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Wednesday 27th February 2019

Newcastle Grand Hotel (formerly The Marriott Hotel),
Gosforth Park, Newcastle NE3 5HN
6:30pm registration for 7:00pm start

01661 831 360

www.agentspropertyauction.com





Buyers Guide

IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

Particulars of Sale:

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

Price Guides:

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

Option 1 Terms & Conditions:

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

Option 2 Terms & Conditions:

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

Administration Fee:

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

Bidding at Auction:

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

Remote Bidding:

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

Sales Agreed:

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

Amendments to Catalogue:

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

Venue Location

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

Tel: 0191 236 4111

Directions:

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





Order Of Sale

Lot No	Address	Post Code	Partner Agent
OPTION 1			
Lot 1	25 Hereford Terrace, Billingham	TS23 4AA	Michael Poole
Lot 2	10 Hortondale Grove, Blyth	NE24 5PJ	Rook Matthews Sayer
Lot 3	Croxdale House, Cleatham	DL2 3QS	JW Wood Estate Agents
Lot 4	13 Lord Street, South Shields	NE33 3DB	Andrew Craig
Lot 5	19 Durham Road West, Bowburn	DH6 5AU	JW Wood Estate Agents
Lot 6	24 Robert Street, South Shields	NE33 3AG	Andrew Craig
Lot 7	25 Ninth Street, Blackhall Colliery	TS27 4LZ	Kimmitt & Roberts
Lot 8	39-41 Fenkle Street, Alnwick	NE66 1HW	Bradley Hall
Lot 9	48 Pine Street, South Moor	DH9 7BB	JW Wood Estate Agents
Lot 10	298 Sycamore Street, Ashington	NE63 0QH	Rook Matthews Sayer
Lot 11	13 Hudson Avenue, Horden	SR8 4QL	Kimmitt & Roberts
Lot 12	28 Melbourne Street, Stockton	TS18 1PB	Michael Poole
Lot 13	1 Peel Street, Sunderland	SR2 8ED	Rook Matthews Sayer
Lot 14	25 Logan Street, Langley park, Durham	DH7 9YN	JW Wood Estate Agents
Lot 15	Dove Cottage, Harelaw	DH9 8DB	JW Wood Estate Agents
Lot 16	43 Strand Street, Shildon	DL4 1PA	JW Wood Estate Agents
Lot 17	45 Strand Street, Shildon	DL4 1PA	JW Wood Estate Agents
Lot 18	2 Maddison Street, Shildon	DL4 1NX	JW Wood Estate Agents
Lot 19	4 Maddison Street, Shildon	DL4 1NX	JW Wood Estate Agents
Lot 20	35 Front Street, Stanley	DH9 0JE	Rook Matthews Sayer
Lot 21	12 Saville Street, North Shields	NE29 6QT	Rook Matthews Sayer
Lot 22	3 Humsford Grove, Cramlington	NE23 2FH	Mike Rogerson
Lot 23	25-33 Gibson Street, Ashington	NE64 6UY	Rook Matthews Sayer
Lot 24	2 Johnson Terrace, Annfield Plain	DH9 7UR	JW Wood Estate Agents
Lot 25	1/1a Wingrove Avenue/ 3 Nuns Moor Rd Fenham	NE4 9AU	Rook Matthews Sayer
Lot 26	98b Newbottle Street, Houghton Le Spring	DH4 4AJ	Rook Matthews Sayer
Lot 27	15 Tynedale Terrace, Hexham	NE46 3JE	Rook Matthews Sayer
Lot 28	29a, b, c Lord Street, Redcar	TS10 3HG	Rook Matthews Sayer
Lot 29	47 Stranton Street, Thornaby, Stockton	TS17 6LN	Michael Poole
Lot 30	1 Farnham Close, Newcastle	NE15 8RG	Rook Matthews Sayer
Lot 31	36 Pease Avenue, Newcastle	NE15 6PU	Rook Matthews Sayer
Lot 32	31 Roseberry Street, Beamish	DH9 0QR	JW Wood Estate Agents
Lot 33	4 Manila Street, Grangetown	SR2 8RS	Andrew Craig
Lot 34	120 Gladstone Street, Blyth	NE24 1HX	Rook Matthews Sayer
Lot 35	47 Hendon Valley Road, Sunderland	SR2 8LF	Andrew Craig
Lot 36	11 Oswald Street, Craghead, Stanley	DH9 6ED	JW Wood Estate Agents
Lot 37	21 Lowland Road, Brandon	DH7 8NN	JW Wood Estate Agents
Lot 38	45/45a Eden Terrace, Shiney Row	DH4 4QY	Kimmitt & Roberts
Lot 39	37 Scarfell Close, Peterlee	SR8 5PF	Kimmitt & Roberts
Lot 40	4 Resource Close, South Bank	TS6 6XS	Michael Poole
Lot 41	64 Kirkstone Place, Newton Aycliffe	DL5 7DP	JW Wood Estate Agents
Lot 42	20 Newbiggin, Hornsea	HU18 1AG	HPS Estate Agents
Lot 43	8 Firwood Terrace, Ferryhill	DL17 0DG	JW Wood Estate Agents
Lot 44	239 Simonside Terrace, Heaton	NE6 5DZ	Rook Matthews Sayer
OPTION 2			
Lot 45	63a Bishopton Road, Grangefield	TS18 4PE	Michael Poole



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 46	2 Coniston Close, Chester Le Street	DH2 3DW	JW Wood Estate Agents
Lot 47	2 Birchwood, East Boldon	NE36 0TF	Andrew Craig
Lot 48	10 Netherton Lane, Bedlington	NE22 6DP	Rook Matthews Sayer
Lot 49	44 Ravensbourne Avenue, East Boldon	NE36 0EG	Andrew Craig
Lot 50	16 Ramsay Road, Chopwell,	NE17 7AG	Rook Matthews Sayer
Lot 51	14 Symons Close, Hartburn	TS18 5QB	Michael Poole
Lot 52	2 Patton Way, Pegswood	NE61 6RZ	Rook Matthews Sayer
Lot 53	20 Beaufront Terrace, Jarrow	NE32 5EB	Andrew Craig
Lot 54	26 Lake Avenue, South Shields	NE4 7AU	Andrew Craig
Lot 55	59 Cambo Drive, Cramlington	NE23 6TW	Mike Rogerson
Lot 56	89 Birchington Avenue, South Shields	NE33 4SA	Andrew Craig
Lot 57	10 Crondall Street, South Shields	NE33 4BL	Andrew Craig
Lot 58	13 Falkland Avenue, Hebburn	NE31 1PU	Andrew Craig
Lot 59	1 West Parade, Alnwick	NE66 1QS	Rook Matthews Sayer
Lot 60	20 Slaidburn Road, Stanley	DH9 0DF	JW Wood Estate Agents
Lot 61	8 Jade Close, Lemington	NE15 8TF	Rook Matthews Sayer
Lot 62	Kenlea, Selkirk Crescent, Birtley	DH3 1NS	Andrew Craig
Lot 63	10 Mill Lane, Hebburn	NE31 2EW	Andrew Craig
Lot 64	17 Whinstone Mews, Benton, Newcastle	NE12 8AZ	Rook Matthews Sayer
Lot 65	3 Marine Cottages, Newbiggin	NE64 6UL	Rook Matthews Sayer
Lot 66	113 Plessey Road, Blyth	NE24 3JN	Mike Rogerson
Lot 67	17 South Parade, Choppington	NE62 5RB	Rook Matthews Sayer
Lot 68	182 Gladstone Street, Blyth	NE24 1HY	Rook Matthews Sayer
Lot 69	41 Stanhope Road, South Shields	NE33 4BQ	Andrew Craig
Lot 70	5 Paradise Lane, Peterlee	SR8 3EX	Kimmitt & Roberts
Lot 71	3 West Farm Steadings, Nedderton	NE22 6AR	Rook Matthews Sayer
Lot 72	40 Middle Row, Stargate	NE40 3EQ	Rook Matthews Sayer
Lot 73	94 West Avenue, South Shields	NE34 6BH	Andrew Craig
Lot 74	42 Badgers Wood, Kip Hill	DH9 0HR	JW Wood Estate Agents
Lot 75	14 Bright Street, South Shields	NE33 2TF	Andrew Craig
Lot 76	38 Ravens Hill Drive, Ashington	NE63 8XU	Rook Matthews Sayer
Lot 77	46 Northbridge Park, St Helen Auckland	DL14 9UG	JW Wood Estate Agents
Lot 78	20 Warkworth Terrace, Jarrow	NE32 5EE	Andrew Craig
Lot 79	219 Hawthorn Road, Ashington	NE63 0QU	Mike Rogerson
Lot 80	Flat D, 170 Laygate, South Shields	NE33 4JD	Andrew Craig
Lot 81	9 Ferndale Avenue, East Boldon	NE36 0TQ	Andrew Craig
Lot 82	32 Redcroft Green, Blakelaw	NE5 3TU	Rook Matthews Sayer
Lot 83	Flat 2, Red Barnes, Darlington	DL1 2EA	JW Wood Estate Agents/Michael Poole
Lot 84	12 Windsor Road, Birtley	DH3 1JU	Andrew Craig
Lot 85	22 Harnham Gardens, Fenham	NE5 2HX	Rook Matthews Sayer
Lot 86	105 Northbourne Road, Jarrow	NE32 5JR	Andrew Craig
Lot 87	97 Hallington Drive, Seaton Deleval	NE25 0JA	Rook Matthews Sayer
Lot 88	21 Acomb Gardens, Fenham	NE5 2RY	Rook Matthews Sayer
Lot 89	6a Roseberry Avenue, Blyth	NE24 2LJ	Rook Matthews Sayer
Lot 90	1 Beech Grove Court, Crawcrook	NE40 4DA	Rook Matthews Sayer
Lot 91	11 Saint Margarets Grove, South Bank, Middlesbrough	TS6 6SZ	Michael Poole
Lot 92	20 Berkley Street, South Shields	NE33 2SX	Andrew Craig
Lot 93	2 Weymouth Road, Stockton on Tees	TS18 5AD	Michael Poole



