41 Manisty Terrace, Peterlee	SR8 3HH	Kimmitt & Roberts
Lot 64	5 Russell Terrace, Birtley	DH3 1JD	Andrew Craig
Lot 65	13 Western Hill, Sunderland	SR2 7PH	Andrew Craig
Lot 66	11a Redcar Road, Thornaby	TS17 8LB	Michael Poole
Lot 67	9 Surtees Terrace, Stanley	DH9 6EA	JW Wood Estate Agents
Lot 68	27 Nevilles Cross Road, Hebburn	NE31 2SA	Andrew Craig
Lot 69	Dove Cottage, Harelaw	DH9 8DB	JW Wood Estate Agents
Lot 70	30 Golf Course Road, Shiney Row, Houghton Le Spring	DH4 4PL	Kimmitt & Roberts
Lot 71	16 Walmer Terrace, Eighton Banks	NE9 7XU	Andrew Craig

### OPTION 2

Lot 72	7 George Street, Birtley	DH3 1EA	Andrew Craig
Lot 73	9 Barrington Place, Gateshead	NE8 1XA	Andrew Craig
Lot 74	11 Longhirst Drive, Wideopen	NE13 6JW	Andrew Craig
Lot 75	93 Marshall Wallis Road, South Shields	NE33 5PR	Andrew Craig
Lot 76	11 Caithness Road, Hylton Castle	SR5 3RE	Andrew Craig
Lot 77	6 Campbell Terrace, Easington Lane	DH5 0JL	Kimmitt & Roberts
Lot 78	40 Dykelands Road, Fulwell	SR6 8EP	Andrew Craig
Lot 79	78 Victoria Road, Thornaby	TS17 6HH	Michael Poole
Lot 80	24 Eland Edge, Ponteland	NE20 9AY	Rook Matthews Sayer
Lot 81	6 South View, Prudhoe	NE42 6JG	Yellow Estate Agency
Lot 82	29 Worlsey Crescent, Marton in Cleveland	TS7 8LU	Michael Poole
Lot 83	30 Railway Terrace North, Houghton Le Spring	DH4 7BB	Andrew Craig/Kimmitt & Roberts
Lot 84	7 Scott Court, South Shields	NE34 9JW	Andrew Craig
Lot 85	20 High Street, Lazenby, Middlesbrough	TS6 8DX	Michael Poole
Lot 86	174 Benson Road, Newcastle	NE6 2SH	Rook Matthews Sayer
Lot 87	5 Swinneys Court, Staithes Lane, Morpeth	NE61 1TD	Rook Matthews Sayer
Lot 88	10 Netherton Lane, Bedlington	NE22 6DP	Rook Matthews Sayer
Lot 89	4 East Street, Mickley	NE43 7BP	Yellow Estate Agency
Lot 90	37 Medway, Great Lumley, Chester Le Street	DH3 4HT	JW Wood Estate Agents
Lot 91	30 Hopkins Walk, South Shields	NE34 9NA	Andrew Craig
Lot 92	35 River View, Sunderland	SR1 2AT	Andrew Craig
Lot 93	2 Wincanton Road, Redcar	TS10 2HP	Michael Poole



## Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	82 Glen Street, Hebburn	NE31 1NE	Andrew Craig
Lot 95	3 Marine Cottages, Newbiggin	NE64 6UL	Rook Matthews Sayer
Lot 96	12 Forth Road, Redcar	TS10 1PN	Michael Poole
Lot 97	Far Leith, Tantobie	DH9 9PW	JW Wood Estate Agents
Lot 98	110 Kirkwood Drive, Newcastle Upon Tyne	NE3 3AU	Rook Matthews Sayer
Lot 99	10 Mill Lane, Hebburn	NE31 2EW	Andrew Craig
Lot 100	14 Symons Close, Hartburn	TS18 5QB	Michael Poole
Lot 101	32 Eshott Close, Gosforth, Newcastle	NE3 3PD	Rook Matthews Sayer
Lot 102	57 Heron Crescent, Great Park	NE13 9DA	Rook Matthews Sayer
Lot 103	18 Chester Way, Fellgate, Jarrow	NE32 4TJ	Andrew Craig
Lot 104	44 Ravensbourne Avenue, East Boldon	NE36 0EG	Andrew Craig
Lot 105	2 Love Avenue, Dudley	NE23 7BH	Rook Matthews Sayer
Lot 106	13 Derby Crescent, Hebburn	NE31 2TP	Andrew Craig
Lot 107	1 Turner Square, Morpeth	NE61 2JA	Mike Rogerson
Lot 108	11 Springwood, Hebburn	NE31 1DA	Andrew Craig
Lot 109	5 Centurian Way, Bedlington	NE22 6LD	Rook Matthews Sayer
Lot 110	9 Bradley Terrace, Dipton	DH9 9AZ	JW Wood Estate Agents
Lot 111	13 Forster Avenue, Murton	SR7 9DE	Kimmitt & Roberts
Lot 112	25 Kimberley Street, Sunderland	SR4 6NB	Andrew Craig
Lot 113	83 Chichester Road, South Shields	NE33 4HE	Andrew Craig
Lot 114	35 Lilac Avenue, Ormesby	TS7 9DE	Michael Poole
Lot 115	84 Horsley Hill Road, South Shields	NE33 3EP	Andrew Craig
Lot 116	4 Mansel Terrace, Blyth	NE24 4HU	Rook Matthews Sayer
Lot 117	54 Kingsley Avenue, South Shields	NE34 9JA	Andrew Craig
Lot 118	14 Norham Gardens, Stakeford	NE62 5YE	Rook Matthews Sayer
Lot 119	22 Shirlaw Close, Kensington Gardens, Newcastle	NE5 4DG	Rook Matthews Sayer
Lot 120	9 Cestrian Court, Chester le Street	DH3 3TD	JW Wood Estate Agents
Lot 121	23 Felltop, Blackhill	DH8 8TR	JW Wood Estate Agents
Lot 122	24 Hurworth Road, Hurworth	DL2 2DA	JW Wood Estate Agents
Lot 123	20 Sanders Gardens, Birtley	DH3 1NB	Andrew Craig
Lot 124	36 Elmfield Gardens, Gosforth	NE3 4XB	Rook Matthews Sayer
Lot 125	26 Renforth Close, St James Village	NE8 3JB	Andrew Craig
Lot 126	2 Patton Way, Pegswood	NE61 6RZ	Rook Matthews Sayer
Lot 127	50 Delaval Terrace, Gosforth	NE3 4RT	Rook Matthews Sayer
Lot 128	582 Denton Road, Denton Burn	NE15 7HL	Rook Matthews Sayer
Lot 129	20 Coronation Avenue, Blackhall Colliery	TS27 4HR	Kimmitt & Roberts
Lot 130	10 Chipchase Close, Bedlington	NE22 6ND	Rook Matthews Sayer
Lot 131	59 Durham Road, Blackhill	DH8 8RS	JW Wood Estate Agents
Lot 132	3 Haverley Drive, Seaham	SR7 0JP	Kimmitt & Roberts
Lot 133	26 Derby Street, Jarrow	NE32 3AT	Andrew Craig
Lot 134	101 Mortimer Road, South Shields	NE33 4UH	Andrew Craig
Lot 135	113 Plessey Road, Blyth	NE24 3JN	Mike Rogerson
Lot 136	62 Northcote Street, South Shields	NE33 4DJ	Andrew Craig
Lot 137	13 Wellington Street, Hebburn	NE31 2UG	Andrew Craig
Lot 138	28 Chester Grove, Blyth	NE24 5SH	Rook Matthews Sayer
Lot 139	21 Parkfield, Ryton	NE40 3RW	Rook Matthews Sayer
Lot 140	25 Alnwick Road, South Shields	NE34 0LB	Andrew Craig
Lot 141	13 Falkland Avenue, Hebburn	NE31 1PU	Andrew Craig



## Order Of Sale

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Lot No	Address	Post Code	Partner Agent
Lot 142	191 Greenbank Road, Darlington	DL3 6ET	JW Wood Estate Agents
Lot 143	2 Viewfield, Coldstream	TD12 4BL	Tyne & Tweed Estate Agents
Lot 144	Waterside Mill, Humshaugh	NE46 4ET	Rook Matthews Sayer
Lot 145	3 West Farm Steadings, Nedderton	NE22 6AR	Rook Matthews Sayer
Lot 146	10 Meadow View, Wheatley Hill, Co Durham	DH6 3ND	Kimmitt & Roberts

## 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

2 Bamford Terrace, Palmersville NE12 9HA

**ROOK  
MATTHEWS  
SAYER**



#### Description:

A two bedroom first floor flat requiring modernisation briefly comprises of entrance hall, stairs to the first floor, lounge incorporating a dining area, kitchen, two bedrooms and bathroom with separate W.C. The property benefits from gas central heating, UPVC double glazing and a private rear yard.



EPC Band D

**Call:** Rook Matthews Sayer 0191 266 7788

**Price Guide:** £29,950+

### Lot No. 2

4 Ann Street, Hebburn NE31 1DP

**Andrew Craig**



#### Description:

An investment opportunity to purchase this two bedroom mid terrace house in need of full refurbishment and modernisation. The property is offered for sale with vacant possession and briefly comprises entrance hall, living room, kitchen, rear lobby and bathroom/wc to ground floor. There are two bedrooms to the first floor. Externally there is a yard to the rear. EPC rating: D

**Call:** Andrew Craig 0191 4281428

**Price Guide:** £39,950+

### Lot No. 3

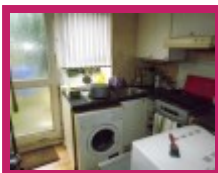
17 Wreay Walk, Cramlington NE23 6LJ

**MIKE  
ROGERSON**



#### Description:

Mike Rogerson Estate Agents welcome to the market this two bedroom ground floor flat with garage, situated on Wreay Walk in Southfield Lea, Cramlington. The property is priced to sell taking in to consideration the works required to update the property throughout. The layout of the accommodation on offer briefly comprises; entrance porch, lounge, kitchen, inner hallway, two bedrooms and a family bathroom. Externally the property benefits from an enclosed private rear garden and a garage in near by block.



EPC Band D

**Call:** Mike Rogerson 01670 732400

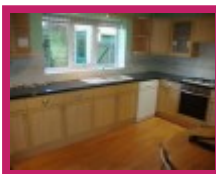
**Price Guide:** £27,000+



**Lot No. 4**
**37 Mackintosh Court, Gilesgate DH1 1PY**

**Description:**

A great opportunity to purchase this four bedroomed detached family house located on a no through road within this popular residential development well served by road links into Durham. The property is offered for sale with vacant possession and benefits include double glazed windows, gas central heating, ground floor cloak/wc, ensuite to master bedroom, conservatory, gardens and a garage. The property briefly comprises: entrance hall, living room, conservatory, dining room, cloak/wc, kitchen, utility, four bedrooms, bathroom, garage and lawned garden to front with drive and a lawned garden to the rear.



EPC rating: D

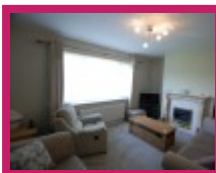
**Call:** J W Woods 0191 3869921

**Price Guide:** £149,950+

**Lot No. 5**
**2 Falloden Avenue, Red House Farm NE3 2BQ**

**Description:**

A well presented two bedroom semi detached bungalow within this popular residential area convenient for access to local shops, amenities and transport links. The property occupies a pleasant corner plot position and benefits from a range of modern fixtures and fittings together with double glazing, gas fired central heating, detached garage and off street parking.



