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# Agents Property AUCTION

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Wednesday 27th March 2019

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

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

**01661 831 360**

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





## Buyers Guide

### IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

#### Particulars of Sale:

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

#### Price Guides:

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

#### Option 1 Terms & Conditions:

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

#### Option 2 Terms & Conditions:

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

#### Administration Fee:

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

#### Bidding at Auction:

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

#### Remote Bidding:

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

#### Sales Agreed:

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

#### Amendments to Catalogue:

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

## Venue Location

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

Tel: 0191 236 4111

#### Directions:

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





## Order Of Sale

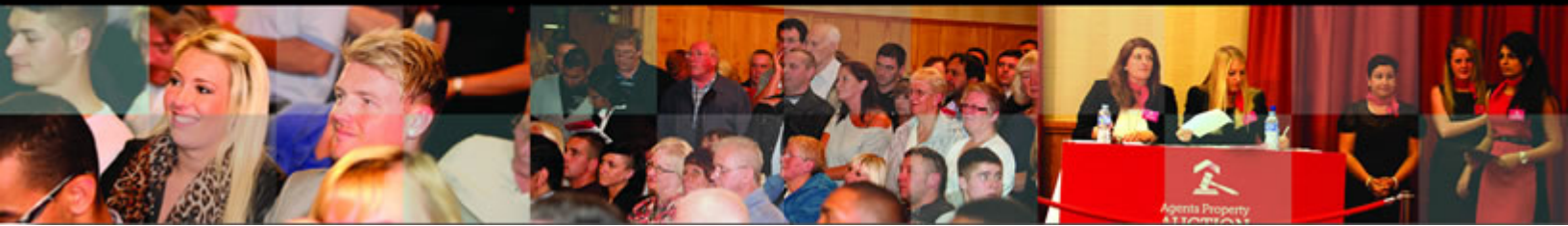
Lot No	Address	Post Code	Partner Agent
<b>OPTION 1</b>			
Lot 1	2 Clifford Gardens, Crawcrook	NE40 4UB	Rook Matthews Sayer/Yellow Estate Agency
Lot 2	31 Brookland Terrace, North Shields	NE29 8DS	Rook Matthews Sayer
Lot 3	17 Patton Way, Pegswood	NE61 6RZ	Rook Matthews Sayer
Lot 4	6/8 Chandos Street, Gateshead	NE8 4AB	Andrew Craig
Lot 5	59 Bolcklow Road, Grangetown	TS6 7ED	Michael Poole
Lot 6	68 Bradley Close, Ouston	DH2 1TJ	JW Wood Estate Agents
Lot 7	45 Ripon Way, Eston	TS6 9NE	Michael Poole
Lot 8	43 Strand Street, Shildon	DL4 1PA	JW Wood Estate Agents
Lot 9	45 Strand Street, Shildon	DL4 1PA	JW Wood Estate Agents
Lot 10	3 Maddison Street, Shildon	DL4 1NX	JW Wood Estate Agents
Lot 11	4 Maddison Street, Shildon	DL4 1NX	JW Wood Estate Agents
Lot 12	29a, b, c Lord Street, Redcar	TS10 3HG	Rook Matthews Sayer
Lot 13	25 Logan Street, Langley Park, Durham	DH7 9YN	JW Wood Estate Agents
Lot 14	1 Farnham Close, Newcastle	NE15 8RG	Rook Matthews Sayer
Lot 15	91 Sixth Street, Horden	SR8 4JX	Kimmitt & Roberts
Lot 16	21 Lowland Road, Brandon	DH7 8NN	JW Wood Estate Agents
Lot 17	23 Felltop, Blackhill	DH8 8TR	JW Wood Estate Agents
Lot 18	36 Pease Avenue, Newcastle	NE15 6PU	Rook Matthews Sayer
Lot 19	37 Scarfell Close, Peterlee	SR8 5PF	Kimmitt & Roberts
Lot 20	23 Brandon Gardens, Gateshead	NE9 7BD	Andrew Craig
Lot 21	6 Balfour Street, Houghton le Spring	DH5 8BA	Kimmitt & Roberts
Lot 22	229 Alexandra Road, Ashington	NE63 9LB	Rook Matthews Sayer
Lot 23	32 Queen Street, Grange Villa	DH2 3LT	JW Wood Estate Agents
Lot 24	100 Holystone Avenue, Blyth	NE24 4QZ	Mike Rogerson
Lot 25	34e Clayton Street West, Newcastle	NE1 5DZ	Rook Matthews Sayer
Lot 26	126 Wellington Walk, Washington	NE37 3EP	Andrew Craig
Lot 27	South Hetton Fish And Chips, Front Street, South Hetton	DH6 2UA	Kimmitt & Roberts
Lot 28	15 Castle Way, Pegswood	NE61 6XH	Mike Rogerson
Lot 29	32 Twelfth Street, Horden	SR8 4QH	Kimmitt & Roberts
Lot 30	7a Chapel Street, Willington	DL15 0EQ	JW Wood Estate Agents
Lot 31	39 Elsdon Terrace, North Shields	NE29 7AS	Rook Matthews Sayer
Lot 32	White House, Cockhouse Lane, Ushaw Moor	DH7 7PW	JW Wood Estate Agents
Lot 33	1 Boyne Street, Willington	DL15 0EW	JW Wood Estate Agents
Lot 34	53 Castle Terrace, Ashington	NE63 9EY	Mike Rogerson
Lot 35	209 Park Road, Stanley	DH9 7QF	JW Wood Estate Agents
Lot 36	2/2a Seaton Avenue, Houghton Le Spring	DH5 8EQ	Kimmitt & Roberts
Lot 37	15 Robert Street, Blyth	NE24 2HJ	Rook Matthews Sayer
Lot 38	2 Ryton Court, South Shields	NE33 4HS	Andrew Craig
Lot 39	2 Burn Terrace, Hebburn	NE31 1UF	Andrew Craig
Lot 40	18-26 Ocean Road, South Shields	NE33 2HZ	Rook Matthews Sayer
Lot 41	7 Riversdale House, Stakeford	NE62 5LG	Rook Matthews Sayer
Lot 42	31 Fauconberg Way, Yarm	TS15 9QN	Michael Poole
Lot 43	25-33 Gibson Street, Ashington	NE64 6UY	Rook Matthews Sayer
Lot 44	35 Front Street, Stanley	DH9 0JE	Rook Matthews Sayer
Lot 45	20 St John Court, Beach Road, South Shields	NE33 2SD	Andrew Craig
Lot 46	43 St Kevern Square, Kenton, Newcastle	NE5 3JY	Andrew Craig
Lot 47	118 Flatts Lane, Normanby	TS6 0PW	Michael Poole