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	8 Agricola Court, South Shields	NE33 1BX	Andrew Craig
Lot 95	2 Highnam Cottage, Hartlepool	TS26 0DX	Kimmitt & Roberts
Lot 96	20 Orchard Road, Thornaby	TS17 0AW	Michael Poole
Lot 97	91 Strathmore Gardens, South Shields	NE34 0LH	Andrew Craig
Lot 98	47 Church Street, Amble	NE65 0DY	Rook Matthews Sayer
Lot 99	12 Cloverdale, Bedlington	NE22 6EL	Rook Matthews Sayer
Lot 100	53 Middleton Street, Blyth	NE24 2LS	Mike Rogerson
Lot 101	15 Deucher House, 158 Sandyford Road, Sandyford	NE2 1XG	Rook Matthews Sayer
Lot 102	11 Windsor Terrace, Murton, Seaham	SR7 9BH	Kimmitt & Roberts
Lot 103	60 King Street, Pelaw	NE10 0RE	Andrew Craig
Lot 104	27 Hallowfield, Coulby Newham	TS8 0RP	Michael Poole



Agents Property
AUCTION

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

25 Hereford Terrace, Billingham TS23 4AA

Michael Poole



Description:

Likely to be of interest to builders and developers, this three bedroom semi-detached house with no chain has been sensibly priced to allow for refurbishment. Occupying a corner plot at the junction of Cowpen Lane and Hereford Terrace, just up from 'Charlies Pond', the property has the advantage of gardens to the front, side and rear as well as a detached brick built garage and driveway. Some of the windows are UPVC double glazed and the property was rewired in recent years. Comprising very briefly entrance hall, L' shaped lounge and kitchen/diner on the ground floor. The first floor has three bedrooms, bathroom & separate WC.



EPC rating: F

Call: Michael Poole 01642 955140

Price Guide: £45,000+

Lot No. 2

10 Hortondale Grove, Blyth NE24 5PJ

ROOK
MATTHEWS
SAYER



Description:

Spacious family semi in need of cosmetic improvement. Excellent room sizes, entrance hallway, lounge with feature bow window and fireplace, generous dining kitchen with doors out to the rear garden, three bedrooms to the first floor, family bathroom, gas radiator central heating system and double glazing. Private rear garden with shed.



EPC rating: C

Call: Rook Matthews Sayer 01670 352 900

Price Guide: £45,000+

Lot No. 3

Croxdale House, Cleatham DL2 3QS

WOOD
ESTATE AGENTS



Description:

The property offers well-proportioned accommodation which is in need of some improvement and it briefly comprises on the ground floor; entrance lobby, lounge with bay window, dining room with ceiling beams, kitchen fitted with a range of floor and wall units, rear lobby, and a bathroom/wc. To the first floor there are four bedrooms, the master a particularly good size, and a shower room/wc. Externally the property occupies a generous mature plot with a large rear garden set mainly to lawn with shrubs, conifers, trees and a pleasant patio area. There is also a large garage and a double driveway for car parking.



EPC rating: F

Call: JW Wood Estate Agents 01325 485 151

Price Guide: £199,950+

Lot No. 4

13 Lord Street, South Shields NE33 3DB

Andrew Craig

Description:

Located just up from the beach front, we offer this one bedroom ground floor flat. As well as having easy access to the beach front, this property is located very well for local shops, town centre and Mowbray Park. Internally the accommodation briefly comprises of door to hallway, open plan lounge and kitchen, bedroom and bathroom wc. Externally there is a private yard to the rear.



EPC rating: C

Call: Andrew Craig 0191 4271722

Price Guide: £25,000+

Lot No. 5

19 Durham Road West, Bowburn DH6 5AU



Description:

Requiring modernisation and updating, we offer this two bedroomed mid terraced property with double glazing. The property has accommodation comprising: entrance lobby, lounge with bay window, open plan kitchen/diner and bathroom. To the first floor there are two bedrooms and a cloakroom. Externally there is a courtyard to the rear and a storage shed. There are a range of local shops and amenities available within Bowburn and nearby Coxhoe, with a more comprehensive range of shopping and recreational facilities and amenities available within Durham City Centre which lies approximately 4 miles distant. Bowburn is ideally placed for commuting purposes as it lies close to the A1(M) Motorway Interchange which provides good road links to other regional centres.



EPC rating: E

Call: JW Wood Estate Agents 0191 386 9921

Price Guide: £22,000+

Lot No. 6

24 Robert Street, South Shields NE33 3AG

Andrew Craig

Description:

Offered to the market is this good sized two bedroom first floor flat in this central location. Within good reach to the town centre, this property is also located well for access to local schools, parks as well as the sea front. Internally the property offers ready to move in accommodation and briefly comprises of door to hallway, stairs to first floor landing, two bedrooms, kitchen, lounge and bathroom wc.



EPC Band: D

Call: Andrew Craig 0191 4271722

Price Guide: £35,000+

Lot No. 7

25 Ninth Street, Blackhall Colliery TS27 4LZ



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: £22,500+

Lot No. 8

39-41 Fenkle Street, Alnwick NE66 1HW

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

Description:

Alnwick is located between Morpeth and Berwick upon Tweed. The subject property lies on the corner of Fenkle Street, where it connects with the B6341, the main street in Alnwick, providing it with a prominent town centre and excellent visibility. The subject property comprises of 482.9m²(5,198ft²) of retail accommodation over 3 stories', 56.1m²(604ft²) of which is Zone A space. The unit benefits from a double glazed traditional retail frontage, while internally, the accommodation is well presented throughout and benefits from male and female W/Cs, storage and multiple showrooms. Subject to planning, the property could offer future development potential with conversion into apartments either for the private rental market or holiday let market which is hugely popular in the Alnwick area. Planning permission was previously granted in May 2006, to convert 2x retail units to the ground floor and 5x residential flats to the uppers (Application Ref: A/2006/0068). A copy of floor plans are available on request. The premises is Grade II Listed and as such, currently benefits from rates exemption while the property is unoccupied. EPC rating: D

Call: Agents Property Auction 01661 831360

Price Guide: £149,950+

Lot No. 9

48 Pine Street, South Moor DH9 7BB

WOOD
ESTATE AGENTS

Description:

A two bedroom mid terrace house situated on Pine Street, South Moor offered for sale with vacant possession.

There are local shops available within South Moor, with a more comprehensive range of shopping and recreational facilities within nearby Stanley Town Centre. The property is also within easy reach of the A693 highway, which provides easy access to other regional centres. EPC band D

Call: J W Woods 01207 235221

Price Guide: £22,500+

Lot No. 10

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 band : C


Call: Rook Matthews Sayer 01670 850 850

Price Guide: £32,500+

Lot No. 11

13 Hudson Avenue, Horden SR8 4QL

kimmitt&roberts

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: £34,950+

Lot No. 12 28 Melbourne Street, Stockton TS18 1PB



Description:

A two bedroom terrace house offered for sale with vacant possession. The property is in need of full refurbishment and briefly comprises of entrance lobby, living room, inner hallway, kitchen, rear lobby and bathroom. To the first floor there are two bedrooms. Externally there is a yard to the rear
EPC Band G



Call: Michael Poole 01642 355000

Price Guide: £30,000+

Lot No. 13 1 Peel Street, Sunderland SR2 8ED



Description:

Convenience Store & Off Licence, Turnover circa £200,000 per annum*, Excellent Corner Position, 4 Bedroom Maisonette, Floor Area 2,315.5 sq. ft. (215.12 sq. m.) Genuine Retirement Sale Huge Scope to Increase Trade. The property is situated on the corner of Toward Road and Peel Street benefitting from excellent passing trade. Mowbray Food Store off Licence and convenience store is a very well established business having traded from this location for many years. This is a traditional CTN business but also offers a wide alcohol selection, the business offers a range of products including newspapers, magazines, sweets and confectionary, crisps, soft drinks, frozen goods and tobacco products. The retail area has tiled flooring, CCTV system and roller shutters. To the rear of the property is a large store room, w/c and garage. The maisonette is accessed through the retail unit and from the front of the property. It consists a kitchen/diner to the ground floor with 2 bedrooms, living room and bathroom located on the first floor and 2 further bedrooms and W/C on the second floor. EPC Bands : Masionette D, Commercial E.