EPC Band D

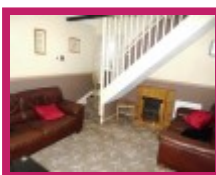
**Call:** Rook Matthews Sayer 0191 284 7999

**Price Guide:** £120,000+

**Lot No. 6**
**3 Humsford Grove, Cramlington NE23 2FH**

**Description:**

Mike Rogerson Estate Agents welcome to the market this one bedroom semi detached house situated on Humsford Grove in the well regarded residential location of Eastfield Green. The layout of the accommodation on offer briefly comprises; entrance porch, lounge, kitchen, conservatory and to the first floor, a double bedroom and bathroom. Externally to the front there is a block paved driveway providing off street parking and to the rear an enclosed garden with side access. The property benefits from uPVC double glazing and gas central heating throughout.



EPC Rating: TBC

**Call:** Mike Rogerson 01670 732400

**Price Guide:** £64,995+

**Lot No. 7**
**159 High Street, Redcar TS10 3AN**

**Description:**

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



EPC rating: D for Shop and Flat

**Call:** Michael Poole 01642 285041

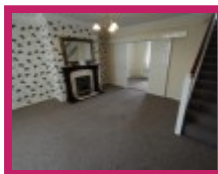
**Price Guide:** £79,950+



**Lot No. 8**
**6 Reasby Villas, Ryton NE40 3AT**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

An extended family home located just a stone's throw away from Thorp Academy in Ryton. The property is offered to the market with no onward chain and comprises; Entrance porch, spacious lounge with staircase to the first floor. Sliding doors connect the lounge to the dining room and onto the open plan kitchen. Three good sized bedrooms can be found on the first floor as well the family bathroom. Externally, the property has a front garden. A long shared driveway leads to a detached garage to the rear of the property where there is also space for off street parking.



EPC rating: E

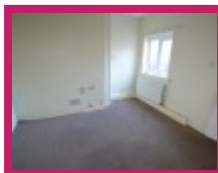
**Call:** Rook Matthews Sayer 0191 4131313

**Price Guide:** £75,000+

**Lot No. 9**
**25 Ninth Street, Blackhall Colliery TS27 4LZ**
**kimmitt & roberts**

**Description:**

This is a two bedroom mid terraced property which offers gas central heating system, double glazing and briefly comprises lounge, dining room, kitchen, bathroom/w.c., two bedrooms and enclosed yard to rear. Ideal for local investor.



EPC rating: D

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

**Price Guide:** £25,000+

**Lot No. 10**
**8 Midhill Close, Langley Park DH7 9YA**
**WOOD  
ESTATE AGENTS**

**Description:**

The property occupies an elevated position on the outskirts of the village and briefly comprises: entrance porch, entrance hall, lounge/dining room, kitchen and utility room with shower room and wc. On the first floor there are three bedrooms and a bathroom/wc. It has a single garage and gardens to the front and rear. There are a range of local shops and amenities available within Langley Park, with a more comprehensive range of shopping and recreational facilities and amenities available within nearby Lanchester, Durham and Consett. Langley Park is well placed for commuting purposes as it lies adjacent to the A(691) Highway which provides good road links to other regional centres.



EPC Band D

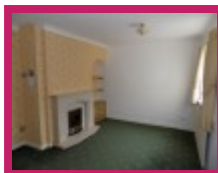
**Call:** JW Wood Estate Agents 0191 386 9921

**Price Guide:** £99,950+

**Lot No. 11**
**211 North Ridge, Bedlington NE22 6DG**
**MIKE  
ROGERSON**

**Description:**

**TWO BEDROOM SEMI DETACHED HOUSE - TWO RECEPTION ROOMS - NO UPPER CHAIN! \*\*\***  
New to the market is this Two bedroom semi detached house in need of some refurbishment located at North Ridge, Bedlington. Ideally close to local shops, schools and amenities with good road links to neighbouring towns. The property on offer briefly comprises; Entrance, Lounge, Dining Room, Fitted Kitchen, Stairs to first floor, first floor landing, Bedroom One, Bedroom Two and fitted bathroom suite. Externally to the front is an enclosed garden and to the rear a landscaped mainly paved garden. There is the added benefit of UPVC Double glazing and Gas central heating.



EPC rating: D

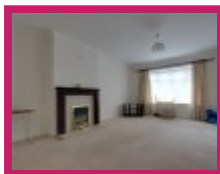
**Call:** Mike Rogerson 01670 822223

**Price Guide:** £44,950+

**Lot No. 12**
**54 Kensington Avenue, Normanby TS6 0QQ**
**Michael Poole**

**Description:**

The property offers a single floor of living accommodation and briefly comprises, entrance hall, lounge, kitchen, two bedrooms, shower room and conservatory. Externally we have enclosed gardens to the front, side, and rear of the property along with detached garage for off street parking.



EPC rating: D

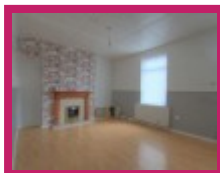
**Call:** Michael Poole 01642 955180

**Price Guide:** £99,000+

**Lot No. 13**
**32 Gladstone Street, Beamish DH9 0QL**
**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

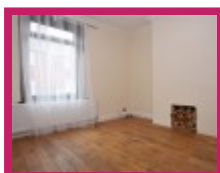
**Call:** JW Wood Estate Agents 01207 235 221

**Price Guide:** £27,000+

**Lot No. 14**
**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

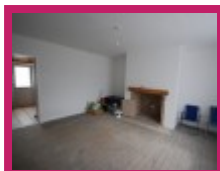
**Call:** Kimmitt and Roberts 0191 584 8080

**Price Guide:** £32,000+

**Lot No. 15**
**88 Dalton Avenue, Lynemouth NE61 5TJ**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

An ideal investment/first time buy. The current owners have re-skimmed and re-decorated the majority of rooms. Briefly comprising of entrance lobby, spacious lounge with inglenook, kitchen and bathroom to the ground floor. To the first floor there are two bedrooms. With gas central heating and double glazing this property would suit a variety of purchasers. No upper chain.



EPC rating: C

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

**Price Guide:** £36,000+



**Lot No. 16**
**116 Church Lane, Eston TS6 9QR**

**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

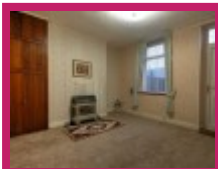
**Call:** Michael Poole 01642 955180

**Price Guide:** £90,000+

**Lot No. 17**
**16 Alpine Terrace, Bishop Auckland DL14 9QT**
**WOOD**  
ESTATE AGENTS

**Description:**

A pleasantly positioned two bedroom home, situated in the semi-rural village of Evenwood, requiring modernisation. Boasting electric heating and uPVC double glazing throughout, in brief, the accommodation comprises lounge, kitchen and ground floor shower room. To the first floor are two good sized bedrooms. Externally the property benefits from an enclosed front garden and rear yard.



EPC rating: E

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

**Price Guide:** £22,500+

**Lot No. 18**
**13/15 Caroline Gardens, Wallsend NE28 0BZ**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

An investment opportunity to purchase this pair of flats located in this popular residential area. At time of print no access had been gained to the upper flat which we are advised is tenanted and has two bedrooms with gas central heating, double glazed windows (except bay window). Access has been gained to the ground floor flat which is a two bedroom with double glazed windows (except the bay). Flat 13 - The property briefly comprises entrance hall, living room, kitchen, shower room and two bedrooms. Flat 15 - We are verbally advised that the property briefly comprises Living room, kitchen, shower room and two bedrooms.

EPC rating: 13 - F and 15 - C

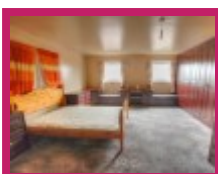
**Call:** Rook Matthews Sayer 0191 276 1283

**Price Guide:** £79,950+

**Lot No. 19**
**115 Disraeli Street, Blyth NE24 1JB**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Period Edwardian terrace property presented over three floors. Lounge with feature fireplace, spacious dining kitchen with appliances, three double bedrooms, all with fitted robes, bathroom with shower. No upward chain. Private rear yard with up and over garage door for secured parking. Gas radiator central heating and double glazing. Priced realistically. Super family home!



EPC Band E

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

**Price Guide:** £36,000+



**Lot No. 20**
**11 Holmside, Sunderland SR1 3JE**
**ROOK  
MATTHEWS  
SAYER**

**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:** £76,500+

**Lot No. 21**
**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:D

**Call:** Michael Poole 01642 254222

**Price Guide:** £49,950+

**Lot No. 22**
**1 Barrons Way, Burnhope, Durham DH7 0DJ**
**WOOD  
ESTATE AGENTS**

**Description:**

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

EPC Band D

**Call:** J W Woods 01207 235221

**Price Guide:** £145,000+

**Lot No. 23**
**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:** £19,950+

**Lot No. 24**
**24 Ancona Street, Pavillion SR4 6TJ**
**Andrew Craig**

**Description:**

Located in a popular area which is ideal for the investment buyer or those looking to get on the property ladder. Convenient access to amenities including Pallion metro station and Pallion retail park. Currently tenanted and available with or without tenant, the owner has advised he is achieving £100 per week. This two bedroom mid terraced cottage offers accommodation all on one level. The property benefits from rear yard and combi boiler. Ring the office to arrange to view!  
EPC Band F

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £29,950+

**Lot No. 25**
**3 Egmont Road, Middlesbrough TS4 2HT**
**Michael Poole**

**Description:**

Three bedroom terrace house situated on Egmont Road, Middlesbrough. The property offers two floors of living accommodation and briefly comprises; vestibule, hallway, lounge, dining room, kitchen/breakfast room, landing, WC, bathroom and three bedrooms. Externally, enclosed gardens to the front and rear.



EPC rating: E

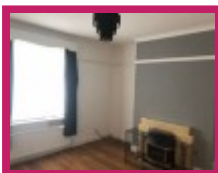
**Call:** Michael Poole 01642 254222

**Price Guide:** £73,800+

**Lot No. 26**
**6 Hedley Terrace, South Hetton DH6 2UE**
**kimmitt & roberts**
**Andrew Craig**

**Description:**

A three bedroom mid terrace house with central heating and double glazing, comprises entrance entrance hall, living room, dining room, kitchen, bathroom, landing, three bedrooms and wc. Externally, the property benefits yard to rear with gate to lane, Garden & Garage over lane. Early viewings are highly recommended.