### OPTION 2



## Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	23 St Lucia Close, Sunderland	SR2 8AF	Andrew Craig
Lot 49	37 Seymour Drive, Eaglescliffe, Stockton	TS16 OLE	Michael Poole
Lot 50	3 Water Low Close, Sunderland	SR5 5SJ	Andrew Craig
Lot 51	1 Magdalene Street, Durham	DH1 1LG	JW Wood Estate Agents/Andrew Craig
Lot 52	86 Front Street, East Boldon	NE36 OSG	Andrew Craig
Lot 53	2 Coniston Close, Chester Le Street	DH2 3DW	JW Wood Estate Agents
Lot 54	159 Strathmore Crescent, Newcastle	NE4 8UA	Rook Matthews Sayer
Lot 55	2 Birchwood, East Boldon	NE36 OTF	Andrew Craig
Lot 56	26 Lake Avenue, South Shields	NE34 7AU	Andrew Craig
Lot 57	16 Ramsay Road, Chopwell,	NE17 7AG	Rook Matthews Sayer
Lot 58	3 West Farm Steadings, Nedderton	NE22 6AR	Rook Matthews Sayer
Lot 59	Flat D, 170 Laygate, South Shields	NE33 4JD	Andrew Craig
Lot 60	22 Bridget Gardens, Great Park, Newcastle	NE13 9DD	Andrew Craig
Lot 61	38 Ravens Hill Drive, Ashington	NE63 8XU	Rook Matthews Sayer
Lot 62	9 Ferndale Avenue, East Boldon	NE36 0TQ	Andrew Craig
Lot 63	2 Weymouth Road, Stockton on Tees	TS18 5AD	Michael Poole
Lot 64	Flat 2, Red Barnes, Darlington	DL1 2EA	JW Wood Estate Agents/Michael Poole
Lot 65	105 Northbourne Road, Jarrow	NE32 5JR	Andrew Craig
Lot 66	11 Saint Margarets Grove, South Bank, Middlesbrough	TS6 6SZ	Michael Poole
Lot 67	94 West Avenue, South Shields	NE34 6BH	Andrew Craig
Lot 68	8 Agricola Court, South Shields	NE33 1BX	Andrew Craig
Lot 69	12 Cloverdale, Bedlington	NE22 6EL	Rook Matthews Sayer
Lot 70	15 Deucher House, 158 Sandyford Road, Sandyford	NE2 1XG	Rook Matthews Sayer
Lot 71	Moorside Manor, Barnard Castle	DL12 9UB	JW Wood Estate Agents
Lot 72	12 Baydale Road, Darlington	DL3 8JU	JW Wood Estate Agents
Lot 73	27 River Drive, South Shields	NE33 1TL	Andrew Craig
Lot 74	100 Hadrian Road, Fenham	NE4 9QL	Rook Matthews Sayer
Lot 75	494 Eastgarth, Newbiggin Hall	NE5 4HR	Rook Matthews Sayer
Lot 76	4 Hercules Street, Darlington	DL1 2QS	JW Wood Estate Agents
Lot 77	72 Deanham Avenue, Fenham	NE5 2JD	Rook Matthews Sayer
Lot 78	70 Deanham Avenue, Fenham	NE5 2JD	Rook Matthews Sayer
Lot 79	32 Whitefield Crescent, Pegswood	NE61 6SG	Mike Rogerson
Lot 80	4 Clara Street, Winlaton	NE21 5DL	Andrew Craig
Lot 81	4 Front Street, Camperdown	NE12 5UT	Rook Matthews Sayer
Lot 82	11 Canterbury Way, Fellgate, Jarrow	NE32 4TD	Andrew Craig
Lot 83	11 Taylor Street, Consett	DH8 5RQ	JW Wood Estate Agents
Lot 84	82 Langholm Road, East Boldon	NE36 0EF	Andrew Craig
Lot 85	287a Addeycombe Terrace, Heaton	NE6 5TY	Rook Matthews Sayer
Lot 86	20 Orchard Road, Thornaby	TS17 0AW	Michael Poole
Lot 87	14 Leaholme Terrace, Blackhall Colliery	TS27 4JD	Kimmitt & Roberts
Lot 88	27 Hollowfield, Coulby Newham	TS8 ORR	Michael Poole
Lot 89	53 Hollymount Square, Bedlington	NE22 5AH	Rook Matthews Sayer
Lot 90	172 Atkinson Road, Fenham	NE4 8XS	Rook Matthews Sayer
Lot 91	21 Edith Street, Widdrington	NE61 5NB	Mike Rogerson
Lot 92	12 Woburn Drive, Bedlington	NE22 5YB	Rook Matthews Sayer
Lot 93	15 Thirlmere Road, Redcar	TS10 1LJ	Michael Poole
Lot 94	190 North Ridge, Bedlington	NE22 6DG	Rook Matthews Sayer
Lot 95	42 Badgers Wood, Kip Hill	DH9 0HR	JW Wood Estate Agents



## Order Of Sale

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Lot No	Address	Post Code	Partner Agent
Lot 96	27 Lakeside Gardens, Washington	NE378 8NB	Andrew Craig
Lot 97	Rose Cottage, Thorngrifton	NE47 7AD	Rook Matthews Sayer
Lot 98	10 Portobello Terrace, Birtley	DH3 2JS	Andrew Craig
Lot 99	40 Middle Row, Stargate	NE40 3EQ	Rook Matthews Sayer
Lot 100	31a Stanley Street, Blyth	NE24 2BZ	Rook Matthews Sayer



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

2 Clifford Gardens, Crawcrook NE40 4UB

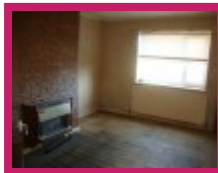


**ROOK  
MATTHEWS  
SAYER**



#### Description:

A three bedroom mid terrace house offered for sale with vacant possession and located within this popular residential area. The property does require full refurbishment and renovation and has been priced to reflect this. Property briefly comprises entrance hall, living room, kitchen, rear lobby, bathroom and separate wc to the ground floor. There are three bedrooms to the first floor, townhouse garden to the front and a yard to the rear.



EPC rating: to be advised

**Call:** Rook Matthews Sayer 0191 4131313

**Price Guide:** £44,950+

### Lot No. 2

31 Brookland Terrace, North Shields NE29 8DS

**ROOK  
MATTHEWS  
SAYER**



#### Description:

This 2 bedroom first floor flat is offered with immediate vacant possession and offers double glazing and a rear garden. Located within a popular residential area, this flat offers an excellent Investment opportunity. The need for major refurbishment has been reflected in the Guide Price.



EPC rating: F

**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £39,950+

### Lot No. 3

17 Patton Way, Pegswood NE61 6RZ

**ROOK  
MATTHEWS  
SAYER**



#### Description:

A two bedroom mid terrace house offered for sale with vacant possession. The property benefits include double glazing and gas central heating. Property briefly comprises of entrance hall, kitchen, living room, rear lobby. To the first floor there are two bedrooms and a wet room. Externally there is a paved garden with borders to rear and pebbled garden to front.



EPC rating: D

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

**Price Guide:** £36,000+

**Lot No. 4**

6/8 Chandos Street, Gateshead NE8 4AB

**Andrew Craig**

**Description:**

This two storey property is offered for sale with vacant possession. The property is in need of full refurbishment and could be used for a variety of uses subject to the appropriate planning permission and building regulation approval being obtained.



EPC rating: exempt

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £30,000+

**Lot No. 5**

59 Bolcklow Road, Grangetown TS6 7ED

**Michael Poole**

**Description:**

Very briefly, the accommodation comprises of entrance hall with stairs leading to the first floor, living room, kitchen and utility room to the rear with door leading out into the rear yard. To the first floor are three good size bedrooms, and the family bathroom.



EPC Band: to be advised

**Call:** Michael Poole 01642 955180

**Price Guide:** £19,950+

**Lot No. 6**

68 Bradley Close, Ouston DH2 1TJ

**WOOD**  
ESTATE AGENTS

**Description:**

An investment opportunity to purchase this studio apartment. The property is located on the ground floor of a two storey building and includes uPVC double glazing. The property briefly comprises communal entrance hall, living room/kitchen with beech effect units and integral cooking appliances, bedroom and a shower rooms/wc with white suite and shower. There is a village shop and public house located in Bradley Close. This popular estate is conveniently placed for easy access to nearby Chester le Street and Birtley town centres where a full range of amenities are available. The area is a good base for commuting throughout the region via the A1(M) interchange in Chester le Street and offers particularly easy access to Gateshead, The Team Valley, the Metro Centre and Newcastle upon Tyne.