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £95,000+

Lot No. 14 25 Logan Street, Langley park, Durham DH7 9YN



Description:

A two bedroom mid terrace house offered for sale with vacant possession. The property is in need of refurbishment and briefly comprises of living room, dining room, kitchen, rear lobby and bathroom. To the first floor there are two bedrooms. Externally there is a yard to the rear and garden to front.
EPC Band G



Call: J W Woods 0191 3869921

Price Guide: £30,000+

Lot No. 15 Dove Cottage, Harelaw DH9 8DB



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: £59,950+



Lot No. 16

43 Strand Street, Shildon DL4 1PA



Description:

Attention Investors and Developers
 We offer for sale this terrace property which at time of print no access had been gained however viewings are possible prior to bidding. We are advised that the property has undergone some refurbishment however works are still required as they have been empty and vacant for a number of years. This property is one of four adjoining properties being offered in this months auction. EPC Band tbc

Call: JW Wood Estate Agents 01388 604 273

Price Guide: £20,000- £25,000



Lot No. 17

45 Strand Street, Shildon DL4 1PA



Description:

Attention Investors and Developers
 We offer for sale this terrace property which at time of print no access had been gained however viewings are possible prior to bidding. We are advised that the property has undergone some refurbishment however works are still required as they have been empty and vacant for a number of years. This property is one of four adjoining properties being offered in this months auction. EPC Band tbc

Call: J W Woods 01388 604273

Price Guide: £20,000- £25,000



Lot No. 18

2 Maddison Street, Shildon DL4 1NX



Description:

Attention Investors and Developers
 We offer for sale this terrace property which at time of print no access had been gained however viewings are possible prior to bidding. We are advised that the property has undergone some refurbishment however works are still required as they have been empty and vacant for a number of years. This property is one of four adjoining properties being offered in this months auction. EPC Rating tbc

Call: J W Woods 01388 604273

Price Guide: £20,000- £25,000



Lot No. 19

4 Maddison Street, Shildon DL4 1NX



Description:

Attention Investors and Developers
 We offer for sale this terrace property which at time of print no access had been gained however viewings are possible prior to bidding. We are advised that the property has undergone some refurbishment however works are still required as they have been empty and vacant for a number of years. This property is one of four adjoining properties being offered in this months auction. EPC Rating tbc

Call: J W Woods 01388 604273

Price Guide: £20,000- £25,000

Lot No. 20

35 Front Street, Stanley DH9 0JE



Description:

The property is located on Front Street, which is the main shopping parade in Stanley. Just along from the newly constructed bus concourse providing excellent footfall. Stanley is located approximately 5 miles to the South West of Newcastle upon Tyne and benefits from good transport links. A two storey mid terraced unit with a pitched slate roof. The unit being 160.61 sq. m. (1,728.7 sq. ft.) consisting offices and kitchen on the ground floor with open plan office, kitchen and w/c facilities on the first floor. The unit also has a basement accessed via the rear of the property. It is well presented and suitable for a variety of uses subject to the correct use class.



EPC rating: G

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £47,500+

Lot No. 21

12 Saville Street, North Shields NE29 6QT



Description:

Saville Street West is a main street providing access to North Shields town centre. This part of Saville Street West is made up of mainly independent retailers as well as offices. There is ample on street parking running along the whole street. The property is a three-storey red brick building under a pitched slate. The accommodation being 328 sq. m. (3,530 sq. ft.) provides retail space over three floors and basement used for storage. The property is in need of refurbishment but once carried out would suit a variety of uses subject to the correct use class.



EPC Band: G

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £84,950+

Lot No. 22

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: C

Call: Mike Rogerson 01670 732400

Price Guide: £59,950+

Lot No. 23

25-33 Gibson Street, Ashington NE64 6UY



Description:

4 ground floor retail units and 3 residential flats. 3 of the 4 retail units are let and all of the flats are let one being on a long lease peppercorn rent. The rents and leases are as follows: No.27 Arts & Crafts 7 years from 23/06/2017 £6,240 p/a. No.29 Vets 7 years from 10/2016 £5,336 p/a. No.31 Barbers 3 years from 22/12/2017 £5,200 p/a. No.25a 3 bed flat 3 years from 16/02/2018 £4,800 p/a. No.29a 3 bed flat 3 years from 19/01/2018 £4,500 p/a. No.31a 1 bed flat 125 years from 26/09/2014 £520 p/a. Total £26,596 p/a (14 % Yield on guide) (The vacant retail unit is currently on the market at an asking rent of £5,400 p/a.) *The investment would produce £31,996 (16.8 % Yield on guide) when fully let. EPC Bands : 25-27-D, 29-E, 31-C, 33-D, 25a-E, 29a & 31a -tba

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £190,000+

Lot No. 24

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. 25

1/1a Wingrove Avenue/ 3 Nuns Moor Rd Fenham NE4 9AU


Description:

Mixed Investment Opportunity- Two Ground Floor Retail Units & 2 Bedroom Maisonette- Substantial Two Storey Building 1,750 sq. ft. (162.59 sq. m.) - Rental Income £16,480 per annum- 11 % Yield on Guide Price - Maisonette & Retail Units Presented to a Good Standard 1 Wingrove Avenue- The retail unit has a floor area circa 48.26 sq. m. (519.46 sq. ft.) and consists open plan retail area, store room and w/c. It is currently let to an Asian clothing store under the name of Sabah Boutique. 1a Wingrove Avenue- This first floor 2 double bedroom flat extends to circa (80.25 sq. m.) 863.80 sq. ft. giving a spacious and well laid out interior consisting of, landing, large living room, kitchen and bathroom on the first floor with 2 bedrooms on the second floor. The flat is double glazed and has gas central throughout. 3 Nuns Moor Road -The retail unit has a floor area circa 34.08 sq. m. (366.83 sq. ft.) and consists open plan retail area, store room and w/c. It is currently let to a mobile phone/lap top repair business trading under the name Hitech Phone. EPC Band tbc

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £149,950+

Lot No. 26

98b Newbottle Street, Houghton Le Spring DH4 4AJ


Description:

The property is located on Newbottle Street, Houghton le Spring. The area is the primary retail zone and business centre serving a large local residential population and surrounding areas. It is just off the A690 between Durham and Sunderland and between the A19 and A1. A two-storey mid terrace property of traditional masonry construction. The unit being 41.64 sq. m. (448.20 sq. ft.) consists ground floor retail and first floor retail, kitchen and w/c facilities. The unit is currently occupied by North East Bed Warehouse who are 1 year into a 3-year lease. Rental Income £6,000 per annum. Tenure 999 Years from 30 June 2008. EPC rating: D

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £45,000+

Lot No. 27

15 Tynedale Terrace, Hexham NE46 3JE


Description:

In need of complete refurbishment, this five bedroom mid terraced house must be viewed to appreciate the enormous character with many original features and the potential the property has. With gas central heating to radiators. There is a pleasant yard to the rear and garden to the front elevation.



EPC rating: to be advised

Call: Rook Matthews Sayer 01434 601 616

Price Guide: £250,000+

Lot No. 28

29a, b, c Lord Street, Redcar TS10 3HG



Description:

Location- The property is located on Lord Street situated in Redcar, North Yorkshire. Redcar is a popular sea side town on the North Sea coast situated East North East of Middlesbrough. The town is very popular in the summer months. The Property
A detached two storey property with pitched slate roof, we have verbally been informed the property comprises ground floor retail with the first floor being a residential flat. Tenure Freehold


 EPC Rating
29b F 29a tbc 29c tbc

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £45,000+

Lot No. 29

47 Stranton Street, Thornaby, Stockton TS17 6LN



Description:

A three bedroom mid terrace house offered for sale with vacant possession. The property briefly comprises of entrance hall, living room with archway to dining area, kitchen and bathroom. To the first floor there are three bedrooms. Externally there is a yard to the rear. EPC Band G


Call: Michael Poole 01642 355000

Price Guide: £30,000+

Lot No. 30

1 Farnham Close, Newcastle NE15 8RG



Description:

A well presented and ready to move into two bedroom flat and to be truly appreciated an internal viewing is highly recommended. The property is offered for sale with a 99 year lease from 1969. Benefits include double glazed windows, gas central heating, modern fitments to kitchen and shower room, garden and a garage. The property briefly comprises, entrance hall, two bedrooms, shower room, living room and kitchen.