EPC band D

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

**Price Guide:** £49,950+

**Lot No. 27**
**27 Gilpin Street, Houghton Le Spring DH4 5DR**
**kimmitt & roberts**

**Description:**

Kimmitt & Roberts are excited to offer to the open market this spacious family home situated in the heart of Houghton le Spring. The property is ideally located for local amenities such as Houghton high street, school catchment areas and commuter routes. Accommodation comprises entrance lobby and hall, living room, dining room, kitchen, bathroom, landing and two double bedrooms. Externally, the property benefits yard to rear with double gates providing off street parking. Early viewings are unreservedly recommended to avoid disappointment.  
EPC rating: D

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

**Price Guide:** £50,000+



**Lot No. 28**

131 Hastings Street, Sunderland SR2 8SL

**Andrew Craig**

**Description:**

A spacious mid terrace cottage offering versatile accommodation. The Property does require some modernisation and refurbishment with benefits including partial double glazed windows, gas central heating and is offered for sale with vacant possession. The Property briefly comprises entrance hall, bedroom four/study, two reception rooms, kitchen, rear lobby, bathroom. First floor there are three bedrooms, EPC rating: E

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £34,950+

**Lot No. 29**

54 Jackson Street, Saltburn by the Sea TS12 2TE

**Michael Poole**

**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:** £20,000 - £25,000

**Lot No. 30**

3 Edward Street, Hetton le Hole DH5 9EL

**kimmitt & roberts**

**Description:**

Two bedroom mid terrace house benefitting from double glazing. The property is fronted onto a pedestrian walkway and briefly comprises entrance lobby, living room, rear lobby, kitchen, bathroom, first floor there are two bedrooms and there is a yard to the rear.



EPC rating: F

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

**Price Guide:** £19,950+

**Lot No. 31**

337 Elswick Road, NE4 8DY &amp; 117 St John Road, Newcastle NE4 7TJ NE4 7TJ

**ROOK  
MATTHEWS  
SAYER**

**Description:**

The investment is located on the corner of St Johns Road and Elswick Road which is the main road running through Benwell. A three storey end terrace sandstone building consisting ground floor retail unit and large five bedroom maisonette over the ground, first and second floors. The front part of the ground floor is currently let to Perfect Stitch at £2,424 per annum, we have verbally been informed by the seller that tenant has been in occupation circa 10 years. The remaining part of the ground floor and upper levels are let to a tenant on a AST paying £6,500 per annum, we have verbally been informed by the seller they have been in occupation circa 5 years. There is a large advertising board on the side of the building leased by Insite for £600 per annum. The total income for the property is £9,524 per annum giving a 13.61 % yield on the guide price. EPC rating: FLAT E SHOP D

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £69,950+



**Lot No. 32**
**57 Queen Street, Chester Le Street DH2 3LU**
**WOOD**  
ESTATE AGENTS

**Description:**

Available with no onward chain this two bedroom terraced house has a forecourt garden and enclosed yard to rear. It benefits from gas central heating via radiators with Worcester combination boiler and uPVC double glazing. The accommodation comprises Lobby, Lounge with feature fire place, Kitchen/Dining Room, two Bedrooms and Bathroom with white suite and shower. This property would make a good investment or first time buy.



EPC Band D

**Call:** JW Wood Estate Agents 0191 388 7245

**Price Guide:** £27,000+

**Lot No. 33**
**45 Southgate, Elland HX5 0DD**


**Description:**

The property comprises a two storey, stone built, commercial building positioned along the main retailing road within Elland town centre. The property is constructed under a pitched slate covered roof and provides former banking hall accommodation to the ground floor which will convert to provide open plan retail/office accommodation with ancillary staff and office accommodation to the upper level. The ground floor provides 106.38m (1,145ft) with a further 81.17m (874ft) to the first floor when measured on a net internal floor area basis. The property would accordingly suit acquisition by an owner occupier or investor/developer who may convert the property to provide commercial accommodation to the ground floor with 1 2 apartments above subject to planning. Nearby occupiers include Ladbroke's and Bet Fred, along with a range of local independent occupiers with Aldi and Morrisons supermarkets also being represented within the town. Elland is positioned approximately 4 miles to the south of Halifax and 5 miles northwest of Huddersfield and benefits from good connectivity being within 2 miles of Junction 24 of the M62 motorway network at Ainley Top. EPC rating: D

**Call:** Bramleys 01484 530361

**Price Guide:** £90,000+

**Lot No. 34**
**26 Essex Street, Middlesbrough TS1 4PS**
**Michael Poole**

**Description:**

Two bedroom terrace house, the property offers two floors of living accommodation and briefly comprises, entrance hall, dining room, lounge, kitchen, lobby, bathroom, landing and three bedrooms. Externally we have an enclosed yard to the rear.



EPC rating: D

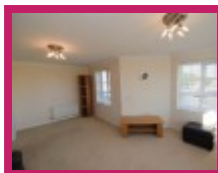
**Call:** Michael Poole 01642 254222

**Price Guide:** £29,950+

**Lot No. 35**
**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+

# North East Electrical - Home Improvements

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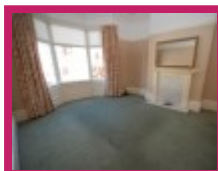
tel: 07590 924 310  
email: [info@nee-hi.com](mailto:info@nee-hi.com)  
[www.nee-hi.com](http://www.nee-hi.com)



**Lot No. 36**
**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

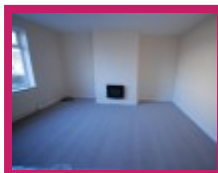
**Call:** Andrew Craig 0191 5653377

**Price Guide:** £79,950+

**Lot No. 37**
**1 Percy Street, Ashington NE63 9HT**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Two bedroomed end terraced for sale on Percy Street, Ashington. This refurbished spacious property is close to the town centre, schools and local hospital. Briefly comprising of entrance, lounge, re-fitted kitchen and updated bathroom. Stairs to first floor, two good sized bedrooms and a shower room. Externally there is a good sized garden to the front and side with a yard to the rear and garage for off street parking. Must view.



EPC Band D

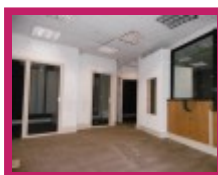
**Call:** Rook Matthews Sayer 01670 850 850

**Price Guide:** £34,950+

**Lot No. 38**
**73 High Street, Clay Cross S45 9DZ**

**Description:**

An excellent opportunity to purchase an end terraced former bank, benefiting from vacant possession. The ground floor of the property has a gross internal area (GIA) of 112.44 metres squared, together with first floor ancillary storage space. It is thought that the property would be of interest to the investor or developer, as it is suitable for a variety of alternative uses, subject to the necessary local authority consents. The property occupies a prominent corner position, at the junction of High Street, and Holmgate Road, within the heart of Clay Cross. There are a mixture of retail/leisure uses within the immediate vicinity.



EPC rating: E

**Call:** Agents Property Auction 01661 831360

**Price Guide:** £69,950+

**Lot No. 39**
**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 D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £32,500+



**Lot No. 40**
**85-87 Durham Road, Blackhill, Consett DH8 8RR**

**Description:**

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

EPC Band Flat E Shop EPC C



**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £89,950+

**Lot No. 41**
**94 Newbiggin Road, Ashington NE63 0TH**

**Description:**

A substantial traditional mid terrace home, situated on the popular Newbiggin Road in Ashington is offered for sale. The property is well presented with modern decor and is ready to move into with no upper chain. Briefly comprising entrance porch, hall, good sized lounge with bay window to the front, dining room, kitchen and bathroom. To the first floor there are three bedrooms one with fitted wardrobes. Small garden to the front, yard to the rear. With gas central heating and double glazing this is definitely worth of a viewing.

EPC rating: D



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

**Price Guide:** £70,000+

**Lot No. 42**
**30 High Street, Heckington NG34 9QZ**

**Description:**

Situated in the ever popular village of Heckington this Former Lloyds TSB bank and adjoining three bedroom maisonette offers an excellent investment opportunity with life time tenancy and additional commercial interest. To the rear of the property there is a large and spacious rear garden that would be suitable for a variety of uses. Further information is available upon request.

EPC ratings: Commercial D and Maisonette G

**Call:** Agents Property Auction 01661 831360

**Price Guide:** £110,000+

**Lot No. 43**
**2 Johnson Terrace, Annfield Plain DH9 7UR**

**Description:**

Available with immediate vacant possession, a stone fronted terrace house close to Annfield Plan Park, shops and Primary School. The property has the benefit of double glazing, gas central heating with combination boiler and comprises, on the ground floor: Entrance lobby, hallway, lounge, dining room and kitchen with integrated cooking appliances, three bedrooms and bathroom to the first floor. There is a small garden to the front of the property and a yard to the rear.

EPC Band D



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

**Price Guide:** £46,000+

**Lot No. 44**
**184 High Street, Redcar TS10 3AW**
**Michael Poole**

**Description:**

A Substantial and Well-Appointed Town House Offering Stunning Views to the Front and Rear, Having Been Comprehensively Upgraded to Provide Fantastic Living Accommodation. Some of the Benefits Can Only Be Seen When Stepping Over the Threshold and These Include an Excellent Size Rear Garden and Parking.

Briefly comprises hall, lounge, dining room, kitchen, first floor there are two bedrooms and bathroom, second floor are three further bedrooms and a shower room.



EPC rating: D

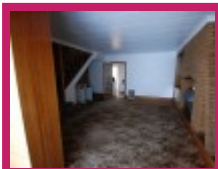
**Call:** Michael Poole 01642 285041

**Price Guide:** £119,950+

**Lot No. 45**
**298 Sycamore Street, Ashington NE63 0QH**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

In need of updating this extended two bedroom mid terrace home is an ideal investment project. There are not many of this style on the colliery rows with the long garden to the front and yard to rear. Briefly comprising of entrance via patio door into the sun room, spacious lounge with inglenook fireplace and log burner. Kitchen to the rear with rear porch extension and storage area, re-fitted shower room. To the first floor there are two bedrooms. Gas central heating and double glazing are installed. Long garden to the front and yard to the rear. No upper chain, viewings available.



EPC rating: to be advised

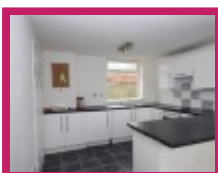
**Call:** Rook Matthews Sayer 01670 850 850

**Price Guide:** £36,000+

**Lot No. 46**
**18 Bruce Kirkup Road, Horden SR8 4BJ**
**kimmitt & roberts**

**Description:**

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



EPC Band F

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

**Price Guide:** £39,950+

**Lot No. 47**
**15 Brewer Street, Bishop Auckland DL14 6AT**
**WOOD  
ESTATE AGENTS**

**Description:**

Situated within walking distance of the town and a range of local amenities, this two bedroom mid-terrace home is suited to a range of purchasers. With gas central heating and uPVC double glazing throughout, a viewing comes highly recommended to avoid disappointment. Offered for sale with no onward chain.



EPC Band E

**Call:** J W Woods 01388 604273

**Price Guide:** £22,500+



**Lot No. 48**

58 Jubilee Street, Middlesbrough TS3 6QJ

Michael Poole


**Description:**

A mid terrace house offers two floors of living accommodation and briefly comprises, entrance hall, lounge, dining room, kitchen, landing, two bedrooms and bathroom. Externally we have an enclosed yard to the rear.



EPC rating: D

**Call:** Michael Poole 01642 254222

**Price Guide:** £22,500+

**Lot No. 49**

60 Jubilee Street, Middlesbrough TS3 6QJ

Michael Poole


**Description:**

A mid terrace house offers two floors of living accommodation and briefly comprises, entrance hall, lounge, dining room, kitchen, landing, two bedrooms and bathroom. Externally we have an enclosed yard to the rear.



EPC rating: D

**Call:** Michael Poole 01642 254222

**Price Guide:** £20,000+

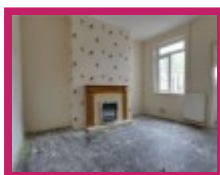
**Lot No. 50**

64 Jubilee Street, Middlesbrough TS3 6QJ

Michael Poole


**Description:**

A two bedroom house benefits include: double glazing, gas central heating and fitted kitchen. The property offers two floors of living accommodation and briefly comprises, porch, hallway, lounge, dining room, kitchen, landing, two bedrooms and bathroom. Externally we have an enclosed yard to the rear. Viewing recommended.