EPC rating: E

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

**Price Guide:** £20,000+

**Lot No. 7**

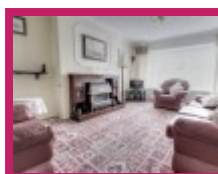
45 Ripon Way, Eston TS6 9NE

**Michael Poole**

**Description:**

Are you looking to downsize? Or in the market for an investment property? Well look no further, this two bedroom semi detached bungalow is in need of a little TLC but rest assured you will end up with a cracking bungalow.

This accommodation briefly comprises entrance hall front bedroom, living room, master bedroom, bathroom, kitchen and sun room.



EPC rating: to be advised

**Call:** Michael Poole 01642 955180

**Price Guide:** £85,500+



**Lot No. 8**

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 C

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

**Price Guide:** £20,000- £25,000



**Lot No. 9**

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 D

**Call:** J W Woods 01388 604273

**Price Guide:** £20,000- £25,000



**Lot No. 10**

3 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 D

**Call:** J W Woods 01388 604273

**Price Guide:** £20,000- £25,000



**Lot No. 11**

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 D

**Call:** J W Woods 01388 604273

**Price Guide:** £20,000- £25,000



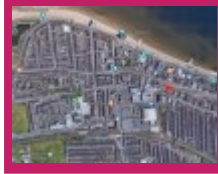
**Lot No. 12**

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. 13**

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:** £25,000+

**Lot No. 14**

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. 15**

91 Sixth Street, Horden SR8 4JX



**Description:**

This is a two bedroomed mid terraced home with gas central heating system and double glazing but in need of some repairs. Comprises of: Lounge, Kitchen/Dining Room, Two Bedrooms, Bathroom/wc & Yard.



EPC Band: E

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

**Price Guide:** £17,500+

**Lot No. 16**

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](http://www.durham.gov.uk) EPC tbc

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

**Price Guide:** £80,000+

**Lot No. 17**

23 Felltop, Blackhill DH8 8TR


**Description:**

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



EPC rating: D

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

**Price Guide:** £54,950+

**Lot No. 18**

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

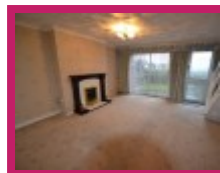
**Price Guide:** £74,950+

**Lot No. 19**

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. 20**

23 Brandon Gardens, Gateshead NE9 7BD

**Andrew Craig**

**Description:**

A well presented one bedroom ground floor flat which will appeal to both the private residential buyer and the buy to let investor (we have been advised the property was previously let at £375pcm). The property is situated in a block of four flats however, it does also have its own independent external access door. The property benefits from double glazed windows, gas central heating and an enclosed lawn garden. Briefly comprises communal entrance hall to four flats over two floors, entrance hall to flat, bathroom, bedroom one, living room, kitchen and a lawned garden.



EPC Band: C

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £37,000+

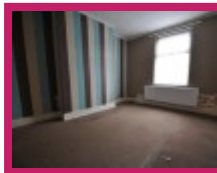
**Lot No. 21**

6 Balfour Street, Houghton le Spring DH5 8BA



**Description:**

We are pleased to bring to the market this spacious mid terrace house situated in the heart of Houghton le Spring. The property is ideally located for transport links, commuter routes and local amenities. Accommodation comprises entrance hall, living room, dining room, kitchen, bathroom, landing and two double bedrooms. Externally, the property boasts yard to rear



EPC Band: E

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

**Price Guide:** £25,000+

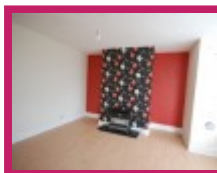
**Lot No. 22**

229 Alexandra Road, Ashington NE63 9LB



**Description:**

Ideal investment/first time buy. This terraced home is ideal for the young family with a spacious lounge and breakfasting kitchen, two bedrooms and the bathroom on the first floor. Gas central heating and double glazing are installed. Small garden to the front, yard to the rear providing off street parking. No upper chain. Viewings available.



EPC rating: E

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

**Price Guide:** £39,950+

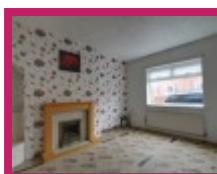
**Lot No. 23**

32 Queen Street, Grange Villa DH2 3LT



**Description:**

A large end-terraced house (formerly a shop) Ideal for families or investors. The property is available with immediate vacant possession, requires some cosmetic improvements, has the benefit of uPVC double glazing, gas central heating with combination boiler and comprises: Entrance lobby, hall, lounge, large store, dining room and kitchen breakfast room. The first floor has four bedrooms and a bathroom, there is a large yard to the rear. Queen Street forms part of the established terraced housing within Grange Villa. There are local shops within walking distance. The village offers a semi rural location and is within a short drive of Chester le Street and Stanley town centres.



EPC rating: D

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

**Price Guide:** £39,950+


**Lot No. 24**

100 Holystone Avenue, Blyth NE24 4QZ


**Description:**

We are delighted to welcome to the sales market this one bedroom first floor apartment located on Holystone Avenue, Blyth in the very popular Newsham Farm Estate. The property is situated close to local shops, schools and good transport links into neighboring towns and cities. The property is in need of refurbishment and a lot of TLC. The property briefly comprises entrance hallway, bathroom, lounge/kitchen and master bedroom. This is an ideal investment purchase with a potential rental income of between £275.00-£325.00 pcm.



EPC Band: E

**Call:** Mike Rogerson 01670 361911

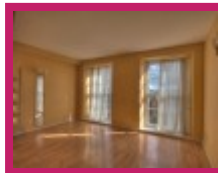
**Price Guide:** £15,000+

**Lot No. 25**

34e Clayton Street West, Newcastle NE1 5DZ


**Description:**

If you are looking to live in a central location in Newcastle city centre then look no further. In need of some internal updating and priced to reflect this, we offer this one bedroom second floor apartment in Clayton Street West for sale. Ideal for first time buyers or someone looking for a city pad. Newcastle central station is just minutes walk away as are an array of bars and restaurants. Enjoy the natural light flooding in through the floor to ceiling sash windows and take in the views of St Mary's Cathedral. The apartment is accessed via lift or stairs and comprises entrance hall, bedroom, bathroom, living/dining room and kitchen. Please note this apartment is not available for sub-letting.



EPC rating: E

**Call:** Rook Matthews Sayer 0191 281 6700

**Price Guide:** £60,000+

**Lot No. 26**

126 Wellington Walk, Washington NE37 3EP

**Andrew Craig**

**Description:**

A three bedroom top floor maisonette situated within the Waterloo Walk Development, Sulgrave Washington. The property benefits from double glazing and electric heating. EPC Rating D

**Call:** Andrew Craig 0191 4921234

**Price Guide:** £15,000+

**Lot No. 27**

South Hetton Fish And Chips, Front Street, South Hetton DH6 2UA

**kimmitt & roberts**

**Description:**

Currently trading as a fish and chip shop this detached building with client parking is located in this residential area of South Hetton. The property itself is presented to a high standard and has the potential to grow and expand as currently trading on reduced hours and solely concentrating on fish and chips (potential to include pizza's, kebabs etc).