EPC Band: C

Call: Rook Matthews Sayer 0191 267 1031

Price Guide: £44,950+

Lot No. 31

36 Pease Avenue, Newcastle NE15 6PU



Description:

Ideally suited for an array of buyers is this three bedroom end link home. Located in this popular area of Pendower Estate. The surrounding area has an array of amenities close by to include local shops and public transport links. The property is also within the catchment area of popular and well regarded schools. Benefits to this lovely home include no onward chain, double glazing, gas central heating, newly fitted shower room and mature and well kept gardens. Comprising:- hallway, lounge, shower room, and breakfasting kitchen. Stairs lead up to three good sized bedrooms. Gardens front and rear. EPC rating : D


Call: Rook Matthews Sayer 0191 274 4661

Price Guide: £74,950+

Lot No. 32

31 Roseberry Street, Beamish DH9 0QR


Description:

Available with no forward chain, a terraced house in need of improvement, ideal for investment purchasers. Situated in No Place near Beamish, the house has uPVC double glazing, gas central heating with combination boiler and briefly comprises: lounge and kitchen, to the first floor there are two bedrooms and a bathroom. 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: £25,000+

Lot No. 33

4 Manila Street, Grangetown SR2 8RS

Andrew Craig

Description:

Offered with no chain involved a spacious four bedroom mid terraced period property which maintains original features and has off road parking to the rear. Close to a range of amenities and provides easy access to Sunderland City centre. Internally the property comprises: entrance door to the lobby, hallway with stairs to first floor lounge with open fire and bay window with sash windows, dining room with glazed wood door to the rear yard and feature fireplace and a breakfast room with single glazed window. The kitchen is fitted with a range of wall and base units and has a glazed wood door to the yard. To the half landing is a separate WC, to the first floor there is a bathroom with panelled bath and hand wash basin and rear bedroom, to the first floor there are three further bedrooms. Externally the front forecourt is walled and the rear yard has an up and over door for off road parking and two brick storage sheds. Early viewing is recommended!
EPC Rating - to be advised

Call: Andrew Craig 0191 5653377

Price Guide: £64,950+

Lot No. 34

120 Gladstone Street, Blyth NE24 1HX



Description:

Excellent sized two bedroom Victorian terrace house, located close to the town centre, Blyth hospital and most local amenities. No upward chain! Spacious lounge, modern dining kitchen with integrated appliances, downstairs white bathroom suite, two large double bedrooms to the first floor. Private rear yard, gas radiator central heating system via combi boiler, (not tested).



EPC rating: C

Call: Rook Matthews Sayer 01670 352 900

Price Guide: £35,000+

Lot No. 35

47 Hendon Valley Road, Sunderland SR2 8LF

Andrew Craig

Description:

Ideal for buy to let investors, young families or first time buyers looking to get onto the property ladder! This two bedroom mid terraced cottage offers accommodation all on one level. Being realistically priced the property also benefits from double glazing and combi gas central heating. The internal layout comprises of: two bedrooms, lounge, kitchen fitted with a range of units and bathroom. Externally, off street parking is available in the rear yard. Conveniently placed for the shops and amenities of Villette Road as well as local bus links to Sunderland City Centre. Contact the office now to arrange a viewing!
EPC rating: D

Call: Andrew Craig 0191 5653377

Price Guide: £29,950+


Lot No. 36

11 Oswald Street, Craghead, Stanley DH9 6ED


Description:

A two bedroom terrace house situated on Oswald Street, Craghead offered for sale with vacant possession.
The accommodation briefly comprises of entrance hall, living room, kitchen, rear lobby, bathroom, with two bedrooms to the first floor.
EPC band D

Call: J W Woods 01207 235221

Price Guide: £30,000 - £35,000

Lot No. 37

21 Lowland Road, Brandon DH7 8NN


Description:

An ideal development opportunity with planning permission granted to demolish the existing uninhabitable bungalow and replace it with a newly built detached bungalow.
Planning Permission Ref DM/18/02779/FPA was granted on the 12 October 2018 and can be inspected at our Durham office or alternatively by visiting www.durham.gov.uk
EPC tbc

Call: JW Wood Estate Agents 0191 386 9921

Price Guide: £90,000+

Lot No. 38

45/45a Eden Terrace, Shiney Row DH4 4QY


Description:

PAIR OF FLATS
An ideal investment opportunity to purchase this one bed ground floor flat and two bedroom first floor flat situated in Houghton Le Spring within close proximity to a range of local amenities to include The Co-Operative Supermarket, shops, restaurants and transport leading to Sunderland and Washington.
Sure to appeal to Buy to Let investors. Not to be missed!
EPC Bands D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £37,500+

Lot No. 39

37 Scarfell Close, Peterlee SR8 5PF


Description:

Situated in this popular residential area within easy walking distance to Peterlee Town Centre is this two bedroom mid link home which comes with gas central heating system and aluminium double glazed doors and windows. Briefly comprising Lounge, kitchen/breakfast room, two double bedrooms and bathroom/w.c., To the exterior there is an enclosed garden to front elevation and enclosed courtyard patio to rear with brick stores.



EPC Band: C

Call: Kimmitt and Roberts 0191 518 3334

Price Guide: £39,950+

Lot No. 40

4 Resource Close, South Bank TS6 6XS



Description:

This four-bedroom house offers ample space both inside and out. In need of a full refurb but with a sensible price tag to reflect the condition. Very briefly, the accommodation comprises of living room with stairs leading to the first floor and kitchen leading to a reception room. To the first floor there are four good size bedrooms, and the family bathroom.



EPC rating: C

Call: Michael Poole 01642 955180

Price Guide: £58,500+

Lot No. 41

64 Kirkstone Place, Newton Aycliffe DL5 7DP



Description:

A four bedroom end of terrace house situated on Kirkstone Place, Newton Aycliffe. The property is offered for sale with vacant possession and would make a great buy to let opportunity or family home. Viewings available now. EPC rating E

Call: J W Woods 01325 485151

Price Guide: £30,000+

Lot No. 42

20 Newbiggin, Hornsea HU18 1AG



Description:

An ideal opportunity has arisen to purchase this attractive building formerly used as a bank. A variety of uses are possible subject to local authority approvals. Inside offers reception room currently still configured for banking use, a meeting room, back office and upstairs is another meeting room, kitchen area and wc. There is gas central heating.



EPC rating: E

Call: Hornsea Property Services - 01964 533343

Price Guide: £99,950+

Lot No. 43

8 Firwood Terrace, Ferryhill DL17 0DG



Description:

A great opportunity to purchase this two bedroom, two reception room mid terrace house. The property benefits include double glazed windows, gas central heating. Property briefly comprises entrance hall, living room, dining room, rear lobby, shower room, to the first floor two bedrooms. Externally there is a yard to the rear. EPC Band E


Call: J W Woods 01388 604273

Price Guide: £24,950+

Lot No. 44

239 Simonside Terrace, Heaton NE6 5DZ

ROOK
MATTHEWS
SAYER**Description:**

A great investment opportunity to purchase this two bedroomed ground floor flat located in the popular residential area of Heaton and appealing to a wide variety of buyers. The property is offered for sale with vacant possession and is in need of complete refurbishment and modernisation. The property briefly comprises entrance hall, two bedrooms, bathroom, living room and kitchen and externally there is a shared yard to the rear.
EPC rating: D

Call: Rook Matthews Sayer 0191 276 1283**Price Guide:** £44,950+



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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. 45

63a Bishopton Road, Grangefield TS18 4PE

Michael Poole



Description:

This is a wonderful example of a traditional style semi detached house which has seen a great deal of thought and care put into both the layout and presentation. Originally this was a detached house which was reconfigured in recent years into two semi-detached houses. The large master bedroom has an open bay window and large storage cupboard over the stairs there is a second double bedroom and a modern shower room. The ground floor space has an entrance hall, a generous lounge with cosy multi fuel stove and a superb modern fitted kitchen. Outside, there is a good-sized front and side garden with patio and lawn and driveway.



EPC rating: D

Call: Michael Poole 01642 355000

Price Guide: £104,950+

Lot No. 46

2 Coniston Close, Chester Le Street DH2 3DW

WOOD
ESTATE AGENTS



Description:

Rarely do bungalows become available with such an exceptional plot with extensive enclosed back gardens. It includes gas central heating via radiators and uPVC double glazing. The accommodation comprises Lobby, Lounge, Kitchen, two double Bedrooms with built in wardrobes and Shower room/wc with large walk in shower enclosure. There is a large garage and block paved parking to front.