EPC Band D

**Call:** Michael Poole 01642 254222

**Price Guide:** £25,000+

**Lot No. 51**

11 Joseph Street, Stanley DH9 7NS

 WOOD  
ESTATE AGENTS

**Description:**

A terraced house, which is situated close to the town centre and requires some updating. The property does have double glazed windows, gas central heating and the accommodation includes: Lobby, lounge, dining room and kitchen. Two first floor bedrooms and a bathroom. There is a yard to the rear.



EPC rating: D

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

**Price Guide:** £29,950+



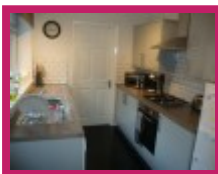
**Lot No. 52**

10 Denwick Avenue, Newcastle NE15 8SQ


**Description:**

A well presented and ready to move into two bedroom ground floor flat fronted onto a pedestrian walkway. The property will appeal to both the private residential buyer and buy to let investor as it is offered for sale with vacant possession however we have been verbally advised it was previously let at £460pcm. The property benefits include double glazed windows, gas central heating, modern fitments to kitchen and bathroom.

Property briefly comprises entrance lobby, entrance hall, two bedrooms, living, kitchen and bathroom.



EPC Band: C

**Call:** Rook Matthews Sayer 0191 2671283

**Price Guide:** £44,950+

**Lot No. 53**

Land to Rear of 29 College Street, Shildon DL4 1BP


**Description:**

This site which is roughly rectangular and measures approximately a third of an acre comes with outline planning permission for a small development of 4 semi detached, 3 bedroomed bungalows. Full details of the planning application can be found on the Durham County Council's planning portal using reference number DM/16/01873/OUT The site is conveniently located short walk from Shildon's town centre which has numerous shops and amenities at hand. Shildon itself is located close to both Bishop Auckland and Darlington. Agents Note : J W Wood are contractually bound to be retained as the selling agents for any properties that are built and sold on this site. For more details, please contact the Land and New Homes Department.



EPC Band exempt

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

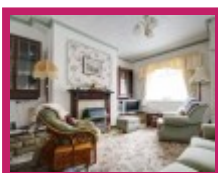
**Price Guide:** £49,950+

**Lot No. 54**

9 Evenwood Road, Esh Winning, Durham DH7 9PE


**Description:**

Available with the benefit of immediate vacant possession, we offer for sale this brick built mid terraced property with gas fired central heating and double glazing. In need of some cosmetic updating, it is offered at a realistic price and briefly comprises: entrance lobby, lounge, open plan kitchen, rear lobby and downstairs wc. On the first floor there are two bedrooms and a bathroom/wc. There is a self contained yard to the rear.



EPC Band D

**Call:** J W Woods 0191 3869921

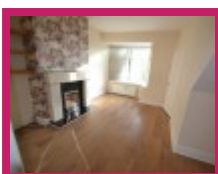
**Price Guide:** £32,000+

**Lot No. 55**

13 Hudson Avenue, Horden SR8 4QL


**Description:**

A perfect opportunity for the first time buyer or local investor to acquire this nicely presented two bedroom mid terraced home which offers modern kitchen and bathroom/w.c., along with neutral decor throughout. Price to sell this delightful home boasts gas central heating system, double glazing and briefly comprises: Entrance vestibule, lounge, kitchen/breakfast room, two bedrooms and first floor bathroom/w.c., Externally there is an enclosed garden to front elevation along with enclosed yard to rear. Early viewing essential to fully appreciate what this property has to offer.



EPC rating: D

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

**Price Guide:** £39,995+

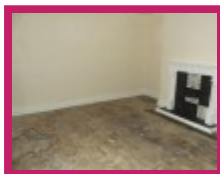
**Lot No. 56**

99 Gladstone Street, Blyth NE24 1HX

**MIKE  
ROGERSON**

**Description:**

Mike Rogerson are pleased to welcome to the market this one bedroom terraced house set in the popular "Gladstone Street" in the heart of Blyth. This property briefly comprises; Entrance hallway, lounge, kitchen and to the first floor one bedroom and bathroom. To the rear is a private yard with gated access and rear access to the property. This is currently tenanted with roll on month to month tenancy agreement £300pcm. These pictures were taken prior to the tenancy commencement.



EPC rating: D

**Call:** Mike Rogerson 01670 361911

**Price Guide:** £19,950+

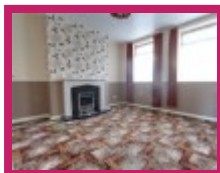
**Lot No. 57**

347 Normanby Road, Teesville TS6 0BH

**Michael Poole**

**Description:**

Three bedroom semi detached house. The property offers two floors of living accommodation and briefly comprises, porch, hallway, lounge, dining room, kitchen, landing, three bedrooms, WC and bathroom. Externally we have enclosed gardens to the front and rear. Worthy of a special mention is the rear garden which is a great size, fully enclosed and very private.



EPC rating: E

**Call:** Michael Poole 01642 254222

**Price Guide:** £59,950+

**Lot No. 58**

Land To North Of Greenbank, Elmfield Road, Consett DH8 5NN

**WOOD  
ESTATE AGENTS**

**Description:**

A potential development plot with outline planning permission for the provision of one dwelling on this sloping site situated along this popular road close to Consett Golf Club, with elevated views over Blackhill and the Derwent Valley. Situated between the detached properties of Greenbank and Whitburn House on Elmfield Road, and with a mains sewer pipe running along the bottom of the site, the land covers an area of approximately 1600sq.m. (17,000sq.ft. approx.) and is heavily populated with mature trees. It also has two garages on the left of the site, at the edge of the road. With outline planning permission granted in September 2018 (Ref: DM/18/02445/OUT), there is a requirement for further full planning permission to be approved for the specific building, subject to the conditions which can be found on the Durham County Council planning portal (along with further information and relevant documents)

<https://publicaccess.durham.gov.uk/online-applications/applicationDetails.do?keyVal=PDE0TJGDMFLF00&activeTab=summary>

**Call:** JW Wood Estate Agents 01207 502 109

**Price Guide:** £19,950+

**Lot No. 59**

11 Gladstone Street, Wallsend NE28 6SJ

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Vacant two bedroom ground floor flat. Double glazed and gas centrally heated ground floor flat briefly comprising entrance lobby, hallway, sitting room, kitchen with built in cooking appliances, two double bedrooms and bathroom/WC.



EPC rating: D

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

**Price Guide:** £25,000+



**Lot No. 60**
**Old Laundry Cottage, Tantobie DH9 9TQ**
**WOOD**  
ESTATE AGENTS

**Description:**

Situated on the rural outskirts of Tantobie, near Stanley, a large 4 bedroom bungalow with attached one bedroom cottage, which occupies a site of approximately 4.75 acres. The main bungalow "Old Laundry Cottage" and the attached "Penshaw View" have pleasant countryside views overlooking the land, can be available with early vacant possession. The properties have oil fired central heating, double glazing, a private access road, mains drainage and water supply. The accommodation requires some updating and includes: Porch, lounge, kitchen breakfast room, dining room, sitting room, four bedrooms (master with en-suite) and bathroom. The attached cottage has a porch, lounge, kitchen diner, bedroom and bathroom. EPC rating: G

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

**Price Guide:** £299,950+

**Lot No. 61**
**52 Church Street, Stanley DH9 0PB**
**WOOD**  
ESTATE AGENTS

**Description:**

Available with immediate vacant possession a 2-bedroom terraced house situated close to Stanley town centre which requires updating and modernisation. The property has the benefit of double glazed windows, gas central heating and briefly comprises on the ground floor: entrance lobby, Lounge, kitchen and rear porch. To the first floor there are two bedrooms and a shower room WC, there is an enclosed yard to the rear with a timber shed. Church Street is a traditionally popular street, centrally located within Stanley and within walking distance of shops and Schools. Stanley is well placed for commuting purposes with the A693 and A692 highways providing easy access to Chester le Street (the A1M), Consett and Newcastle.

EPC rating: D


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

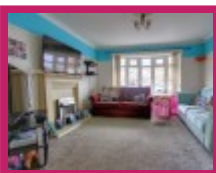
**Price Guide:** £32,000+

**Lot No. 62**
**44 Premier Road, Pallister Park TS3 8QP**
**Michael Poole**

**Description:**

Three bedroom mid terrace house conveniently positioned within an area of Pallister Park which allows easy access for local schools, shops and bus routes. The property offers two floors of living accommodation and briefly comprises, entrance hall, lounge, dining room, kitchen, conservatory, landing, three bedrooms, bathroom and loft room. Externally we have enclosed gardens to the front and rear.

EPC Band E


**Call:** Michael Poole 01642 254222

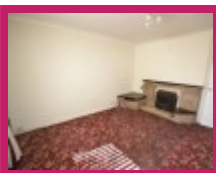
**Price Guide:** £54,000+

**Lot No. 63**
**41 Manisty Terrace, Peterlee SR8 3HH**
**kimmitt & roberts**

**Description:**

This is a two bedroom semi detached home offered for sale upon the open market at such an affordable price and comes with gas central heating system, double glazing and briefly comprising lounge, kitchen, bathroom/w.c., two bedrooms and gardens to front and rear.

EPC Band E


**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £29,950+



**Lot No. 64**
**5 Russell Terrace, Birtley DH3 1JD**
**Andrew Craig**

**Description:**

Offered to the market with the benefit of No Upper Chain is this two bedroom mid terraced house. The internal layout comprises: Entrance lobby, lounge with dual aspect windows, kitchen. To the first floor there are two double bedrooms and a three piece bathroom. Warmed via gas central heating. Externally there are gardens to both front and rear. The property is well located for access to schools, local amenities and major road links including the A1(M) making this ideal base for commuters. Viewing recommended.



EPC rating: C

**Call:** Andrew Craig 0191 4921234

**Price Guide:** £39,950+

**Lot No. 65**
**13 Western Hill, Sunderland SR2 7PH**
**Andrew Craig**

**Description:**

A mid terraced period property which is realistically priced and offers spacious living accommodation. The property is ideally located for access to Sunderland City Centre, Sunderland University & Sunderland Royal Hospital. The layout briefly comprises of, two reception rooms and three bedrooms. The property is ideal for a range of buyers and benefits from UPVC double glazing and combi gas central heating.  
EPC Band tbc

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £55,000+

**Lot No. 66**
**11a Redcar Road, Thornaby TS17 8LB**
**Michael Poole**

**Description:**

Three bedroom end terrace house. A fabulous renovation project with bags of potential on a corner plot in Thornaby. The plot may provide opportunity to extend, subject to permissions. The accommodation briefly comprises; lounge, dining room, kitchen, pantry, lean-to, three bedrooms and bathroom with separate WC to the first floor. Externally there are wraparound gardens, driveway and detached garage.