EPC Band D

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

**Price Guide:** £99,950+


**Lot No. 28**

15 Castle Way, Pegswood NE61 6XH


**Description:**

Mike Rogerson Estate Agents are delighted to offer for Sale this well presented and well proportioned one bedroom mid terrace house. Priced to appeal to a variety of buyers, the home would naturally be of interest to those looking for their first home, couples, professionals and those looking to downsize. The property briefly comprises of an entrance porch, inner hallway, living room and kitchen dining room completing the ground floor accommodation. To the first floor the master bedroom which boasts built in wardrobes, and the family bathroom. Externally, to the front aspect there are open aspect gardens and drive way parking. To the rear of the property there are enclosed gardens predominately laid to lawn with patio area. The property boasts gas central heating and double glazing.

EPC rating: C


**Call:** mike rogerson 01670 517500

**Price Guide:** £44,950+

**Lot No. 29**

32 Twelfth Street, Horden SR8 4QH


**Description:**

Ideal opportunity for the local investor or developer to acquire this three bedroom mid terraced home which comes with double glazed doors and windows throughout. Briefly comprising entrance vestibule, lounge, kitchen/breakfast room, rear hall, rear lobby, shower/w.c., three bedrooms and yard to rear. NB RADIATORS ARE PRESENT IN EACH ROOM HOWEVER NO BOILER.

EPC rating: D


**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £19,950+

**Lot No. 30**

7a Chapel Street, Willington DL15 0EQ


**Description:**

Two bedroom end-terrace home situated within close proximity to the local primary school, amenities and shops. In brief, the accommodation comprises entrance lobby and hall, lounge, dining room, kitchen, two bedrooms, dressing area and a first floor bathroom. Externally the property has a rear yard.

EPC Band G

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

**Price Guide:** £20,000+

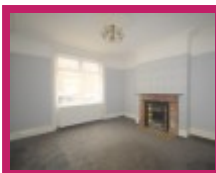
**Lot No. 31**

39 Elsdon Terrace, North Shields NE29 7AS


**Description:**

Generous sized mid terraced house with gas central heating and UPVC double glazing virtually throughout. The good sized dining kitchen is unquestionably the hub of the house. The rest of the layout comprises hallway, living room with beautiful marble fireplace, useful utility room, landing, bathroom/wc with white four piece suite and three bedrooms with en suite dressing room to main. Externally there is a rear yard offering secure off street parking.

EPC rating: D


**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £70,000+

**Lot No. 32**

White House, Cockhouse Lane, Ushaw Moor DH7 7PW



**Description:**

In need of complete renovation, White House is an individually designed and built detached property occupying a site area of just over half an acre. Occupying a semi rural position on the outskirts of Ushaw Moor it briefly comprises: entrance porch, entrance hall, lounge, kitchen, three bedrooms and bathroom/wc. There are some outbuildings, along with a double garage and additional parking. Ushaw Moor is situated approximately 4 miles from Durham City Centre. There are a range of everyday facilities and amenities within the village with more comprehensive shopping and recreational facilities available within the City Centre. It is also well placed for commuting purposes as it lies a short drive from the A(690) Highway which provides good road links to other regional centres.

EPC Band : G



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

**Price Guide:** £125,000+

**Lot No. 33**

1 Boyne Street, Willington DL15 0EW



**Description:**

Three bedroom end terrace property situated on the outskirts of Willington. In brief, accommodation comprises lounge, dining kitchen, bathroom and three bedrooms. Externally there is a yard.

EPC rating: F



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

**Price Guide:** £30,000+

**Lot No. 34**

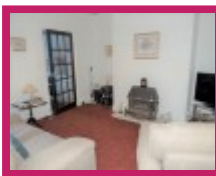
53 Castle Terrace, Ashington NE63 9EY



**Description:**

Mike Rogerson Estate Agents are delighted to welcome to the market this two bedroom ground floor flat situated on Castle Terrace, Ashington. Within close proximity of local amenities and offering good road and bus links to neighbouring towns. The property benefits from double glazing, is warmed via gas central heating (combi boiler) and is sold with no upper chain. Accommodation briefly comprising: Entrance, hallway, bedroom one, bedroom two, lounge, kitchen, bathroom. Externally to the front is a shared yard for access and to the rear is a shared yard with gate for access.

EPC Rating: TBC



**Call:** Mike Rogerson 01670 521122

**Price Guide:** £18,000+

**Lot No. 35**

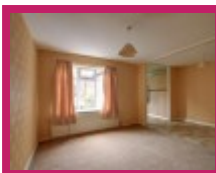
209 Park Road, Stanley DH9 7QF



**Description:**

A spacious 1950s terraced house which requires some improvement, ideal for investors or families, situated in South Moor, near Stanley. The property has the benefit of double glazing, gas central heating, and comprises on the ground floor: Entrance hall, lounge with bay window and dining room open plan to kitchen. To the first floor there are three bedrooms and a bathroom w.c. There is a yard to the rear with parking area and a garage. Park Road leads from the edge of Stanley town centre down to South Moor. The house is situated approximately 0.5 miles from Front Street and approximately 1 mile to the North Durham Academy. There are local shops and facilities in South Moor, while the A693 links to Chester-le-Street and the A1, with Newcastle and Durham both within 10 miles.

EPC rating: E



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

**Price Guide:** £38,000+

**Lot No. 36**

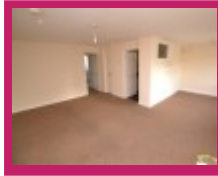
2/2a Seaton Avenue, Houghton Le Spring DH5 8EQ

**kimmitt & roberts**



**Description:**

INVESTMENT OPPORTUNITY A pair of two bedroom flats benefitting from double glazing, gas central heating and offered for sale with vacant possession.  
EPC rating: 2 Seaton Avenue - D  
EPC rating: 2a Seaton Avenue - to be advised



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

**Price Guide:** £60,000+

**Lot No. 37**

15 Robert Street, Blyth NE24 2HJ

**ROOK MATTHEWS SAYER**



**Description:**

A two bedroom terrace house. Centrally located and in need of modernisation. Open plan lounge with staircase to the first floor, kitchen, two double bedrooms, bathroom, rear yard.  
EPC Rating: D

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

**Price Guide:** £23,000+

**Lot No. 38**

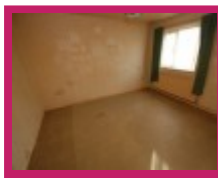
2 Ryton Court, South Shields NE33 4HS

**Andrew Craig**



**Description:**

Located centrally in South Shields, this two bedroom first floor flat is just a short walk from metro and bus links, making it ideal for commuting. Local supermarkets are situated in the next street, as well as well regarded schools surrounding. Internally the property requires upgrading and the layout itself briefly comprises of door to hallway, first floor landing, bathroom, lounge and two bedrooms. Externally there is an allocated parking bay to the rear.