EPC Band:D

Call: JW Wood Estate Agents 0191 388 7245

Price Guide: £110,000+

Lot No. 47

2 Birchwood, East Boldon NE36 0TF

Andrew Craig



Description:

Offered with vacant possession and having a central location for the many amenities of East Boldon including Metro station and local shops. This ground floor apartment offers spacious accommodation and is well presented. Accommodation briefly comprises of: lounge / dining room, kitchen diner, master bedroom with fitted wardrobes and en suite shower room, second bedroom with fitted wardrobes and bathroom. Ideal ground floor living accommodation for those looking for safe and secure accommodation with parking provision.



EPC rating: D

Call: Andrew Craig 0191 5190011

Price Guide: £99,950+

Lot No. 48

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. 49

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: £199,950+

Lot No. 50

16 Ramsay Road, Chopwell, NE17 7AG

**ROOK
MATTHEWS
SAYER**



Description:

A lovely detached bungalow located on the outskirts of Chopwell. The property is available with no onward chain. The accommodation briefly comprises; Entrance porch leading to lounge which has stunning views to the front. The kitchen has some integrated appliances and access to the garage. The inner hallway leads to two double bedrooms, one of which has a handy dressing room and ensuite. There's also an accessible bathroom and built in storage cupboard. There are gardens to the front and rear, an integral garage which has been converted to provide a utility space, and a driveway to the front for off street parking.



EPC rating: D

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £139,950+

Lot No. 51

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: £94,950+

Lot No. 52

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: £67,500+

Lot No. 53

20 Beaufront Terrace, Jarrow NE32 5EB

Andrew Craig



Description:

Rare to market, this spacious two bedroom, two reception Semi-Detached Dormer Style Bungalow in need of some cosmetic updating, offering excellent accommodation for a family. Situated close to local amenities and with easy access to main road links providing easy commuting. Features include uPVC double glazing, two reception rooms, combi boiler, gardens and garage. The accommodation comprises of: - entrance hall, lounge/dining room, kitchen, bathroom, two bedrooms, shower room, front and rear gardens and garage.



EPC rating: D

Call: Andrew Craig 0191 4280025

Price Guide: £164,950+

Lot No. 54

26 Lake Avenue, South Shields NE4 7AU

Andrew Craig



Description:

Available in a very desirable location, we offer this three bedroom semi detached home. Amenities are also within walking distance where you will find a wide range of shops for convenience and public houses including the Lake Pub and The Marsden Inn. Internally the property offers spacious living accommodation with some modern features with scope for further improvement. Briefly comprising of door to hallway, lounge, cloakroom wc and kitchen diner to the ground floor. To the first floor are three bedrooms and family bathroom wc. Externally there is a good sized well maintained lawned rear garden and a low maintenance lawned front garden with driveway for two cars.



EPC Band: C

Call: Andrew Craig 0191 4271722

Price Guide: £134,950+

Lot No. 55

59 Cambo Drive, Cramlington NE23 6TW

**MIKE
ROGERSON**



Description:

Mike Rogerson Estate Agents are pleased to welcome to the market this two bedroom semi detached property within this popular area of Mayfield Glade, Cramlington. The property provides family accommodation over two floors. The home in question offers comfortable easily maintained family accommodation benefiting from gas central heating and uPVC double glazing. The accommodation within briefly comprises: front entrance, hallway, spacious lounge / diner, conservatory, fitted kitchen offering a range of wall, floor and drawer units. To the first floor two bedrooms and shower room (exhibiting white suite). Externally the property has a rear southeast facing garden and to the front there is a driveway with space for two cars and a garage. The property also benefits from having solar panels on the roof which provide electricity to the property reducing monthly bills significantly. This is fine example of a family home and would recommend an internal inspection to appreciate the property on offer.

EPC rating: B

Call: Mike Rogerson 01670 732400

Price Guide: £74,950+

Lot No. 56

89 Birchington Avenue, South Shields NE33 4SA

Andrew Craig

Description:

We offer for sale this immaculate four bedroom semi detached property which has a double storey extension to the side and kitchen extension to the rear. Internally this large family home comprises of door to porch, hallway, lounge, large open plan kitchen diner with Corian work tops, ground floor wc, utility room to the ground floor. To the first floor there is four bedrooms and a bathroom wc with P-Shaped bath and feature LED mood colour changing lighting to ceiling with Bluetooth controls . Externally there is a chip stone driveway providing off street parking for three cars, garage with electric shutter door and to the rear is a well maintained South facing lawned garden, decking.



EPC Band: D

Call: Andrew Craig 0191 4271722

Price Guide: £275,000+

Lot No. 57

10 Crondall Street, South Shields NE33 4BL

Andrew Craig

Description:

Rarely available with a garden, we offer this spacious terraced house located in a popular street. Close to well regarded primary and secondary schools, this lovely home is sure to appeal to young families for its spacious interior as well as the out side space. Shops and transport links are located close by, with the town centre just a short journey away. The accommodation briefly comprises of door to hallway, lounge, dining room and breakfasting kitchen to the ground floor. To the first floor lies three bedrooms and large shower room wc. Externally there is a small concrete area to the front, to the rear lies an attractive town garden with driveway providing off street parking. Viewings are strongly encouraged.



EPC Band: D

Call: Andrew Craig 0191 4271722

Price Guide: £89,950+

Lot No. 58

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 central heating.



EPC Band: E

Call: Andrew Craig 0191 4281428

Price Guide: £55,000+

Lot No. 59

1 West Parade, Alnwick NE66 1QS

ROOK MATTHEWS SAYER

Description:

Offering spacious accommodation throughout, this period stone end terrace property lies within easy reach of the centre of Alnwick and with bus routes, schools along with shopping and leisure facilities within close proximity this is an excellent opportunity for the first time buyer, young family or second home purchaser. This three bedroom, two reception room property benefits from uPVC double glazing and gas fired central heating and the accommodation briefly comprises to the ground floor: entrance hall, lounge, spacious dining room to the rear and separate galley kitchen. To the first floor from the landing there are two double bedrooms, one single bedroom and a bathroom. Outside to the front there is a pebbled garden with mature shrubs which is bordered by a stone wall and pathway leading to the entrance door. To the rear a pleasant courtyard provides a lovely area to sit and enjoy the spring and summer months and there is gated access to the rear lane.

EPC rating: D

Call: Rook Matthews Sayer 01665 510044

Price Guide: £109,950+

Lot No. 60

20 Slaidburn Road, Stanley DH9 0DF


Description:

Available with immediate vacant possession, an extended mid-terraced house, ideal for investors, situated opposite the North Durham Academy. The property has the benefit of uPVC double glazing, gas central heating with combination boiler and requires some cosmetic improvements, the accommodation comprises on the ground floor: entrance lobby, hallway, a lounge, separate dining room and kitchen, to the first floor there are two bedrooms and a bathroom/w.c. Externally the property has a self-contained yard to the rear.



EPC rating: D

Call: JW Wood Estate Agents 01207 235 221

Price Guide: £36,000+

Lot No. 61

8 Jade Close, Lemington NE15 8TF


Description:

This property is sold with vacant possession and is located within a popular estate. The property will require updating but benefits from gas radiator heating (where stated) and double glazing. Briefly comprises; an entrance hall, lounge, kitchen with fitted cooking appliances, two bedrooms with one bedroom giving access to the conservatory. There is also a shower room/w.c. Externally there is a front garden with a drive to the side with parking for three vehicles leading to the detached garage, the rear offers an enclosed lawned area. This property provides an excellent opportunity for a buyer to live in a peaceful cul de sac and make their own changes to a detached bungalow.



EPC Band D

Call: Rook Matthews Sayer 0191 267 1031

Price Guide: £114,950+

Lot No. 62

Kenlea, Selkirk Crescent, Birtley DH3 1NS


Description:

A rare opportunity to purchase this versatile deceptively detached family home occupying a large site with outline planning permission for further development. The property is entered via double gates with a generous driveway for multiple parking. Comprises entrance hallway, lounge, reception room, kitchen, conservatory, fourth ground floor bedroom which can also lend itself to a playroom or an extra reception room. On the first floor there are three bedrooms, family bathroom and utility room. Sitting in its own grounds offering an ideal place for entertaining and family living with an additional benefit of an adjacent annexe to accommodate family overspill.