EPC Band: F

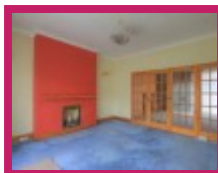
**Call:** Michael Poole 01642 355000

**Price Guide:** £45,000+

**Lot No. 67**
**9 Surtees Terrace, Stanley DH9 6EA**
**WOOD  
ESTATE AGENTS**

**Description:**

Available with immediate vacant possession, an improved terraced house, which has a modern bathroom, a garden and off-road parking. Ideally suited to first time buyers or investors. The property has the benefit of double glazing, gas central heating and comprises on the ground floor: Lounge with double glass panelled door to dining room and kitchen. The first floor has two double bedrooms and modern a shower room. Craghead is a semi-rural village situated approximately two miles from Stanley town centre where schools, shopping and recreational facilities are available. The property is within easy reach of Durham, Chester le Street (the A1M) Consett and Tyneside.



EPC rating: E

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

**Price Guide:** £27,000+

**Lot No. 68**

27 Nevilles Cross Road, Hebburn NE31 2SA

**Andrew Craig**

**Description:**

An investment opportunity to purchase a one bedroom ground floor flat offered for sale with vacant possession.

The property briefly comprises, entrance lobby, entrance hall, living room, bedroom, kitchen, bathroom and externally there is a garden to the front and a paved garden to the rear.

EPC rating: D

**Call:** Andrew Craig 0191 4281428

**Price Guide:** £24,950+

**Lot No. 69**

Dove Cottage, Harelaw DH9 8DB

**WOOD**  
ESTATE AGENTS

**Description:**

The property is available with immediate vacant possession, has the benefit of a gas central heating system with combination boiler and is ideally suited to families or investors/builders. The property has the potential for an extension (subject to local authority planning consent) having a long driveway to the side and also a large loft space. The accommodation includes: entrance porch, lounge, kitchen/dining room and a dilapidated rear porch, to the first floor there are two double bedrooms and a bathroom/w.c. In addition to the driveway there is a garden to the rear which is currently overgrown.

EPC rating: E



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

**Price Guide:** £64,950+

**Lot No. 70**

30 Golf Course Road, Shiney Row, Houghton Le Spring DH4 4PL

**kimmitt & roberts**

**Description:**

Kimmit & Roberts are pleased to present to the market this compact ground floor flat situated on the ever popular Golf Course Road, Shiney Row. The property is in need of some refurbishment but benefits entrance lobby, living room, kitchen, bedroom and bathroom. Externally, the property boasts off street parking and corner plot garden with perimeter fencing. Early viewings are recommended.

EPC Band C



**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £22,500+

**Lot No. 71**

16 Walmer Terrace, Eighton Banks NE9 7XU

**Andrew Craig**

**Description:**

A deceptively spacious stone built end terrace house occupying a desirable position on Walmer Terrace in the ever popular location of Eighton Banks. Whilst offering countryside view and walks, the property is still conveniently situated for local amenities and schools with good local transport links connecting further afield. The internal layout comprises:- Entrance hall, lounge, dining room, breakfasting room and kitchen. To the first floor there are three bedrooms and spacious bathroom. Externally there is a town garden to front with an enclosed paved garden to rear with garage. Offering huge potential, an early viewing is a must to appreciate the overall size of this home.


EPC rating: D



**Call:** Andrew Craig 0191 4875330

**Price Guide:** £115,000+





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## Option 2

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

### Lot No. 72

7 George Street, Birtley DH3 1EA

**Andrew Craig**



#### Description:

A spacious mid terrace house offering ideal family accommodation. Well situated close to Birtley town centre which offers an array of schools, amenities, recreational facilities and the nearby A1M giving good access to major towns and cities in the North and South including Newcastle-upon-Tyne, Gateshead, Chester-le-Street and Durham City Centre. Internally the property has an entrance hall, living room, dining area, a breakfasting kitchen and utility room. To the first floor there are four bedrooms and family bathroom. Benefitting from double glazing and warmed by gas central heating via radiators. Externally to the front of the property is an enclosed garden and a yard to rear.



EPC rating: D

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £49,950+

### Lot No. 73

9 Barrington Place, Gateshead NE8 1XA

**Andrew Craig**



#### Description:

A spacious family home was built in the 1800's. The property is in need of some refurbishment and briefly comprises of: - Entrance hall, lounge, dining room, fitted kitchen and ground floor shower room. The first floor offers three bedrooms, to the second floor which has attic space which has been converted into two rooms. They both have velux windows and although they do have restricted head height one of the rooms was used as a further bedroom. The property benefits from double glazing and gas combination central heating. Externally a mature enclosed front garden with borders and hedging. To the rear an enclosed yard access via a roller shutter door to provide some off road parking.



EPC Band E

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £154,950+

### Lot No. 74

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+

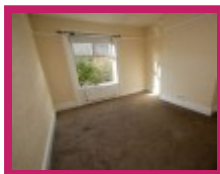
**Lot No. 75**

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:** £39,950+

**Lot No. 76**

11 Caithness Road, Hylton Castle SR5 3RE

**Andrew Craig**

**Description:**

A three bedroom end terrace house appealing to both the private residential purchaser and the buy to let investor locate within this residential area. The property benefits include double glazed windows, gas central heating, modern kitchen and bathroom fittings and being offered for sale with vacant possession. The property briefly comprises entrance lobby, entrance hall, living room, breakfasting kitchen, bathroom, three bedrooms and externally there is a paved garden to the rear and front.



EPC rating: E

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £64,950+

**Lot No. 77**

6 Campbell Terrace, Easington Lane DH5 0JL

**kimmitt & roberts**

**Description:**

Kimmitt & Roberts are pleased to present 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:** £30,000 - £35,000

**Lot No. 78**

40 Dykelands Road, Fulwell SR6 8EP

**Andrew Craig**

**Description:**

A larger style semi detached home which offers spacious three bedroom accommodation which is sure to appeal to the growing family. This ever popular residential area provides easy access to amenities including the picturesque coastline, Seaburn metro station, highly regarded local schools, shops, bars and restaurants. Boasts off street parking via driveway and garage, the property has a pleasant garden to rear, UPVC double glazing and gas central heating. Early viewing is recommended to avoid disappointment.



EPC Band D

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £149,950+



**Lot No. 79**

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 bedroomed student house or a three bedroomed, 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:** £69,950+

**Lot No. 80**

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+

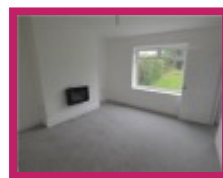
**Lot No. 81**

6 South View, Prudhoe NE42 6JG

 yellow  
estate agency

**Description:**

A newly refurbished character mid terrace house situated in this popular street in Prudhoe. The property features a large private south facing garden, a refitted dining kitchen, two double bedrooms, and views to the rear. The property comprises:- entrance hallway, living room, dining kitchen, utility room, stairs to first floor landing, bathroom/wc, and two double bedrooms. Externally there is a rear yard, and a large south facing gardens. Available now with no upward chain, viewing is essential!!!



EPC rating: D

**Call:** Yellow 01661 831234

**Price Guide:** £99,950+

**Lot No. 82**

29 Worlsey Crescent, Marton in Cleveland TS7 8LU

Michael Poole


**Description:**

Michael Poole Estate Agents in Coulby Newham welcome to the market this four-bedroom detached home rarely available on the open market. The accommodation briefly comprises an entrance porch, entrance hall, cloakroom/WC, 22ft living room, separate dining room, fitted kitchen with utility room and study. To the first floor there are four generous size bedrooms and a family bathroom. Externally there is a driveway leading to a double garage and gated access to a beautiful well maintained private rear garden enjoying delightful views over Fairy Dell.



EPC Band D

**Call:** Michael Poole 01642 288299

**Price Guide:** £250,000+



**Lot No. 83**
**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:** £34,950+

**Lot No. 84**
**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. 85**
**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

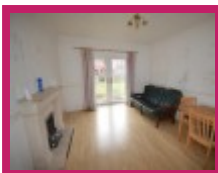
**Call:** Michael Poole 01642 955180

**Price Guide:** £44,950+

**Lot No. 86**
**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:** £54,950+

**Lot No. 87**
**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

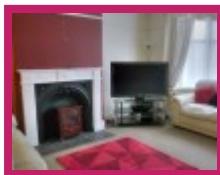
**Call:** Rook Matthews Sayer 01670 511711

**Price Guide:** £64,950+

**Lot No. 88**
**10 Netherton Lane, Bedlington NE22 6DP**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Chain free and ready to view this two bedroom semi-detached property would make a fantastic starter home for those looking in this very popular area. Deceptively spacious throughout the property has excellent access to nearby schools, shops and the main town centre of Bedlington. Briefly comprising; entrance hallway, living room, dining room, fitted kitchen, stairs to the first floor landing, two bedrooms and a good size family bathroom. Externally there is a large garden to the rear and a low maintenance garden to the front with drive leading to the single attached garage. Early viewings are recommended.



EPC Band D

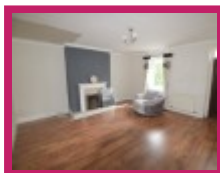
**Call:** Rook Matthews Sayer 01670 531 114

**Price Guide:** £89,950+

**Lot No. 89**
**4 East Street, Mickley NE43 7BP**
**yellow  
estate agency**

**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. 90**
**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. 91**

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+

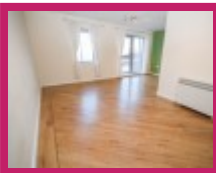
**Lot No. 92**

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. 93**

2 Wincanton Road, Redcar TS10 2HP

**Michael Poole**

**Description:**

Situated in What is Still Regarded by Many as One of Redcar's Best Address's, this is a Hugely Impressive Semi Detached Bungalow. Benefiting from a Recent Decorative Upgrade and Offering Versatile Accommodation Over Two Floors with Lovely Gardens to the Front and Rear and a Good Size Garage. This Home Really Does Tick All the Boxes. Offered to the Market with No Onward Chain and Viewing is Essential to Fully Appreciate What this Home has to Offer.



EPC Band D

**Call:** Michael Poole 01642 285041

**Price Guide:** £139,950+

**Lot No. 94**

82 Glen Street, Hebburn NE31 1NE

**Andrew Craig**

**Description:**

Recently modernised to a high standard this mid terraced property is ideal accommodation for the first time buyer. Offered for sale with No Onward Chain, the property is well presented throughout and comes with gas central heating and double glazing. The property is conveniently located for Hebburn Town Centre and an early inspection is strongly recommended. Briefly the accommodation comprises: Entrance hall, lounge open to dining room and fitted kitchen to ground floor. To the first floor there are two double bedrooms and bathroom with four piece suite. Externally there is an enclosed yard to the rear. The property is fitted with a burglar alarm and four alarm detectors.



EPC rating: C

**Call:** Andrew Craig 0191 428 1428

**Price Guide:** £69,950+



**Lot No. 95**
**3 Marine Cottages, Newbiggin NE64 6UL**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Close to the sea front this quirky cottage would be suitable for the first time buyer or holiday let investor. The current owners have recently updated and decorated with new flooring too. Enter into the lobby, spacious lounge with log burner, re-fitted dining kitchen and a useful utility area off. To the first floor there are two bedrooms and the family bathroom. With gas central heating and double glazing this is ready to move into with no upper chain. Externally there is a small enclosed garden leading to the pedestrianised walkway, garage to the rear. Viewings available. EPC:D.