EPC rating: to be advised

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £33,000+

**Lot No. 39**

2 Burn Terrace, Hebburn NE31 1UF

**Andrew Craig**



**Description:**

A one bedroom ground floor flat offered for sale with vacant possession and requires updating. The property benefits include double glazing and night storage heating. The property briefly comprises of entrance lobby, bathroom, living room, bedroom, kitchen. Externally there is a garage in a block



EPC rating: to be advised

**Call:** Andrew Craig 0191 4281428

**Price Guide:** £19,950+

**Lot No. 40**

18-26 Ocean Road, South Shields NE33 2HZ

**ROOK  
MATTHEWS  
SAYER**



**Description:**

The property is located on Ocean Road a busy pedestrianised street that joins King Street the main shopping district. The location is surrounded by other licenced premises as well as Morrisons, Halifax and Ladbrokes. South Shields is a popular coastal town approximately 10 miles from Newcastle City centre and is easily found via the A194(M) An imposing three storey mid terrace property currently let to House of Diamonds & Amari Beach Club. The property consists bars/clubs over the first two levels with the remainder of the space used as office/storage. Tenant - Beach Bar and Club Ltd, 5-year lease from March 2018, Rental Income - £50,000 per annum, Yield - 13.33 % on guide price



EPC rating: D

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £375,000+

**Lot No. 41**

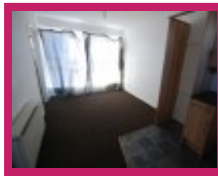
7 Riversdale House, Stakeford NE62 5LG

**ROOK  
MATTHEWS  
SAYER**



**Description:**

This first floor flat is situated within a purpose built block in Stakeford. There are communal gardens and parking making it an ideal investment. Entrance, open plan lounge/kitchen, bathroom and bedroom. Double glazing and electric heating. No upper chain.



EPC rating: D

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

**Price Guide:** £9,000+

**Lot No. 42**

31 Fauconberg Way, Yarm TS15 9QN

**Michael Poole**



**Description:**

A Two Bedroom Detached House in Need of Refurbishment, Set Within This Established Area of Yarm and Being Offered For Sale with NO ONWARD CHAIN.

EPC rating: to be advised

**Call:** Michael Poole 01642 788878

**Price Guide:** £74,950+

**Lot No. 43**

25-33 Gibson Street, Ashington NE64 6UY

**ROOK  
MATTHEWS  
SAYER**



**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 -e

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £190,000+



**Lot No. 44**

35 Front Street, Stanley DH9 0JE

**ROOK  
MATTHEWS  
SAYER**



**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:** £39,950+

**Lot No. 45**

20 St John Court, Beach Road, South Shields NE33 2SD

**Andrew Craig**



**Description:**

Ideally positioned for the town centre and coast and being a great property for the down sizer or first time buyer, this one bedroom First Floor Apartment comes with a Garage in the rear block. Well presented with a modern bathroom with clad walls and shower over the bath, a fitted kitchen, lounge diner and the double bedroom. Benefits include gas central heating and double glazing. Ideal starter home or investment opportunity, viewing is recommended!



EPC Rating D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £49,950+

**Lot No. 46**

43 St Kevern Square, Kenton, Newcastle NE5 3JY

**Andrew Craig**



**Description:**

WELL LOCATED ONE BEDROOM TOP FLOOR FLAT. Situated on Saint Keverne square which is within easy reach of local amenities especially transport links. This one bedroom flat has secure communal entrance, stairs to top floor, flat itself has hallway, lounge, kitchen, bedroom and bathroom. There is off street parking available. Benefiting from upvc double glazing and electric heating. EPC Band E

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £34,950+

**Lot No. 47**

118 Flatts Lane, Normanby TS6 0PW

**Michael Poole**



**Description:**

This Truly Magnificent Three Bedroom Detached Dormer Bungalow Hidden Behind an Overgrown Privet Hedge. Requires A Full Restoration but Rest Assured You Will End Up with Something Quite Spectacular. Sitting Proudly On 0.8 Acres and Boasting Fabulous Original Features Throughout the Property. This Really Is an Opportunity Not to Be Missed!



EPC rating: G

**Call:** Michael Poole 01642 955180

**Price Guide:** £180,000+

## Option 2

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

**Lot No. 48**

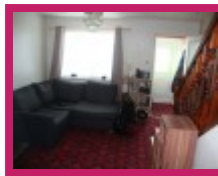
23 St Lucia Close, Sunderland SR2 8AF

**Andrew Craig**



### Description:

Appealing to a variety of buyers to include the buy to let investor and first time buyer is this one bedroom mid terrace house being offered for sale with no chain involved. The property benefits include double glazed windows, gas central heating and gardens to the front and rear. Property briefly comprises entrance lobby, living room, kitchen, to the first floor, bathroom/wc and a bedroom. Externally there is a lawned garden to the front and a gravelled garden to the rear.



EPC rating: D

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £27,000+

**Lot No. 49**

37 Seymour Drive, Eaglescliffe, Stockton TS16 OLE

**Michael Poole**



### Description:

A Three Bedroom Semi-Detached House in Need of Refurbishment, Nicely Located Close to Popular Junior and Secondary Schools. Property briefly comprises of entrance porch, hallway, lounge dining room, kitchen. To the first floor there are 3 bedrooms and a bathroom. Externally there are gardens to front and rear with a driveway leading to the single garage with roller door, rear access door, power points and lighting.



EPC rating: to be advised

**Call:** Michael Poole 01642 788878

**Price Guide:** £84,950+

**Lot No. 50**

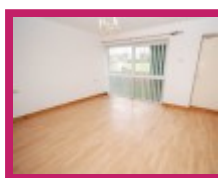
3 Water Low Close, Sunderland SR5 5SJ

**Andrew Craig**



### Description:

Offered with no chain involved, a spacious three bed semi detached property which would make an ideal family home! Benefitting from gardens front & rear as well as having no vehicle access to the front, other features to note include double glazing, air ducted heating and garage. Easy access to a range of amenities and local schools. Early viewing is recommended as this property will appeal to families, first timebuyers and buy to let investors alike!



EPC rating: to be advised

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £49,950+

**Lot No. 51**

1 Magdalene Street, Durham DH1 1LG

**Andrew Craig**

**WOOD**  
ESTATE AGENTS



**Description:**

A mid terrace house located in this popular residential area giving access into Durham City Centre. The property is effected for sale with no chain involved and benefits from part double glazed windows and central heating. Property briefly comprises entrance door to entrance hall, living room, kitchen to the ground floor, there are three bedrooms and a shower room/wc to the first floor. Externally there is a yard to the rear.



EPC rating: E

**Call:** JWW 0191 3869921 AC 0191 4921234

**Price Guide:** £119,950+

**Lot No. 52**

86 Front Street, East Boldon NE36 0SG

**Andrew Craig**



**Description:**

This two double bedroomed period style end terraced house is deceptively spacious and offers ready to move into living space. Internally the property is decorated with a neutral and modern design and has the benefit of a contemporary fitted kitchen with integrated appliances, recently fitted bathroom and ensuite shower room. The spacious lounge provides stairs to the first floor landing and has a feature gas burner stove recessed into the chimney breast wall. Externally there is a private courtyard to the rear. The property is warmed by gas central heating and is partially double glazed. Situated within the heart of East Boldon Village therefore providing good transport routes to both Sunderland City Centre, the A19 and local Metro station. Having a wide range of local shops close by as well as convenient primary and secondary schools makes this home sure to suit a wide range of buyers. Viewing comes highly recommended.  
EPC rating:D

**Call:** Andrew Craig 0191 5190011

**Price Guide:** £127,500+

**Lot No. 53**

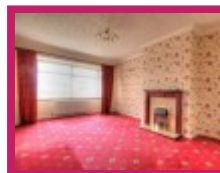
2 Coniston Close, Chester Le Street DH2 3DW

**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. 54**

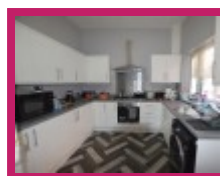
159 Strathmore Crescent, Newcastle NE4 8UA

**ROOK**  
**MATTHEWS**  
**SAYER**



**Description:**

A six bedroom mid terrace house situated on Strathmore Crescent, the accommodation is set over three floor, and the property benefits from gas central heating and double glazing.  
Viewings available now.  
EPC Band : E



**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £85,000+

**Lot No. 55**

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. 56**

26 Lake Avenue, South Shields NE34 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. 57**

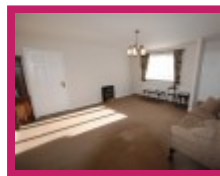
16 Ramsay Road, Chopwell, NE17 7AG

**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:** £129,950+

**Lot No. 58**

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. 59**

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. The property is let at £325pcm from March 2019 for 6 months



EPC rating: F

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £29,950+

**Lot No. 60**

22 Bridget Gardens, Great Park, Newcastle NE13 9DD

**Andrew Craig**



**Description:**

A four bedroom detached property located in Newcastle Great Park, Newcastle. A spacious home would suit any growing families. The property briefly comprises lounge, kitchen/ dining room, utility room, cloakroom, master bedroom with en-suite, three further bedrooms and family bathroom. Externally there is a garage, driveway and garden to the rear.