EPC band D

Call: Andrew Craig 0191 4875330

Price Guide: £240,000+

Lot No. 63

10 Mill Lane, Hebburn NE31 2EW


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. 64

17 Whinstone Mews, Benton, Newcastle NE12 8AZ



Description:

Offered with no onward chain is this immaculately presented top floor flat which will appeal to a variety of buyers. The entrance door to the apartment is within a communal hall with secure door entry system, and the accommodation comprises; entrance hall with two useful storage cupboards, lounge which incorporates a dining area with patio doors out to the balcony, a modern well appointed kitchen with a good range of wall and base units incorporating an electric oven, gas hob with extractor hood over, integrated washer/dryer, dishwasher and fridge freezer, bathroom/W.C., and two bedrooms with the master bedroom benefiting from an ensuite shower room. The property benefits from gas central heating, UPVC double glazing and an allocated parking bay. EPC Band C

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £154,950+

Lot No. 65

3 Marine Cottages, Newbiggin NE64 6UL



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. 66

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. 67

17 South Parade, Choppington NE62 5RB



Description:

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



EPC rating: E

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £69,950+

Lot No. 68

182 Gladstone Street, Blyth NE24 1HY

**ROOK
MATTHEWS
SAYER**



Description:

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



EPC Band E

Call: Rook Matthews Sayer 01670 352 900

Price Guide: £59,950+

Lot No. 69

41 Stanhope Road, South Shields NE33 4BQ

Andrew Craig



Description:

A fine example of a period home in this convenient location having been upgraded and decorated to present a modern home still retaining character and period features. On offer are four bedrooms, a family bathroom with shower over the bath, two lovely and light reception rooms with cornice and fireplaces, a modern style fitted kitchen diner with separate utility and an additional shower room/cloaks WC. Outside there's a block paved yard with roller shutter door along with the home being reroofed, gas centrally heated via new boiler and has double glazing. Viewing a must. EPC rating: E

Call: Andrew Craig 0191 4271722

Price Guide: £129,950+

Lot No. 70

5 Paradise Lane, Peterlee SR8 3EX

kimmitt & roberts



Description:

A well presented and spacious three bedroomed mid terrace house which has been upgraded and modernised by the current owner over the years. The property benefits include double glazed windows, gas central heating, modern kitchen and bathroom fittings and is offered for sale with no chain. The property briefly comprises entrance hall, dining area, living room, kitchen, rear lobby, shower room and to the first floor there are three bedrooms. Externally there is a townhouse garden to the front and a yard to the rear.



EPC Band: D

Call: Kimmitt and Roberts 0191 518 3334

Price Guide: £59,950+

Lot No. 71

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. 72

40 Middle Row, Stargate NE40 3EQ

**ROOK
MATTHEWS
SAYER**



Description:

An extended property that is bursting with character and charm. This quaint, cottage style house is located in the small village of Stargate, which is within a close proximity to Ryton. The property briefly comprises; Entrance from the rear into a generous kitchen/diner. The lounge has stunning features such as an inglenook fireplace with multi fuel stove, an exposed stone wall going upstairs and French doors to the conservatory. Three bedrooms and a family bathroom can be found on the first floor. Externally, the rear of the property is paved to provide off street parking. The long front garden is mainly lawned with fenced boundaries and a gravelled patio area.



EPC Band: D

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £119,950+

Lot No. 73

94 West Avenue, South Shields NE34 6BH

Andrew Craig



Description:

Well situated for the centre of Harton and school catchments, a Semi Detached Home with good garden plot offering family accommodation with no onward chain. The home has a lounge to the front, open plan kitchen diner across the rear, three bedrooms, the master with wardrobes, and a good sized tiled bathroom with bath having shower over. Outside there's a drive, garage and gardens with lawns and decking. Benefits include gas central heating and double glazing. Viewing essential.



EPC Band: D

Call: Andrew Craig 0191 4271722

Price Guide: £184,950+

Lot No. 74

42 Badgers Wood, Kip Hill DH9 0HR

**WOOD
ESTATE AGENTS**



Description:

Built in 2001 by Miller Homes the property offers accommodation ideal for families or professionals and briefly comprises: Hallway, lounge with bay window, a second reception room, fitted kitchen dining room with French windows leading to a large conservatory. There is also a useful a cloakroom/WC. The first floor has three bedrooms with the Master bedroom having an en-suite shower room/WC in addition to a contemporary family bathroom/WC. Externally the property has a driveway for off road parking and a low maintenance garden to the rear.



EPC rating: C

Call: JW Wood Estate Agents 01207 235 221

Price Guide: £164,950+

Lot No. 75

14 Bright Street, South Shields NE33 2TF

Andrew Craig



Description:

Two bedroom terraced house offered in the heart of South Shields. Located within a short stroll of our picturesque coastline as well as local amenities including the town centre, fairground, local schools and attractions. The property offers high quality internal living space that has been upgraded to a very high standard throughout and will appeal to a range of buyers. The internal accommodation comprises of door to hallway, lounge, kitchen diner and utility area to the ground floor. To the first floor there is two bedrooms and a large modern family bathroom wc with double shower and freestanding roll top bath. Externally there is a concrete area to the front, to the rear is a concrete Town Garden with various plant bedding and the option of off street parking. Viewings are strongly encouraged.



EPC rating: D

Call: Andrew Craig 0191 4271722

Price Guide: £124,950+

Lot No. 76

38 Ravens Hill Drive, Ashington NE63 8XU

**ROOK
MATTHEWS
SAYER**



Description:

In a sought after location on Wellhead Dene this family home is offered for sale. Well cared for by the current owner and situated on a good sized plot, viewing is highly recommended. Briefly comprising of entrance hall, lounge with bay window, open to dining room and kitchen with a door into the garage. To the first floor there are three double bedrooms, the master with en-suite and a family bathroom. Externally there is a lovely rear garden with patio, lawn and borders. To the front there is a driveway leading to the integral garage. With gas central heating and double glazing this is perfect for the growing family.



EPC rating: D

Call: Rook Matthews Sayer 01670 850 850

Price Guide: £154,950+

Lot No. 77

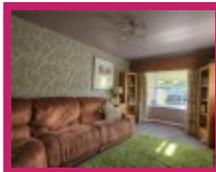
46 Northbridge Park, St Helen Auckland DL14 9UG

**WOOD
ESTATE AGENTS**



Description:

Boasting a very pleasant plot, in a cul de sac position with a South-Westerly facing rear garden which is not overlooked, this is a fine family home. With the addition of a conservatory this property offers generous accommodation including an entrance hall, cloaks wc, lounge with bay, breakfast kitchen and an open plan dining area leading onto the conservatory. The garage has been converted to provide the dining area and a useful store, but could easily be reinstated if required. There are three double bedrooms, an en suite shower room to the master, and a family bathroom.



EPC rating: C

Call: JW Wood Estate Agents 01388 604 273

Price Guide: £119,950+

Lot No. 78

20 Warkworth Terrace, Jarrow NE32 5EE

Andrew Craig



Description:

Offered for sale with No Onward Chain is this semi detached property which offers excellent potential for a family. The property occupies a good size plot with a westerly facing rear garden and an early inspection is highly recommended. With double glazing and gas central heating the accommodation briefly comprises: Entrance hall, lounge open to dining area. Kitchen, utility and downstairs w.c. Whilst to the first floor there are three generous sized bedrooms, bathroom and separate w.c. Externally there are lawned gardens to front and rear with well stocked borders, additionally the driveway could be re-instated to provide off road parking.



EPC rating: D

Call: Andrew Craig 0191 4280025

Price Guide: £84,950+

Lot No. 79

219 Hawthorn Road, Ashington NE63 0QU

**MIKE
ROGERSON**



Description:

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



EPC Band D

Call: Mike Rogerson 01670 521122

Price Guide: £29,950+

Lot No. 80

Flat D, 170 Laygate, South Shields NE33 4JD

Andrew Craig



Description:

A well maintained one bedroom, ground floor flat. The property is ideally located for access to local shops, amenities and transport links including local bus routes and South Shields Town Centre. Accessed either via the flats own front door or communal entrance door the property also benefits from double glazing and gas central heating and briefly comprises of entrance hall, lounge, kitchen, bedroom and bathroom. Externally lies a private communal yard space to the rear with access to bin sheds.



EPC rating: F

Call: Andrew Craig 0191 4271722

Price Guide: £35,000 - £40,000

Lot No. 81

9 Ferndale Avenue, East Boldon NE36 0TQ

Andrew Craig



Description:

This Mid-Terraced home offers spacious rooms, a rear courtyard garden and detached garage. In addition to those benefits there are also two reception rooms, with a cosy lounge having an open fire place ready for those winter nights, two double sized bedrooms, spacious bathroom and a handy loft room for storage. This is a lovely family home full of character and we suggest an early viewing to avoid disappointment.



EPC rating: D

Call: Andrew Craig 0191 4271722

Price Guide: £159,950+

Lot No. 82

32 Redcroft Green, Blakelaw NE5 3TU

ROOK MATTHEWS SAYER



Description:

Fantastic three bedroom end link home with extended 20 foot kitchen, south facing garden and no onward chain. Other benefits to include double glazing and gas central heating. The position of the property offers excellent access to a range of amenities to include local shops and retail park. There is also public transport links and easy access to Newcastle City Centre, Metrocentre and major A69 and A1 trunk roads. Comprising of entrance to kitchen, lounge, dining room. Stairs lead up to three good sized bedrooms and a family bathroom. Garden to front and rear.