**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £69,950+

**Lot No. 96**
**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

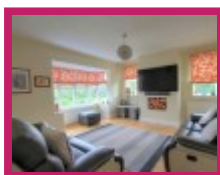
**Call:** Michael Poole 01642 285041

**Price Guide:** £84,950+

**Lot No. 97**
**Far Leith, Tantobie DH9 9PW**
**WOOD  
ESTATE AGENTS**

**Description:**

Situated in the semi-rural hamlet of Clough Dene near Tantobie, a well-presented detached bungalow which has pleasant views, large gardens and a double garage. Built in 1950s "Far Leith" has been improved in recent years with modern bathroom and kitchen, a new roof in 2016 and a patio area to the rear. The property has the benefit of uPVC double glazing, gas central heating with combination boiler and comprises: Conservatory leading to hallway, lounge, kitchen breakfast room, 3/4 bedrooms (one with en-suite) and bathroom. Lawned gardens, patio areas, driveway and a hard-standing area for parking. Clough Dene is a small hamlet situated between Tantobie and Burnopfield. The nearby A692 highway provides excellent access to Consett, Gateshead, Newcastle and the Metro Centre.



EPC rating: D

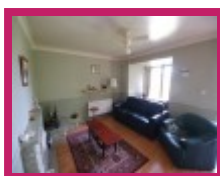
**Call:** JW Wood Estate Agents 01207 235 221

**Price Guide:** £295,000+

**Lot No. 98**
**110 Kirkwood Drive, Newcastle Upon Tyne NE3 3AU**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

An opportunity to purchase this two bedroom ground floor flat conveniently located close to local shops, amenities and transport links. The property benefits from its own private entrance and garden together with gas fired central heating and residence parking.



EPC rating: D

**Call:** Rook Matthews Sayer 0191 284 7999

**Price Guide:** £40,000+

**Lot No. 99**

10 Mill Lane, Hebburn NE31 2EW

**Andrew Craig**

**Description:**

An opportunity to purchase an extended deceptively spacious family home. The accommodation comprises of Entrance porch to hall with stairs up with feature stained glass window to hall and landing. lounge and dining room and extended kitchen. To the first floor three bedrooms and re-fitted four piece family bathroom with jacuzzi corner bath. Externally there is an attached garage and well maintained gardens, the rear having a good size raised decked sun terrace and lawn area. Gas central heating and the majority of windows double glazed. We would urge an early viewing.  
EPC band C

**Call:** Andrew Craig 0191 428 1428

**Price Guide:** £119,950+

**Lot No. 100**

14 Symons Close, Hartburn TS18 5QB

**Michael Poole**

**Description:**

This TWO BEDROOM SEMI situated in a HARTBURN CUL-DESAC is well presented throughout and would make an IDEAL FIRST PURCHASE or RENTAL property. At the head of the cul-de-sac you have open views and a private rear garden. The accommodation briefly comprises; lounge, kitchen/diner, two double bedrooms and bathroom to the first floor.



EPC Rating C

**Call:** Michael Poole 01642 355000

**Price Guide:** £100,000+

**Lot No. 101**

32 Eshott Close, Gosforth, Newcastle NE3 3PD

**ROOK  
MATTHEWS  
SAYER**

**Description:**

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



EPC Band D

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £89,950+

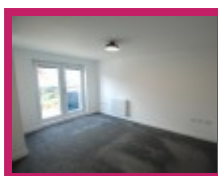
**Lot No. 102**

57 Heron Crescent, Great Park NE13 9DA

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Heron Crescent is conveniently located close to frequent transport links into Central Gosforth and onward into Newcastle City Centre, Sage and the A1 motorway are close by. An immaculate two bedroom first floor apartment located within this modern residential development on the Newcastle Great Park. The property would appeal to a variety of potential purchasers and benefits from a range of upgraded features and together with a fully integrated kitchen incorporating fridge, freezer, dishwasher and washing machine, in addition there is an allocated parking space together with visitor parking.



EPC rating: C

**Call:** Rook Matthews Sayer 0191 284 7999

**Price Guide:** £100,000+



**Lot No. 103** 18 Chester Way, Fellgate, 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:** £54,950+

**Lot No. 104** 44 Ravensbourne Avenue, East Boldon NE36 0EG

**Andrew Craig**

**Description:**

A much loved family home that offers extensive accommodation providing five bedrooms to the first floor plus a useful breakfasting room leading directly to the kitchen in addition to a through lounge / dining room. Plenty of space for your family. Well sized rear garden, ample car standage and an integral garage are all included. Vacant possession, viewing recommended!



EPC rating: D

**Call:** Andrew Craig 0191 5190011

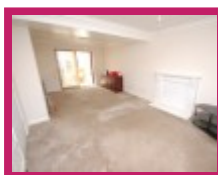
**Price Guide:** £210,000+

**Lot No. 105** 2 Love Avenue, Dudley NE23 7BH

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Situated within this popular residential location is this extended three bedroom semi detached house which will appeal to a variety of buyers. Comprising; entrance porch, entrance hall with useful understairs cupboard and stairs to the first floor, open plan lounge/dining room which leads through to the conservatory overlooking the rear garden, generous and well appointed dining kitchen with a good range of wall and base units incorporating an electric double oven, gas hob with extractor hood over, understairs cupboard, space for table and chairs and door out to the side. To the first floor, three bedrooms and a bathroom/W.C. Externally there are low maintenance gardens to front rear and side. The property benefits from gas central heating, UPVC double glazing and detached garage.



EPC rating: B

**Call:** Rook Matthews Sayer 0191 266 7788

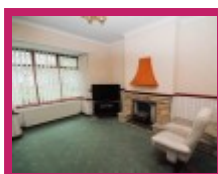
**Price Guide:** £74,950+

**Lot No. 106** 13 Derby Crescent, Hebburn NE31 2TP

**Andrew Craig**

**Description:**

A double front semi detached bungalow situated in this most sought after street in close proximity to Hebburn Park and ideally placed to take advantage of Town Centre amenities. The property offers flexible accommodation suitable for a variety of buyers. With gas central heating and double glazing, the property briefly comprises of: Entrance hall, extended lounge, two bedrooms, breakfast room open to sun lounge, kitchen and wet room to the ground floor. To the first floor there is a further bedroom, walk in cupboard/office and w.c. The property is set within a good size plot with well stocked mature gardens to the front and rear together with two drives one leading to the attached garage.



EPC rating: D

**Call:** Andrew Craig 0191 428 1428

**Price Guide:** £175,000+





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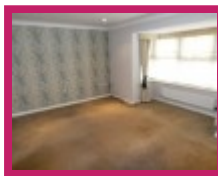
Sintons LLP, The Cube, Barrack Road, Newcastle upon Tyne, NE4 6DB.

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**Lot No. 107** 1 Turner Square, Morpeth NE61 2JA

**Description:**

A well presented three bedroom semidetached family home situated within a small development built by Cussins Builders in the popular Stobhill area, the property is ideally located within easy reach of the historic market town of Morpeth which offers a traditional range of shopping, bars/restaurants and leisure facilities, transport links include local buses. The property briefly comprises of entrance hallway, downstairs cloakroom/wc, lounge, kitchen/dining room with patio doors to a conservatory and the rear garden, master bedroom with en-suite, two further bedrooms and a family bathroom. Externally there is off street parking for two cars to the front and a paved garden to the rear.



EPC rating: C

**Call:** Mike Rogerson 01670 517500

**Price Guide:** £139,950+

**Lot No. 108** 11 Springwood, Hebburn NE31 1DA

**Andrew Craig**

**Description:**

An opportunity to purchase a semi detached house offering huge potential, conveniently situated for local amenities within Hebburn Town Centre as well as having the riverside on the doorstep ideal for outdoor activities such as walking and cycling. The accommodation comprises entrance lobby, lounge and kitchen. To the first floor there are three bedrooms and bathroom. Externally the property sits on a generous plot with garden to front with driveway and enclosed garden to side and rear. Early viewing recommended.



EPC rating: D

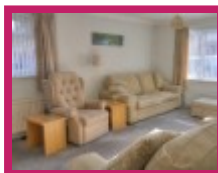
**Call:** Andrew Craig 0191 428 1428

**Price Guide:** £94,950+

**Lot No. 109** 5 Centurian Way, Bedlington NE22 6LD

**Description:**

Chain free and ready to view this detached bungalow is ready to view now. Built as a three bedroom this spacious property is close to local amenities and the town centre and briefly comprises; entrance hallway, good size lounge, fitted kitchen, dining room (bedroom three), conservatory, two double bedrooms and a shower room. Externally there is a low maintenance garden to the rear and a multi-car driveway leading to the detached garage. With double glazing and gas central heating the property must be viewed early to avoid disappointment.



EPC rating: D

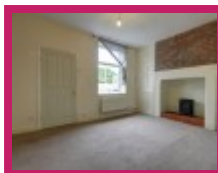
**Call:** Rook Matthews Sayer 01670 531 114

**Price Guide:** £159,950+

**Lot No. 110** 9 Bradley Terrace, Dipton DH9 9AZ

**Description:**

Situated within a popular semi-rural area at the edge of Stanley and ideally suited to retirement purchasers or first time buyers, a terraced bungalow that has undergone some improvement and refurbishment in recent years and is available with no onward chain. With uPVC double glazing and gas central heating (via combination boiler, fitted in 2015), the bungalow offers accommodation comprising: entrance lobby, hallway, two bedrooms, living room with Inglenook fireplace, a contemporary kitchen and a shower room (both fitted in 2014). Externally the property has a small forecourt area to the front and a rear yard with double wrought-iron gates.



EPC Band D

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

**Price Guide:** £59,950+



**Lot No. 111**

13 Forster Avenue, Murton SR7 9DE

**kimmitt & roberts**

**Description:**

We are pleased to offer for sale this spacious recently refurbished three bedroom mid terrace family home offered with immediate vacant possession. Benefits include re-fitted dining kitchen, UPVC double glazing, gas combi central heating, refitted bathroom suite, pleasant well stocked garden and detached garage. Ideal for families, first time buyers and investors alike, early viewing essential.



EPC rating: D

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

**Price Guide:** £39,950+

**Lot No. 112**

25 Kimberley Street, Sunderland SR4 6NB

**Andrew Craig**

**Description:**

A double fronted end terrace cottage conveniently located for most local amenities, Pallion Metro Station and Hospital. Offering versatile living which could be used as either two or three bedroomed home or two bedrooms and two reception rooms dependant on individual needs. The property boasts a recently fitted kitchen and shower room and has also been re-roofed. Further benefits include gas central heating and double glazing. Yard to rear with up and over door for access. Viewing urged!



EPC Band E

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £39,950+

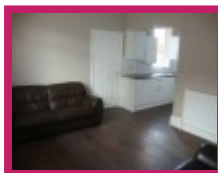
**Lot No. 113**

83 Chichester Road, South Shields NE33 4HE

**Andrew Craig**

**Description:**

A refurbished and modernised two bedroom ground floor flat offered for sale with vacant possession which will appeal to both the private residential buyer and the buy to let investor. The property benefits include double glazed windows, gas central heating, fitted kitchen and bathroom and shared yard to the rear. The property briefly comprises entrance lobby, entrance hall, two bedrooms, bathroom, living room, kitchen and rear lobby. Externally there is a shared yard.