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £225,000+

**Lot No. 61**

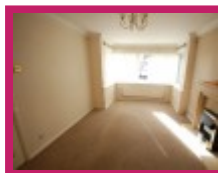
38 Ravens Hill Drive, Ashington NE63 8XU

**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. 62**

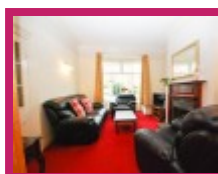
9 Ferndale Avenue, East Boldon NE36 0TQ

**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 5190011

**Price Guide:** £159,950+

**Lot No. 63**

2 Weymouth Road, Stockton on Tees TS18 5AD



**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:** £219,950+

**Lot No. 64**

Flat 2, Red Barnes, Darlington DL1 2EA




**Description:**

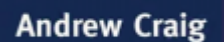
This is a fabulous opportunity to purchase a totally unique property which is the major portion of a Grade II listed former Farmhouse. Lovingly updated restored and much improved to provide a residence of some stature with an abundance of original features, charm and character. Briefly comprises on the 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:** £119,950+

**Lot No. 65**

105 Northbourne Road, Jarrow NE32 5JR



**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. 66**

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:** £74,950+

**Lot No. 67**

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. 68**

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:** £99,950+

**Lot No. 69**

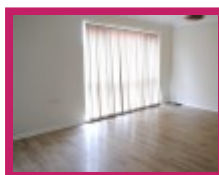
12 Cloverdale, Bedlington NE22 6EL

**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:** £59,950+

**Lot No. 70**

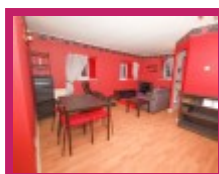
15 Deucher House, 158 Sandyford Road, Sandyford NE2 1XG

**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:** £27,000+

**Lot No. 71**

Mooreside Manor, Barnard Castle DL12 9UB


**Description:**

This is a fabulous opportunity to purchase a selection of stone barn conversions, two of which are ready to move into. There is planning permission for the construction of a third two storey stone building which would complete the development and provide one impressive and unique property or could provide two or three individual properties. Occupying a substantial plot, the two completed conversions sit either side of a good sized courtyard. Property One: 32ft open plan living/sitting room and kitchen, three bedrooms and fabulous bathroom/w.c. with shower. Property Two offers a 30ft sitting room/bedroom, 32ft living room, study and a large further bedroom or dining room. There is fabulous generous sized outside space with lovely open views to the rear which is ideal for landscaping or further development, subject to the necessary permissions and consents being obtained. It must be noted that the existing derelict building with planning approval must be demolished and cannot be converted in its current condition. Mooreside Manor is situated close to the A66 Highway, between Smallways and Greta Bridge, to the South East of Barnard Castle. EPC rating: E

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

**Price Guide:** £310,000+

**Lot No. 72**

12 Baydale Road, Darlington DL3 8JU


**Description:**

Occupying a lovely corner plot with lovely mature gardens, this is a very well presented, extended and much improved traditional style semi-detached situated in a prime West End location. With gas fired central heating and UPVC double glazing this lovely home has some very attractive features and it briefly comprises on the ground floor; entrance lobby, cloakroom/wc, entrance hallway with lovely original decorative woodwork, lounge with large bay window and feature fireplace, dining room and a kitchen fitted with a range of floor and wall units. To the first floor there are three good size bedrooms two with ladies and gents wardrobes, a refitted shower room with large walk in shower cubicle, and a separate w.c. There is also a very useful loft room with electric power, light, two velux windows and eaves storage. Externally the property occupies a most attractive plot with lovely mature gardens to the front and to the rear of the property, well stocked with plants and shrubs. There is also a garage and a good size driveway for car parking. EPC rating: E

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

**Price Guide:** £179,950+

**Lot No. 73**

27 River Drive, South Shields NE33 1TL


**Description:**

Located in this popular coastal location of South Shields, within walking distance to Town Centre and beaches, we offer this lovely ground floor flat. With two good sized bedrooms, neutral ready to move in and in a great location. Internally the property layout Comprises of communal entrance hallways with and UPVC door to apartment, inner hallway, lounge, kitchen, two bedrooms and bathroom wc. Benefitting from gas central heating, double glazing and communal gardens. Viewings are strongly encouraged.



EPC Band: D

**Call:** Andrew Craig 0191 4271722

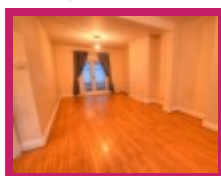
**Price Guide:** £59,950+

**Lot No. 74**

100 Hadrian Road, Fenham NE4 9QL


**Description:**

We welcome to the market this spacious family home on a corner plot of Hadrian Road in the popular area of Fenham. Close to an array of amenities to include local shops, restaurants and transport links in and around Newcastle city centre. Other benefits include double glazing, gas central heating and offered with no onward chain. This property is also in the catchment area for popular schools. Briefly comprising of entrance hallway, lounge/dining room and kitchen. Stairs lead to the first floor landing where there are three bedrooms and bathroom. Externally there are gardens to front, side and rear plus a large driveway to the front. NB There is also a large lean to conservatory with this property but planning permission has not been obtained for this.



EPC Band: D

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

**Price Guide:** £90,000+



**Lot No. 75**

494 Eastgarth, Newbiggin Hall NE5 4HR



**Description:**

Situated on Eastgarth in Newbiggin Hall is this end terrace house. Offering no onward chain/vacant possession the property briefly comprises; an entrance lobby and hall, bathroom/wc and bedroom, lounge and lean to, kitchen, the first floor has two further bedrooms. We are advised the current tenant is paying £460pcm (awaiting sight of tenancy agreement). Externally there is an enclosed rear garden. Rook Matthews Sayer would recommend an internal viewing to appreciate the accommodation and location on offer.



EPC Band E

**Call:** Rook Matthews Sayer 0191 2671031

**Price Guide:** £45,000+

**Lot No. 76**

4 Hercules Street, Darlington DL1 2QS



**Description:**

A well presented three bedroom mid terrace house which has been upgraded and extended by the current vendor to include a breakfasting room to the kitchen. Other benefits include double glazed windows, gas central heating, modern fitted kitchen and neutral decor. Property briefly comprises entrance lobby with door to living room, kitchen, breakfast area and a bathroom to the ground floor. There are three bedrooms to the first floor with a yard to the rear.