EPC rating: D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £83,000+

Lot No. 83

Flat 2, Red Barnes, Darlington DL1 2EA

WOOD
ESTATE AGENTS

Michael Poole



Description:

This is a fabulous opportunity to purchase a totally unique property which is the major portion of a Grade II listed former Farmhouse. Lovingly updated restored and much improved to provide a residence of some stature with an abundance of original features, charm and character. Briefly comprises on the ground floor; 22 ft. entrance hallway/dining room. To the first floor there is a living room, kitchen/breakfast room, a second inner lobby leading to two double bedrooms, family bathroom/wc. To the second floor the good size galleried landing doubles as a study area and leads to the master bedroom which has an en-suite. Good size garden, garage and additional parking. EPC Band D



Call: JWW 01325 485151

Price Guide: £145,000+

Lot No. 84

12 Windsor Road, Birtley DH3 1JU

Andrew Craig



Description:

Having undergone refurbishment this well presented semi detached property offers ideal accommodation for the young/growing families and first time buyers as a starter home being close to local amenities including shops, schools, public library and leisure facilities, easy access to A1M with both Northern and Southern destinations, Metrocentre and surrounding town and cities. The internal layout briefly comprises entrance lobby, lounge with feature fire and patio doors leading to conservatory which has French doors leading to the decking area together with recently fitted kitchen to the ground floor whilst to the first floor there are two double bedrooms and a modern fitted family bathroom. Externally there are gardens to three sides. Viewing a must to appreciate.

EPC rating: D



Call: Andrew Craig 0191 4875330

Price Guide: £69,950+

Lot No. 85

22 Harnham Gardens, Fenham NE5 2HX

ROOK MATTHEWS SAYER



Description:

Set in a cul-de-sac is this three bedroom semi-detached family home suited for an array of purchasers. In need of some modernisation this property has a spacious interior, westerly facing garden, driveway and gas central heating. Located within close proximity to local schools, public transport links, Airport and Newcastle City Centre. Comprising of hallway, lounge, open plan kitchen/dining space, separate w.c.. Stairs lead up to three bedrooms and a family bathroom. Externally there is a driveway and gardens to front and rear.

EPC Band: E



Call: Rook Matthews Sayer 0191 274 4661

Price Guide: £75,000+

Lot No. 86

105 Northbourne Road, Jarrow NE32 5JR

Andrew Craig



Description:

Offered with No Upward Chain, this two bed mid link is an ideal property for a first time buyer or as a potential investment opportunity. Positioned at the top of the street, it overlooks The West Park from the rear with local shops nearby and Jarrow Town Centre a short distance away, where a range of shops and other amenities can be found. Benefits include Upvc double glazing, gas central heating, re-fitted bathroom, fitted kitchen, flagged and gravelled rear garden and off road parking to the front. The property is priced to sell quickly so an early viewing is highly recommended to avoid disappointment.

EPC rating: D



Call: Andrew Craig 0191 4280025

Price Guide: £64,950+

Lot No. 87

97 Hallington Drive, Seaton Deleval NE25 0JA

ROOK MATTHEWS SAYER



Description:

Appealing semi detached house occupying prominent corner plot. Suitable for investment or owner/occupier with gas central heating and UPVC double glazing. Offering three bedroom accommodation with fashionable open plan ground floor accommodation with lounge leading to excellent 21' x 10' dining kitchen with range of cabinets highlighted by kickboard lighting. Externally there are gardens to three sides with driveway.

EPC rating: D



Call: Rook Matthews Sayer 0191 2463666

Price Guide: £79,950+

Lot No. 88

21 Acomb Gardens, Fenham NE5 2RY



Description:

A three bedroom semi detached home. Suited to an array of purchasers this home requires some internal updating. Benefits include gas central heating and double glazing. There are an array of amenities nearby to include local shops, schools and public transport link. Newcastle city centre, Airport, Metrocentre and major A1 and A69 trunk roads are all easily accessible. Briefly comprising of spacious hallway, lounge, dining room, kitchen and separate w.c.. Stairs lead up to three good sized bedrooms and a family bathroom. There are gardens to both front and rear.



EPC Rating to be confirmed

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £79,950+

Lot No. 89

6a Roseberry Avenue, Blyth NE24 2LJ



Description:

An extremely rare opportunity to buy a two bedroom upper flat, tucked away in a quiet residential street close to the town centre. This quaint and quirky flat will suit a number of different buyers including first time buyers and investors. The price reflects some cosmetic improvement that this lovely property would benefit from. The entrance hall leads to the staircase which currently houses an electric stair lift. The lounge is a generous space with archway into the dining room. There is a master bedroom with fitted wardrobes and ensuite toilet plus second smaller bedroom. The kitchen has a range of wall and floor units and houses the recent combination boiler. The bathroom has walk in shower cubicle area. Externally, there is a front gravelled courtyard plus rear parking space with up and over garage door.



EPC rating: E

Call: Rook Matthews Sayer 01670 352 900

Price Guide: £74,950+

Lot No. 90

1 Beech Grove Court, Crawcrook NE40 4DA



Description:

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



EPC rating: E

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £119,950+

Lot No. 91

11 Saint Margarets Grove, South Bank, Middlesbrough TS6 6SZ



Description:

The property offers two floors of living accommodation and briefly comprises entrance hall, lounge, three bedrooms, shower room and kitchen. Externally we have enclosed gardens to the front and rear along with off street parking.



EPC Band D

Call: Michael Poole 01642 955180

Price Guide: £79,950+

Lot No. 92

20 Berkley Street, South Shields NE33 2SX

Andrew Craig



Description:

Refreshingly unique and rare to the market! This three bedroom mid-terraced Town House offers deceptively spacious living accommodation. The property is set over three floors and briefly comprises of to the ground floor of: -Entrance hall, utility room, two bedrooms and bathroom. To the first floor there is a spacious open plan kitchen/lounge with integrated appliances to the kitchen area and French doors from the lounge leading out to the roof terrace. To the second floor lies the master bedroom having French doors leading out to the balcony and en-suite facilities. Further benefits include gas central heating and double glazing. Call to view now!!



EPC rating: B

Call: Andrew Craig 0191 4271722

Price Guide: £139,950+

Lot No. 93

2 Weymouth Road, Stockton on Tees TS18 5AD

Michael Poole



Description:

This extended detached house with no onward chain measures a really impressive 1,600 square feet and has a layout fine-tuned for growing families. With bundles of well-planned living space, the ground floor has a welcoming, light and airy entrance hall with a useful cloak/shoe cupboard, front sitting room, comfortable rear lounge with French doors opening onto the rear garden and a lovely large open plan kitchen/diner with a stylish range of modern units and built-in appliances. In recent years, half of the integral garage space was converted into a very handy ground floor wet room/WC. On the first floor, the master bedroom has fitted wardrobes and en-suite. There are three further bedrooms, bathroom.



EPC rating: E

Call: Michael Poole 01642 355000

Price Guide: £239,950+

Lot No. 94

8 Agricola Court, South Shields NE33 1BX

Andrew Craig



Description:

A lovely three bedroom end Terraced House situated in this popular location. The property has been maintained to a good standard and boasts good size living space and would make an ideal purchase for many buyers. Internally the property briefly comprises of: - Entrance hallway, lounge which is open plan to the diner, kitchen and good sized kitchen to the ground floor. The first floor has three bedrooms and shower room with separate wc. Externally to the rear there is a paved patio area, artificial grassed area, gate to detached garage and driveway providing ample off road parking. The garage has electricity and an up and over door.



EPC Rating D

Call: Andrew Craig 0191 4271722

Price Guide: £104,950+

Lot No. 95

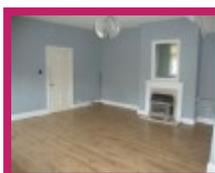
2 Highnam Cottage, Hartlepool TS26 0DX

kimmitt & roberts



Description:

A two bedroom first floor flat located in this popular residential area within a short distance of the local park, shops and amenities. The property benefits includes double glazed windows, gas central heating and is offered for sale with vacant possession. Property briefly comprises entrance hall with stairs to first floor landing, spacious living room, kitchen, inner hall with doors off to the family bathroom/wc and two bedrooms.



EPC rating: E

Call: Kimmitt and Roberts 0191 5183334

Price Guide: £99,950+

Lot No. 96

20 Orchard Road, Thornaby TS17 0AW



Description:

A superbly versatile property just off The Green on a fantastic plot with two reception rooms, wet room and kitchen plus conservatory. Stairs lead to a loft area . No onward chain.