EPC rating: D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £39,950+

**Lot No. 114**

35 Lilac Avenue, Ormesby TS7 9DE

**Michael Poole**

**Description:**

Michael Poole Estate Agents in Nunthorpe welcome to the market this three bedroom detached bungalow offering accommodation briefly comprising an entrance hall, three bedrooms, modern bathroom, living room and a fitted kitchen breakfast room. Externally to the front elevation is a block paved driveway leading to a single garage with rear storage and to the rear there is a garden mainly laid to lawn with patio area. Internal viewing highly recommended and strictly by appointment through our Nunthorpe Office.



EPC Band D

**Call:** Michael Poole 01642 955625

**Price Guide:** £124,950+

**Lot No. 115** 84 Horsley Hill Road, South Shields NE33 3EP

**Andrew Craig**

**Description:**

A lovely three bedroom semi detached house situated within easy access to local amenities, shops, schools, South Tyneside College and transport links into South Shields Town Centre and Coastline. Upgraded to a very good standard, this lovely home offers a host of benefits: popular location, well presented, vacant possession off road parking. The accommodation internally briefly comprises of: - Entrance hall, lounge, dining room, kitchen with integrated appliances, three bedrooms and re-fitted four piece bathroom suite wc. Externally to the front there is a driveway leading to the garage, both providing off road parking and to the rear lies a lawned garden with wood decking area. Further benefits include gas central heating and double glazing. An early viewing is highly recommended.

EPC rating: D


**Call:** Andrew Craig 0191 4271722

**Price Guide:** £129,950+

**Lot No. 116** 4 Mansel Terrace, Blyth NE24 4HU

**ROOK  
MATTHEWS  
SAYER**

**Description:**

A spacious mid terraced property situated on Mansel Terrace, in Blyth. Briefly comprising: Entrance hall, lounge, dining room, breakfasting kitchen, utility room. First floor landing leading to four bedrooms and a family bathroom / wc Externally to the front of the property IS a paved garden leading to a single attached garage, to the rear an enclosed garden mainly laid to lawn, patio area, mature bushes / shrubs and trees, fencing to boundaries.. Situated close to local schools and town centre amenities. Viewing Essential.

EPC rating: C


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

**Price Guide:** £135,000+

**Lot No. 117** 54 Kingsley Avenue, South Shields NE34 9JA

**Andrew Craig**

**Description:**

Upgraded two bedroom end of terraced house, with modern decor, on a very good sized plot and situated in a cul-de-sac. Located in Biddick Hall, it is within close proximity of schools and local amenities and easily accessible to A19. Features to note: New heating system, new radiators, neutrally decorated and ample off road parking. Internally the layout comprises of door to hallway, lounge, kitchen/diner to the ground floor. To the first floor lies 3 bedrooms and modern family bathroom w/c. Externally there is a garden to front with driveway providing off street parking for two cars and lawned garden to the rear

EPC Band E


**Call:** Andrew Craig 0191 4271722

**Price Guide:** £54,950+

**Lot No. 118** 14 Norham Gardens, Stakeford NE62 5YE

**ROOK  
MATTHEWS  
SAYER**

**Description:**

In a sought after cul-de-sac on the popular Wansbeck Estate this extended semi detached bungalow is offered to the market for sale. Enter into the hallway, spacious lounge, extended dining kitchen with modern fitted units, bathroom and two bedrooms. Gas central heating is provided via a combination boiler. Externally there is a low maintenance garden to the rear with lawn and gravel. To the front there is a garden and driveway leading to the attached garage. Viewing essential. No upper chain.

EPC Rating D


**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £109,950+



**Lot No. 119** 22 Shirlaw Close, Kensington Gardens, Newcastle NE5 4DG

**Description:**

This is a brilliant opportunity to purchase a well presented three bedroom extended semi detached family house located on Shirlaw Close. The property has vacant possession and provides gas radiator heating and double glazing, briefly comprising; an entrance hall, cloakroom/wc, open plan lounge with stairs upto the first floor, a 14 ft kitchen plus 7 ft dining area. The first floor has three bedrooms, the master bedroom includes a dressing area and en-suite facilities. The second bedroom also has been extended with an arch leading to a play area. There is a bathroom/wc. Externally there is a enclosed rear garden with decking and the front offers a garden and drive to the side which leads to the garage.



EPC Band D

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

**Price Guide:** £115,000+

**Lot No. 120** 9 Cestrian Court, Chester le Street DH3 3TD

**Description:**

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

EPC rating: C

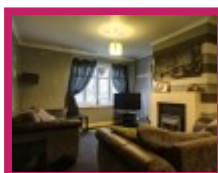
**Call:** JW Wood Estate Agents 0191 388 7245

**Price Guide:** £59,950+

**Lot No. 121** 23 Felltop, Blackhill DH8 8TR

**Description:**

The house has uPVC double glazing and gas central heating, via combi. boiler, with accommodation that should appeal to a variety of potential purchasers, comprising: hall, W.C. living / dining room, fitted kitchen, conservatory, landing, three bedrooms and a bathroom. There is an enclosed lawned garden to the front of the house and a rear lawned garden. There is also an attached store. Situated within half a mile of local shops, restaurants and facilities in Blackhill, and with further amenities in Shotley Bridge and in Consett town centre.



EPC rating: D

**Call:** JW Wood Estate Agents 01207 502 109

**Price Guide:** £64,950+

**Lot No. 122** 24 Hurworth Road, Hurworth DL2 2DA

**Description:**

Ideal for the first time buyer or the property investor this is a very well presented and much improved, fully refurbished, deceptive mid terraced house situated in the picturesque and popular village of Hurworth. The property has a number of useful outbuildings including a garage (which is accessed from the rear lane) briefly comprises lounge, dining room and a 20 ft. kitchen. To the first floor there are two bedrooms-the master with UPVC double glazed square bay window and extensive wardrobes, bathroom/wc refitted with a white suite and separate shower cubicle. Externally there is a yard to the rear with two useful outhouses, a large garage which has a separate workshop attached.



EPC rating: E

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

**Price Guide:** £79,950+

**Lot No. 123** 20 Sanders Gardens, Birtley DH3 1NB

**Andrew Craig**

**Description:**

Offering great potential and offered with the benefit of No Upper Chain, is this semi detached house located in this popular area of Birtley. Ideally placed for easy access into the Town Centre, nearby schools with excellent road links via the A1 for commuting to surrounding areas. Whilst in need of modernisation this property provides the perfect opportunity for anyone looking for a project and to place their own stamp and style on. The accommodation comprises: Entrance lobby, lounge, kitchen and dining room with rear lobby. To the first floor there are three bedrooms and bathroom/w.c. Externally there are gardens to the front and rear with the added benefit of a detached garage. Early viewing recommended to avoid disappointment.

EPC rating: E


**Call:** Andrew Craig 0191 4875330

**Price Guide:** £74,950+

**Lot No. 124** 36 Elmfield Gardens, Gosforth NE3 4XB

**ROOK  
MATTHEWS  
SAYER**

**Description:**

An opportunity to purchase this well appointment four bedroom semi detached house locate within this popular residential street just off Ashburton Road in Gosforth. The property is ideally suited for a growing family and benefits from a loft conversion, pleasant Southerly facing garden to the rear and off street parking. Additional features include gas fired central heating and double glazing. Elmfield Gardens is conveniently located close to shops as well as providing easy access to Gosforth High Street with its range of amenities, shops and transport links to the city centre. The property is available for sale with no onward chain.

EPC Band E


**Call:** Rook Matthews Sayer 0191 284 7999

**Price Guide:** £260,000+

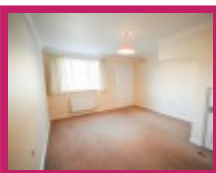
**Lot No. 125** 26 Renforth Close, St James Village NE8 3JB

**Andrew Craig**

**Description:**

Recently redecorated throughout, this Three Bedroom Townhouse situated within this modern development of St James Village is Offered For Sale with No Onward Chain. The property benefits from gas central heating, UPVC double glazing and a security alarm. Accommodation comprises of Entrance hallway, lounge, kitchen, three bedrooms and bathroom. Externally there is a lawned garden to the rear and a block paved driveway to the front. Viewing highly recommended.

EPC rating: C


**Call:** Andrew Craig 0191 4875330

**Price Guide:** £115,000+

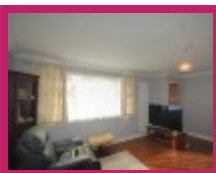
**Lot No. 126** 2 Patton Way, Pegswood NE61 6RZ

**ROOK  
MATTHEWS  
SAYER**

**Description:**

A superb opportunity to purchase this two bedroom semi detached home situated on the popular residential estate Patton Way, Pegswood. The property is offered with the advantage of no upper chain and has double glazing and gas central heating throughout. The property briefly comprises of: entrance porch, entrance hall, lounge and kitchen. To the first floor are two bedrooms and a bathroom/WC. Externally to the rear is a well maintained garden bordered with mature bushes and shrubs and benefits from three apple trees and a plum tree. To the front is an easy to maintain gravelled garden. The property will appeal to a range of purchasers including first time buyers and investors.

EPC Band D


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

**Price Guide:** £69,950+



**Lot No. 127** 50 Delaval Terrace, Gosforth NE3 4RT

**ROOK  
MATTHEWS  
SAYER**

**Description:**

The property is conveniently located close to local shops and is within easy access to the High Street with its range of bars, restaurants and coffee shops. A traditional two bedroom ground floor flat located within this popular residential street just off Ashburton Road in Gosforth. The property maintains many period features and benefits from a range of modern fixtures and fittings together with gas fired central heating via combination.



EPC Band D

**Call:** Rook Matthews Sayer 0191 284 7999

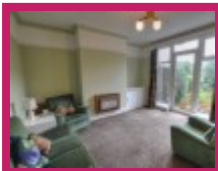
**Price Guide:** £110,000+

**Lot No. 128** 582 Denton Road, Denton Burn NE15 7HL

**ROOK  
MATTHEWS  
SAYER**

**Description:**

A great opportunity to purchase this four bedroom extended semi-detached house. This traditional style home provides perfect family accommodation. There are local shops, amenities and public transport links nearby. The property itself offers spacious living accommodation and benefits include double glazing, gas central heating, garage and driveway. There are mature and well kept gardens to the front and rear. Comprising of porch, entrance hallway, lounge, dining room and kitchen. Stairs lead up to four good sized bedrooms and a family bathroom with separate w.c. Attached garage, rear lobby/storage



EPC Band E

**Call:** Rook Matthews Sayer 0191 2744661

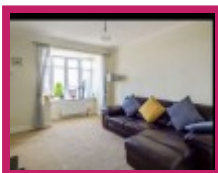
**Price Guide:** £99,950+

**Lot No. 129** 20 Coronation Avenue, Blackhall Colliery TS27 4HR

**kimmitt & roberts**

**Description:**

A well presented and ready to move into two bedroom mid terrace house offered for sale with vacant possession. The property benefits include double glazed windows, gas central heating, modern kitchen and bath fittings, sea views from the upstairs master bedroom, yard to the rear and a garden to the front. Property briefly comprises entrance lobby, living room, kitchen, rear lobby, shower room and to the first floor two bedrooms. Externally there is a yard to the rear and a garden to the front.