EPC Band: C

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

**Price Guide:** £64,950+

**Lot No. 77**

72 Deanham Avenue, Fenham NE5 2JD



**Description:**

This Buy to Let Investment is well presented two bedroom ground floor flat. We have been informed by the current owners that the tenants are paying rent of £500 pcm. Benefits to include double glazing and gas central heating. Amenities are within walking distance to include local shops, restaurants and public transport links. Newcastle city centre, Metrocentre and airport are all easily accessible. Comprising of entrance hallway, lounge, two bedrooms, kitchen, rear lobby and bathroom. Externally there is a garden.



EPC rating: D

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

**Price Guide:** £63,000+

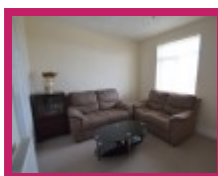
**Lot No. 78**

70 Deanham Avenue, Fenham NE5 2JD



**Description:**

This Buy to Let Investment is well presented two bedroom upper flat. We have been informed by the current owners that the tenants are paying rent of £500 pcm. Benefits to include double glazing and gas central heating. Amenities are within walking distance to include local shops, restaurants and public transport links. Newcastle city centre, Metrocentre and airport are all easily accessible. Comprising of entrance hallway, lounge, two bedrooms, kitchen, rear lobby and bathroom. Externally there is a garden.



EPC rating: C

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

**Price Guide:** £63,000+

**Lot No. 79**

32 Whitefield Crescent, Pegswood NE61 6SG



**Description:**

Mike Rogerson are pleased to bring to the market this two bedroom semi detached family home situated within a mature residential district. The accommodation briefly comprises of an entrance porch, hallway, kitchen, utility room, dual aspect lounge/dining room. To the first floor there are two double bedrooms and a family bathroom with white suite. Externally there are good sized front and rear gardens, the property benefits from double glazed windows and gas fired heating to radiators, the property is offered with the advantage of no onward chain.



EPC rating: D

**Call:** Mike Rogerson 01670 517500

**Price Guide:** £69,950+

**Lot No. 80**

4 Clara Street, Winlaton NE21 5DL

**Andrew Craig**



**Description:**

A well presented two bedroom mid terrace house located within this popular residential area. The property has been renovated and upgraded by the present vendor over the years and benefits include double glazed windows, gas central heating, fitted kitchen and the loft has been boarded for storage with a skylight window. The property briefly comprises entrance hall, living room, dining room, kitchen, bathroom/wc, to the first floor two bedrooms and access to the loft. Externally there is a yard to the rear.



EPC rating: E

**Call:** Andrew Craig 0191 4889090

**Price Guide:** £69,950+

**Lot No. 81**

4 Front Street, Camperdown NE12 5UT

**ROOK MATTHEWS SAYER**



**Description:**

Appealing to a variety of buyers is this well presented and spacious four bedroom maisonette situated within this popular residential area. Comprising; entrance area with stairs to the first floor landing, good size lounge to the rear with a feature fireplace with a log burner, door to a modern kitchen with a good range of wall and base units incorporating an electric oven and hob with extractor hood over, space for appliances and stairs to the rear yard, two bedrooms, modern four piece bathroom/W.C., stairs to second floor and two bedrooms (restricted head heights) with a modern Jack and Jill shower room/W.C. The property benefits gas central heating and UPVC double glazing.



EPC rating: C

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

**Price Guide:** £64,950+

**Lot No. 82**

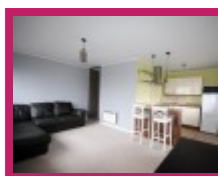
11 Canterbury Way, Fellgate, Jarrow NE32 4TD

**Andrew Craig**



**Description:**

This one bedroom first floor flat offers pleasantly presented and ready to move into accommodation which is sure to appeal to investors, first time buyers and professionals alike. Situated on the ever popular Fellgate Estate, just off A194 for access to the A19/Tyne Tunnel and all other major transport routes together with easy access to local shops and schools. The property offers a spacious lounge, modern kitchen, one bedroom and modern bathroom. Single garage located in a separate block Call now to book a viewing!



EPC rating: E

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £36,000+

**Lot No. 83**

11 Taylor Street, Consett DH8 5RQ


**Description:**

Available with immediate vacant possession, a large stone-built terraced property situated within Consett town centre, close to amenities. The property has the benefit of uPVC double glazing, gas central heating with combination boiler and requires some cosmetic improvement. The accommodation is suited to investment purchasers or first time buyers and comprises on the ground floor: entrance hallway, lounge, large kitchen and rear lobby, to the first floor there are three bedrooms and a bathroom/w.c. Externally there is a small yard to the rear.



EPC rating: C

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

**Price Guide:** £49,950+

**Lot No. 84**

82 Langholm Road, East Boldon NE36 0EF

**Andrew Craig**

**Description:**

Offering immense potential to create a substantial semi detached family home within East Boldon. Retaining much of the charm and the features of its period and benefitting from well sized gardens, gas central heating and garage (accessed via shared driveway). This home is sure to appeal to those looking for the prospect of restoration and refurbishment. The accommodation comprises of: Entrance hall, two reception rooms, kitchen / breakfasting room, conservatory, three bedrooms, bathroom and WC. This property requires an urgent viewing to fully appreciate the opportunity it presents!



EPC rating: D

**Call:** Andrew Craig 0191 5190011

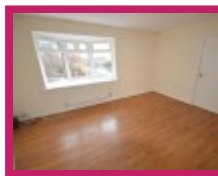
**Price Guide:** £205,000+

**Lot No. 85**

287a Addeycombe Terrace, Heaton NE6 5TY


**Description:**

Modern purpose built first and second floor Maisonette offering four bedrooms/ two bathrooms/WC accommodation with immediate vacant possession assured. Offering a pleasant open outlook to the rear with gas central heating, UPVC double glazing and own rear garden. The well appointed breakfasting kitchen has a built in oven, hob and extractor, with free standing fridge, freezer and washing machine. Must be viewed.



EPC rating: C

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

**Price Guide:** £119,950+

**Lot No. 86**

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:** £149,950+

**Lot No. 87**

14 Leaholme Terrace, Blackhall Colliery TS27 4JD



**Description:**

This beautiful semi-detached home would make an ideal family home and comes ready to move into. Situated on this ever popular road in Blackhall and enjoying sea views to front elevation this delightful home boasts gas central heating system, doubleglazing, two reception rooms, kitchen with range of refitted units, refitted bathroom/w.c., and three bedrooms. Externally there is an enclosed garden to front along with driveway and enclosed yard to rear



EPC Rating: E

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £75,000+

**Lot No. 88**

27 Hollowfield, Coulby Newham TS8 0RR



**Description:**

Sensibly priced to take into consideration updating and refurbishment, this extended semi-detached house has a pleasant head of cul-de-sac position in an area of Coulby Newham. 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 with a combi boiler and UPVC double glazing.



EPC Band: D

**Call:** Michael Poole 01642 288299

**Price Guide:** £99,950+

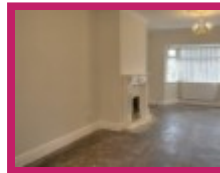
**Lot No. 89**

53 Hollymount Square, Bedlington NE22 5AH



**Description:**

Extended three bedroom semi-detached property on Hollymount Square, Bedlington. An ideal first time buy, this property is deceptively spacious and would make a lovely family home. With an excellent town centre location the property is well located for amenities and schools. Double glazed and gas central heated the accommodation comprises briefly; entrance hallway, lounge/dining room, kitchen/family room, stairs to the first floor landing, three bedrooms and family bathroom. Externally there is a generous garden to the rear with lawn and patio areas and a low maintenance garden to the front which is block paved and used as a multi-car driveway. Ready to view now this property wont be around for long.