EPC rating: D

Call: Michael Poole 01642 355000

Price Guide: £154,950+

Lot No. 97

91 Strathmore Gardens, South Shields NE34 0LH

Andrew Craig



Description:

This four bedroom Detached House is situated in this sought after Persimmon development at Harton Grange. Briefly comprising of: - Lounge, kitchen/diner, utility and ground floor cloaks/w.c. To the first floor there are four good sized bedrooms (master having en-suite shower room) and bathroom. Externally lies a lawned garden to the front with driveway which can provide off road parking for one car and integral garage accessed via roller shutter door with electric supply and electric charging point. To the rear lies a sunny garden with water feature and paved and decking area. Further benefits include gas central heating and double glazing.



EPC rating: C

Call: Andrew Craig 0191 4271722

Price Guide: £199,950+

Lot No. 98

47 Church Street, Amble NE65 0DY

ROOK MATTHEWS SAYER



Description:

Stone Built House - Central Town Location - Perfect Holiday Let or Second Home. This individual one bedroom terraced house should be viewed at the first available opportunity. Briefly comprising entrance hall, kitchen, lounge, one bedroom and bathroom. The property benefits from gas central heating and double glazing and also has the benefit of off street parking to the side via double gates. Located in the heart of the coastal village of Amble which offers an assortment of amenities including bank, post office, doctors surgery, dentists and has good road links to Alnwick in the north and Morpeth to the south. Amble is becoming increasingly popular with holidaymakers and this property would make an ideal holiday let. Your early appointment to view is highly recommended.



EPC rating: D

Call: Rook Matthews Sayer 01665 713 358

Price Guide: £59,950+

Lot No. 99

12 Cloverdale, Bedlington NE22 6EL

ROOK MATTHEWS SAYER



Description:

Chain free and ready to view now this three bedroom property is priced to sell. Located in a sought after area for first time buyers this property would make a lovely starter home. With double glazing and gas central heating the accommodation briefly comprises; entrance porch, lounge with double doors to the dining room, modern kitchen, stairs to the first floor landing, three bedrooms and a family bathroom. Externally there is an enclosed yard to the rear. Viewings recommended.



EPC Rating D

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £64,950+

Lot No. 100

53 Middleton Street, Blyth NE24 2LS

MIKE
ROGERSON



Description:

The property offered for sale has been refurbished to a great standard and suitable for all buyers alike with neutral breakfasting kitchen and decor throughout very well presented. The location of property is centre of Blyth within close proximity to Town Centre with variety of shops, supermarkets, restaurants, bus station etc etc. The property briefly comprises : Entrance hallway, Lounge to the front elevation, Breakfasting Kitchen and opening to the rear private court yard. The first floor has three generous bedrooms and refitted family bathroom. There is on street parking with this property small town garden to the front elevation and to the rear parking leading to the private courtyard. We do anticipate a high level of interest due to not only the location but the presentation and the fact of NO UPPER CHAIN so



EPC rating: E

Call: Mike Rogerson 01670 361911

Price Guide: £74,950+

Lot No. 101

15 Deucher House, 158 Sandyford Road, Sandyford NE2 1XG

ROOK
MATTHEWS
SAYER



Description:

50% Ownership - A two bedroom first floor flat situated with the Grade II Listed building of Deuchar House, situated close to Northumbria University and Newcastle City Centre. The property is offered for sale with no upper chain and briefly comprises: communal entrance with lift and stairs to all floors, communal hallway, entrance door leading into private hallway, lounge/diner, kitchen, two bedrooms and bathroom/wc. There is a residents car park to the rear which requires a permit.



EPC rating: C

Call: Rook Matthews Sayer 0191 281 6700

Price Guide: £35,000+

Lot No. 102

11 Windsor Terrace, Murton, Seaham SR7 9BH

kimmitt & roberts



Description:

We have pleasure in offering to the market this extended and improved two bedroom mid terraced home. The accommodation comprises; Entrance Vestibule, Dining Room, Refitted Kitchen, Lounge, Two Bedrooms and Bathroom. Externally there is a forecourt garden to the front and a yard to the rear. No onward chain



EPC Band D

Call: Kimmitt and Roberts 0191 5813213

Price Guide: £49,950+

Lot No. 103

60 King Street, Pelaw NE10 ORE

Andrew Craig



Description:

A well presented and ready to move into three bedroomed semi detached house fronted onto a pedestrian walkway and occupying a corner plot. The property benefits include double glazed windows, gas central heating, modern fittings to kitchen and bathroom and gardens to the front and rear. The property briefly comprises entrance hall, living room, kitchen, dining room, bathroom three bedrooms and externally lawned gardens to the front and rear.



EPC rating: C

Call: Andrew Craig 0191 4875330

Price Guide: £89,950+

Lot No. 104 27 Hollowfield, Coulby Newham TS8 0RP

Michael Poole

**Description:**

This extended semi-detached house has a pleasant head of cul-de-sac position in an area of Coulby Newham that is proving to be really popular. The well-planned interior comprises an open plan lounge, second reception room which could be used as a dining room, TV room, study/home office or even an additional ground floor bedroom and the eat-in breakfast/kitchen has light oak Shaker design units. The first floor has the master bedroom with shower room en-suite, three further bedrooms and family bathroom. Outside, there are gardens at the front and rear, driveway and integral garage. It also benefits from central heating and UPVC double glazing.



EPC rating D

Call: Michael Poole 01642 288299**Price Guide:** £115,000+



Remote Bidding Application Form

Please select method of bidding:

TELEPHONE

PROXY

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

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

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

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

Date of Auction: Lot Number:

Address of Lot:

..... Post Code:

The Lot is offered for sale under:

Option One

Option Two

Maximum Bid (in words) £:

Buyers Information – Full Name/Company Name:

Address:

..... Post Code:

Tel No: Home: Business: Mobile:

E-mail address:

Solicitors Name & Address:

Post Code: Tel No:

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

Signature Print Name: Date:

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



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



Terms & Conditions

About us and Important Auction Information

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

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

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

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

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

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

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

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

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

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

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

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

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

Our General Auction Terms of Business

1. Interpretation

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

2. Conditions applicable to the auction types

2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

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

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

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



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

3. General provisions applicable to Sellers and Buyers

3.1 General Auction Conditions

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

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

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

3.2 Charges and payment

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

3.3 Proof of Identity and Proceeds of Crime Act

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

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

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

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

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

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

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

money laundering legislation.

3.4 Miscellaneous

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

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

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

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

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

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

3.5 Notices

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

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

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

3.6 Governing law and jurisdiction

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

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

Common Auction Conditions

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Important Notice



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

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

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

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

Glossary

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

Wherever it makes sense:

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

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

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

Agreed completion date

Subject to condition G9.3:

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

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

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

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

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

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

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

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

any addendum).

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

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

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

Auction Conduct Conditions

A1 Introduction

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

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

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

A5 The contract

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

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



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

A5.4 If you do not we may either:

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

A5.5

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

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

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

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

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

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

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

General conditions of sale

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

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

G1 The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

G2 Deposit

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

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

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

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

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

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

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

G3 Between contract and completion

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

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

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

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

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

Title and identity

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

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

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



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

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

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

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

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

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

G5 Transfer

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

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

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

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

G6 Completion

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

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

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

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

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

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

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

G7 Notice to complete

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

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

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

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

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

- (a) terminate the contract; and

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

G8 If the contract is brought to an end

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

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

G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

G9.5 The buyer must:

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

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

G10 Interest and apportionments

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

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

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

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

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

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

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

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

G11 Arrears

Part 1 Current rent

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

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

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



Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

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

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

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

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

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

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

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

G12 Management

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

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

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

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

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

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

G13 Rent deposits

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

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

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

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

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

G14 VAT

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

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

G15 Transfer as a going concern

G15.1 Where the special conditions so state:

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

(a) of the buyer's VAT registration;

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

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

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

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

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

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

G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

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

G17 Maintenance agreements

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

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

G18 Landlord and Tenant Act 1987

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

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

G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

(a) in its condition at completion;

(b) for such title as the seller may have; and

(c) with no title guarantee; and the buyer has no right to terminate the contract or any other remedy if information provided about the lot is inaccurate, incomplete or missing.

G19.5 Where relevant:

(a) the documents must include certified copies of those under which the practitioner is appointed, the document of appointment and the practitioner's acceptance of appointment; and

(b) the seller may require the transfer to be by the lender exercising its power of sale under the Law of Property Act 1925. G19.6 The buyer understands this condition G19 and agrees that it is fair in the circumstances of a sale by a practitioner

G20 TUPE

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



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

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

G21 Environmental

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

G22 Service Charge

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

G23 Rent reviews

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

G24 Tenancy renewals

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

G25 Warranties

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

G26 No assignment

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

G27 Registration at the Land Registry

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

G28 Notices and other communications

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

G29 Contracts (Rights of Third Parties) Act 1999

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

G30 Extra General Conditions



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