EPC rating: D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £54,950+

**Lot No. 130** 10 Chipchase Close, Bedlington NE22 6ND

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Chain free and ready to view now this impressive four bedroom property would make a fantastic family home for those looking in this popular estate in Bedlington. Benefiting from good access to local schools, shops and amenities the property also has excellent road and transport links to neighbouring towns of Cramlington and Morpeth. Briefly comprising; spacious entrance hallway with double doors to the good size lounge, dining room, conservatory, fitted kitchen/diner, downstairs w.c., stairs to the first floor landing, four bedrooms with en-suite and dressing room to master and a family bathroom. Externally there is an enclosed garden to the rear and multi-car driveway leading to the single attached garage. Early viewings recommended.



EPC rating: D

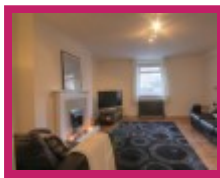
**Call:** Rook Matthews Sayer 01670 531 114

**Price Guide:** £179,950+

**Lot No. 131** 59 Durham Road, Blackhill DH8 8RS

**Description:**

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



EPC rating: D

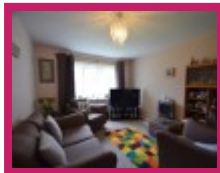
**Call:** JW Wood Estate Agents 01207 502 109

**Price Guide:** £64,950+

**Lot No. 132** 3 Haverley Drive, Seaham SR7 0JP

**Description:**

A delightful semi detached bungalow located in this peaceful cul-de-sac, in Seaton. The accommodation is well proportioned, featuring 2 good sized bedrooms, a most pleasant lounge, refitted kitchen (with appliances included) and conservatory. With gas central heating and UPVC double glazing, it is well worth internal inspection. No Onward Chain.



EPC rating: C

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

**Price Guide:** £99,950+

**Lot No. 133** 26 Derby Street, Jarrow NE32 3AT

**Description:**

An end terraced property situated on pedestrianized street close to Jarrow Town Centre. The property is offered for sale with no onward chain and would ideally suit a first time buyer or investor alike. Recently renovated throughout we strongly recommend an early inspection. With double glazing and gas central heating the property briefly comprises of: - Entrance, hall, lounge, dining room opening to archway through to the dining room, two bedrooms to the front and a modern contemporary bathroom wc. Externally there is a garden to the front and yard to the rear providing off road parking.



EPC rating: E

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £54,950+

**Lot No. 134** 101 Mortimer Road, South Shields NE33 4UH

**Description:**

Large well proportioned first floor flat available in a popular location in South Shields. Offering two good sized bedrooms & two reception rooms, this ready to move into property is ideally located to access to well regarded schools, local shops and transport links and is sure to be a popular choice. Internally this property comprises of door to hallway with stairs to the first floor landing, open plan lounge with archway through to the dining room, two bedrooms to the front and a modern contemporary bathroom wc. Externally there is a private yard to the rear with metal shed. The property has been fitted with a security alarm and is offered with vacant possession and no upward chain. CALL TO VIEW NOW!!!



EPC rating: D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £64,950+



**Lot No. 135** 113 Plessey Road, Blyth NE24 3JN

**Description:**

A Three Bedroom traditional family Home. The property is situated on popular Plessey Road in the heart of Blyth with gardens front and rear with boundary fencing. The Town of Blyth has regular Markets, shopping centre (Keel Row) leisure centre, bus station and excellent commuting to neighbouring Towns/Cities. This ideal home briefly comprises; Entrance hallway, lounge to front elevation, Dining Family Room, breakfasting kitchen and to the first floor three decent sized bedrooms and the family bathroom. Both the Family Bathroom and the Kitchen have been fitted by the current owners and the property is also double glazed and warmed gas central heating.



EPC rating: D

**Call:** Mike Rogerson 01670 361911

**Price Guide:** £84,950+

**Lot No. 136** 62 Northcote Street, South Shields NE33 4DJ

**Andrew Craig**

**Description:**

A FANTASTIC and AFFORDABLE opportunity for First Time Buyers and Investors alike this is a three bedroom first floor flat which has been refurbished to a good "ready to move into" standard and benefits from a newly fitted kitchen and bathroom/w.c. Located at the Hartington Terrace end and being perfectly placed for all transport links via Chichester Metro. The property has a potential rental yield of approx £425 pcm therefore amounting to 11% on current Guide. Viewing is essential to capture this first class opportunity.



EPC rating: D

**Call:** Andrew Craig 0191 4271722

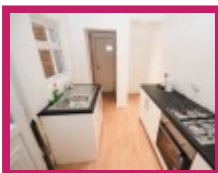
**Price Guide:** £45,000+

**Lot No. 137** 13 Wellington Street, Hebburn NE31 2UG

**Andrew Craig**

**Description:**

Offered for sale with no onward chain, this ground floor flat is conveniently located for Hebburn Town Centre. Ideal for the first time buyer or retired couple the property benefits from gas central heating and double glazing. Briefly the accommodation comprises: - Entrance hall, lounge, recently fitted kitchen, two bedrooms and bathroom with recently installed white suite. Outside there is a small town garden to front and enclosed rear yard.



EPC Band tbc

**Call:** Andrew Craig 0191 428 1428

**Price Guide:** £44,950+

**Lot No. 138** 28 Chester Grove, Blyth NE24 5SH

**Description:**

Realistically priced to sell, lots of living space and no upper chain! This extended family home is in need of some internal updating throughout however it is more of a project which can be done under occupation. Deceptively spacious from the front, this property will suit a number of buyers including first time buyers and growing families alike. The property has entrance porch, hallway, lounge with arch to diner, kitchen breakfast room, conservatory and utility room. Upstairs there are three bedrooms plus family bathroom. Externally, there is a driveway leading to the garage at the front. To the rear there is a private, enclosed garden.



EPC Band D

**Call:** Rook Matthews Sayer 01670 352900

**Price Guide:** £99,950+

**Lot No. 139** 21 Parkfield, Ryton NE40 3RW

**Description:**

A spacious property set in the popular area of Park Field close to the shops, schools and amenities of Ryton. The property briefly comprises; Entrance hall with a lounge plus an additional reception room which is currently used as a separate sitting room and a fully fitted kitchen. Two double bedrooms and a bathroom can be found on the first floor. Externally, the property has a lovely South facing rear garden. There is also a garden to the front of the property next to a driveway providing secure off street parking.



EPC rating: D

**Call:** Rook Matthews Sayer 0191 4131313

**Price Guide:** £79,950

**Lot No. 140** 25 Alnwick Road, South Shields NE34 0LB

**Andrew Craig**

**Description:**

AN IDEAL FIRST TIME BUY/INVESTMENT OPPORTUNITY, CALL TO VIEW NOW!! This lovely two bedroom ground floor flat is situated in this popular location with access to amenities, shops, popular schools and transport links for commuting. The property is decorated in a modern, neutral theme and briefly comprises of: - Lounge, kitchen, bathroom and two bedrooms. Externally there is a private yard to the rear. Further benefits include gas central heating and double glazing. Viewing comes highly recommended.



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £39,950+

**Lot No. 141** 13 Falkland Avenue, Hebburn NE31 1PU

**Andrew Craig**

**Description:**

Offering a great investment and first time buyer opportunity this is a two bedroom semi detached house situated in Hebburn. Having gardens to front and rear - the rear being exceptionally large the accommodation briefly comprises:- Lounge, Kitchen, 2 bedrooms, bathroom/w.c. Gas CH and DG Viewing recommended



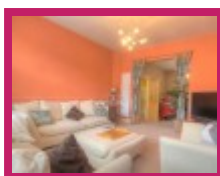
**Call:** Andrew Craig 0191 4281428

**Price Guide:** £55,000+

**Lot No. 142** 191 Greenbank Road, Darlington DL3 6ET

**Description:**

A very deceptive substantial Town House offering very well presented accommodation with gas fired central heating via a combi boiler and UPVC double glazing. With off street parking to the front, a garage to the rear and a useful cellar this lovely home briefly comprises on the ground floor; entrance lobby, hallway, lounge, dining room, kitchen, rear lobby and a cloakroom/wc. To the first floor there are four bedrooms, the master with a large bay window, and a bathroom/wc refitted with a lovely white suite and a shower. Externally there is a forecourt to the front which can be used for off street parking, a yard to the rear and a garage with electronic remote controlled door.



EPC Rating E

**Call:** J W Woods 01325 485151

**Price Guide:** £90,000+



**Lot No. 143** 2 Viewfield, Coldstream TD12 4BL

**tyne & tweed**  
estate agents

**Description:**

This Charming 2 bedroom stone built mid-terraced house is situated within the popular border town of Coldstream which has a wide range of amenities and is close to the River Tweed, The Hirsell Estate and golf course. Originally a school, this spacious and versatile property benefits from 2 reception rooms, a sun room, Upvc double glazing, gas central heating and a South facing garden. Viewing is very much recommended.



EPC rating: C

**Call:** Tyne & Tweed 01289 331555

**Price Guide:** £145,000+

**Lot No. 144** Waterside Mill, Humshaugh NE46 4ET

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Rarely offered to the market this four bedroom converted mill has enormous charm and character, set in beautiful gardens with superb views and mill-dam and mill-race. The property is extremely spacious, versatile and would suit a number of buyers.

Quietly tucked away on the outskirts of Humshaugh the accommodation briefly comprises entrance lobby; reception hall; cloakroom/shower room; study; utility room; ground floor bedroom/snug; to the first floor there is a sitting room; dining room and breakfasting kitchen; to the second floor three bedrooms; family bathroom; externally beautiful gardens; original mill workings and watercourse; pleasant patio areas; superb views; driveway parking leading to double garage.

Viewing is essential to appreciate the location, size and beautiful gardens this property has to offer.

EPC rating: F

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

**Price Guide:** Was £400,000 Now £284,950+

**Lot No. 145** 3 West Farm Steadings, Nedderton NE22 6AR

**ROOK  
MATTHEWS  
SAYER**

**Description:**

A superb four bedroom stone built barn conversion within this unique development surrounded by farmland, yet extremely well placed for surrounding areas including Morpeth, Bedlington and Cramlington as well as being perfectly located for the A1 and therefore within commuting distance of Newcastle. The old barn benefits from LPG central heating and double glazing throughout and briefly comprises of: Entrance porch, downstairs WC, entrance hallway which is also used as a dining area by the current owners, to the right you have the kitchen and to the left three bedrooms and a family bathroom/WC. To the first floor is the lounge and master suite with ensuite and a dressing. Externally to the rear from the kitchen is an enclosed courtyard bordered with conifers and provides access to the outhouse. To the side and accessed via the entrance hall is an open garden benefitting from a Wisteria tree and a Bramley apple tree, laid mainly with lawn and including a garden shed. To the front is a garden laid with lawn with a paved path to the barn with off street parking for two cars providing access to the double garage. EPC rating: E

**Call:** Rook Matthews Sayer 01670 511711

**Price Guide:** £340,000+

**Lot No. 146** 10 Meadow View, Wheatley Hill, Co Durham DH6 3ND

**kimmitt & roberts**

**Description:**

Situated in this semi-rural location we are pleased to offer for sale upon the open market this deceptively spacious three bedroom semi-detached family home which boasts gas central heating system, double glazing and briefly comprising entrance hall, lounge, kitchen/dining room, cloakroom, three bedrooms, the master having en suite facility and family bathroom/w.c., Externally there is an open plan garden to front elevation along with driveway leading to single garage and enjoying superb open views beyond, whilst to the rear is an enclosed courtyard style garden



EPC Band C

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £89,950+



MERRY CHRISTMAS

AND A HAPPY NEW YEAR

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From everyone at  
Agents Property Auction





## 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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