EPC rating: D

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

**Price Guide:** £104,950+

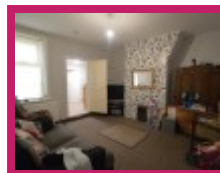
**Lot No. 90**

172 Atkinson Road, Fenham NE4 8XS



**Description:**

An attractive Buy to Let investment is this two bedroom ground floor flat. Benefits to include double glazing and gas central heating. We have been informed by the current owners that they receive £450 pcm rent. This property is in prime location for all amenities to include public transport links, shops and restaurants. Newcastle city centre, hospitals, Metrocentre and major A1 and A69 trunk roads are all easily accessible. Comprising of entrance lobby, lounge, two bedrooms, kitchen and bathroom. Yard to rear.



EPC rating: D

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

**Price Guide:** £35,000+

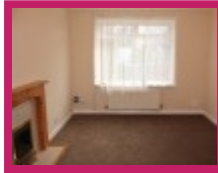
**Lot No. 91**

21 Edith Street, Widdrington NE61 5NB



**Description:**

Mike Rogerson Estate Agents bring to the market this three bedroom semi-detached property situated within a mature residential area of Widdrington Station. Nearby Morpeth and Ashington offer a larger range of shopping and leisure facilities. Offered with vacant possession and no further chain, the property has been the subject of much renovation by the current owners, accommodation is spread over two floors and comprises of a modern fitted kitchen/dining room with utility room, lounge, rear lobby and bathroom, on the first floor there are three bedrooms and a cloakroom/WC, outside there is a yard to the rear and a garden to the front with off road parking.  
EPC Rating D


**Call:** Mike Rogerson 01670 517500

**Price Guide:** £59,950+

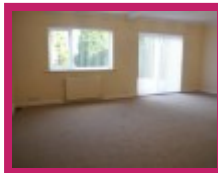
**Lot No. 92**

12 Woburn Drive, Bedlington NE22 5YB



**Description:**

Fully refurbished two bedroom detached bungalow available to view now. Beautifully presented the property has been upgraded throughout to include a brand new fitted kitchen and full redecoration including carpets and flooring. Close to local amenities the property benefits from excellent road and transport links and briefly comprises of; spacious lounge/dining room, modern fitted kitchen/diner, dining room, shower room and two bedrooms. Externally there is a beautiful garden to the rear with established bushes, shrubs and gravelled area and to the front a gravelled driveway and garden area. Benefiting from double glazing and gas central heating this chain free property is a must view.



EPC rating: D

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

**Price Guide:** £124,950+

**Lot No. 93**

15 Thirlmere Road, Redcar TS10 1LJ



**Description:**

An Excellent Size Extended Three Bedroom Semi Detached Home Benefitting From Large Off Road Parking and Driveway Area and Good Size Easy Maintenance Garden to the Rear. Worthy of Particular Mention is the 22ft Kitchen Dining Room and Extended Dining Area. Offered to the Market with No Onward Chain, We Advise Early Viewing to Avoid Disappointment.  
EPC Band F

**Call:** Michael Poole 01642 285041

**Price Guide:** £84,950+

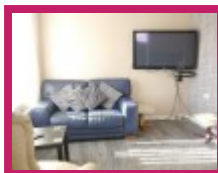
**Lot No. 94**

190 North Ridge, Bedlington NE22 6DG



**Description:**

Priced to sell this three bedroom corner plot on North Ridge wont be around for long! In need of some updating the property is ready to view now and would make a fantastic investment opportunity for those looking in this sought after area in Bedlington. With good road and transport links the property is ideally located for schools shops and amenities and briefly comprises; entrance hallway, lounge, kitchen/diner, outhouse (used as store room) stairs to the first floor landing, three bedrooms and bathroom with separate w.c. Externally there is an enclosed garden to the rear and a garden to the front with large drive for off street parking. Early viewings are strongly recommended.



EPC rating: C

**Call:** Rook Matthews Sayer 01670 531114

**Price Guide:** £69,950+

**Lot No. 95**

42 Badgers Wood, Kip Hill DH9 0HR


**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 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+

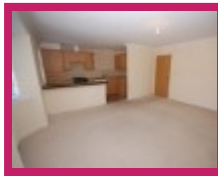
**Lot No. 96**

27 Lakeside Gardens, Washington NE378 8NB

**Andrew Craig**

**Description:**

A superb first floor apartment located on the development of Lakeside Gardens within Columbia in Washington. With a secure communal entrance and staircase leading up to apartment with accommodation briefly comprising entrance hall, lounge with open plan kitchen, two double bedrooms, one with en-suite and bathroom/wc. Externally there is an allocated parking bay. Well located for access to local amenities and good transport links to travel further afield. Ideal for both investment and first time buyers and viewing is recommended.



EPC Band D

**Call:** Andrew Craig 0191 4921234

**Price Guide:** £65,000+

**Lot No. 97**

Rose Cottage, Thorngrafton NE47 7AD


**Description:**

Offered for sale this delightful stone built barn conversion situated in a quiet and lovely hamlet. The property has lots charm and character, features including exposed beams, stone walling, stone flagged flooring and yet has the benefit of modern living, including oil-fired central heating and double glazed windows. Throughout much of the ground floor there is attractive oak flooring and a delightful spacious conservatory overlooking the cottage styled walled garden. Property briefly comprises of entrance porch, hall, cloakroom, living-dining kitchen, lounge, conservatory. To the first floor bedrooms, master with ensuite. Externally there is a garage and gardens to front and rear.

**Call:** Rook Matthews Sayer 01434 601616

**Price Guide:** £310,000+

**Lot No. 98**

10 Portobello Terrace, Birtley DH3 2JS

**Andrew Craig**

**Description:**

Portobello Terrace, Birtley. This Two Bedroom Mid Terraced house is located close to local amenities and transport links.. The property briefly comprises: Lounge and breakfasting kitchen to the ground floor. Whilst to the first floor there are two bedrooms and bathroom/WC. Benefitting from gas central heating and double glazing. The property can be sold with or without the current tenant. Tenant currently pays £410pcm. EPC Rating TBC

**Call:** Andrew Craig 0191 4921234

**Price Guide:** £64,950+

**Lot No. 99**

40 Middle Row, Stargate NE40 3EQ



**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. 100**

31a Stanley Street, Blyth NE24 2BZ



**Description:**

Two bedroom lower apartment located on Stanley Street in Blyth. . Offering generous accommodation which briefly comprises: Entrance porch, lounge kitchen, two bedrooms and shower room. To the rear of the property there is an enclosed yard with access to a single detached garage. The property is fully double glazed throughout. Situated close to all town centre amenities, park, and beach we strongly advise an early inspection to secure.



EPC Rating C

**Call:** Rook Matthews Sayer 01670 352900

**Price Guide:** £44,950+



## 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 1 of the Landlord and Tenant Act 1987.

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

#### G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

(a) in its condition at completion;

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

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

G19.5 Where relevant:

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

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

#### G20 TUPE

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



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

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

#### G21 Environmental

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

#### G22 Service Charge

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

#### G23 Rent reviews

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

#### G24 Tenancy renewals

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

#### G25 Warranties

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

#### G26 No assignment

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

#### G27 Registration at the Land Registry

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

#### G28 Notices and other communications

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

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

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

#### G30 Extra General Conditions



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