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Thursday 30th May 2019

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

6:30pm registration for 7:00pm start

01661 831 360

www.agentspropertyauction.com





Buyers Guide

IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

Particulars of Sale:

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

Price Guides:

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

Option 1 Terms & Conditions:

On the fall of the gavel contracts are deemed to be exchanged and the successful buyer must immediately pay a 10% deposit (subject to a minimum of £3,000) which forms part of the purchase price. 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 which forms part of the purchase price 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 £750 plus VAT (£900.00) which is payable by the successful buyer in addition to the deposit.

Bidding at Auction:

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

Remote Bidding:

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

Sales Agreed:

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

Amendments to Catalogue:

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

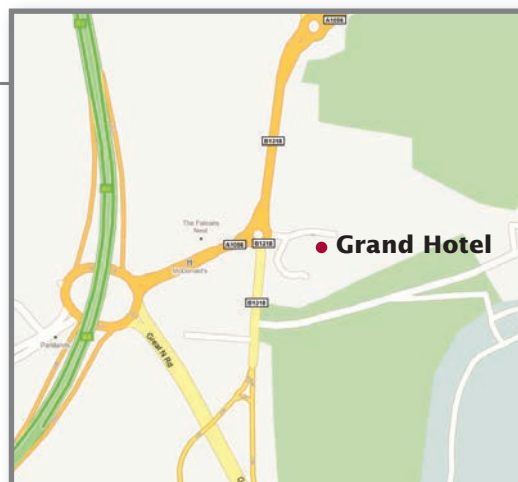
Venue Location

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

Tel: 0191 236 4111

Directions:

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





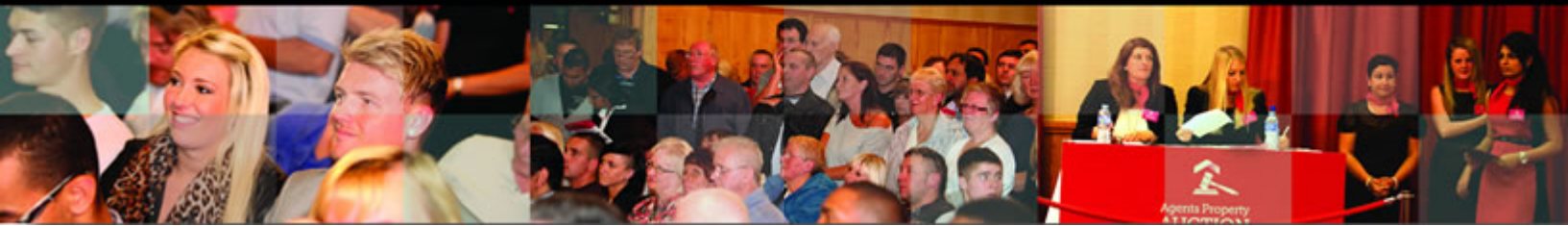
Order Of Sale

Lot No	Address	Post Code	Partner Agent
OPTION 1			
Lot 1	287 South Eldon Street, South Shields	NE33 5SX	Andrew Craig
Lot 2	20 Coulson Close, Yarm	TS15 9TQ	Michael Poole
Lot 3	18 Cleveland View, Coundon	DL14 8NE	JW Wood Estate Agents
Lot 4	15 Lancaster Way, Jarrow	NE32 4UQ	Andrew Craig
Lot 5	28 Heslop Street, Thornaby	TS17 7HA	Michael Poole
Lot 6	15 Third Street, Blackhall Colliery	TS27 4EW	Kimmit & Roberts
Lot 7	140 Gladstone Street, Blyth	NE24 1HX	Rook Matthews Sayer
Lot 8	18-26 Ocean Road, South Shields	NE33 2HZ	Rook Matthews Sayer
Lot 9	17 Trent Street, Chopwell	NE17 7BZ	JW Wood Estate Agents
Lot 10	The Goldmine Bar, Cowley Street, Shotton Colliery	DH6 2LP	Rook Matthews Sayer
Lot 11	12 Hebron Way, Whitelea Grange	NE23 6AE	Andrew Craig/Mike Rogerson
Lot 12	2 Crossley Apartments, Redcar	TS10 5AS	Michael Poole
Lot 13	Flat 4, Lilla Court, Darlington	DL3 0FW	JW Wood Estate Agents
Lot 14	21 Roseberry Mews, Nunthorpe	TS7 0PP	Michael Poole
Lot 15	60 Essex Street, Middlesbrough	TS1 4PU	Michael Poole
Lot 16	1 Baltic Quay, Mill Road, Gateshead	NE8 3QW	Andrew Craig
Lot 17	7 Bamford Road, Thornaby	TS17 8LD	Michael Poole
Lot 18	11 Poplar Street, Chester le Street	DH2 3SE	JW Wood Estate Agents
Lot 19	13 Western Hill, Sunderland	SR2 7PH	Andrew Craig
Lot 20	12 Saville Street, North Shields	NE29 6QT	Rook Matthews Sayer
Lot 21	104 Harwal Road, Redcar	TS10 5AQ	Michael Poole
Lot 22	Land On South Side of 40 Eamont Road, Stockton on Tees	TS20 1DG	Rook Matthews Sayer
Lot 23	T & AE Wood Butchers Limited, 32 Seaside Lane, Easington Colliery	NE23 3PG	Kimmit & Roberts
Lot 24	107 Victoria Street, Shotton Colliery	DH6 2LD	Kimmit & Roberts
Lot 25	190 North Ridge, Bedlington	NE22 6DG	Rook Matthews Sayer
Lot 26	50 Morris Street, Birtley	DH3 1DX	Andrew Craig
Lot 27	8 Park Road, Lynemouth	NE61 5XH	Mike Rogerson
Lot 28	21-25 Borough Road, Sunderland	SR1 1JY	Rook Matthews Sayer
Lot 29	12 Aysgarth, Cramlington	NE23 3AQ	Rook Matthews Sayer
Lot 30	73 Fairfield Road, Jesmond	NE2 3BY	Rook Matthews Sayer
Lot 31	75 Fairfield Road, Jesmond	NE2 2BY	Rook Matthews Sayer
Lot 32	97 Sheriffs Highway, Gateshead	NE9 6QN	Andrew Craig
Lot 33	14 Fenkle Street And 6 Paikes Street, Alnwick	NE66 1HR	Rook Matthews Sayer
Lot 34	166-168 Park Avenue, Whitley Bay	NE26 1AU	Rook Matthews Sayer
Lot 35	12 Coquet Street, Chopwell	NE17 7DA	Rook Matthews Sayer
Lot 36	25 & 27 Revesby Street, South Shields	NE33 4SY	Andrew Craig
Lot 37	Elizabeths Restaurant, 30 Bridge Street, Sunderland	SR1 1TQ	Andrew Craig
Lot 38	7 Alfred Street, Redcar	TS10 3HZ	Michael Poole
Lot 39	38 Cleveland View, Marske By The Sea	TS11 6ER	Michael Poole
Lot 40	31 Ashleigh Grove, Benton	NE12 8EY	Rook Matthews Sayer
OPTION 2			
Lot 41	12a King George Road, Fawdon	NE3 2QA	Rook Matthews Sayer
Lot 42	20c St Georges Terrace, Jesmond	NE2 2SY	Rook Matthews Sayer
Lot 43	90 Milburn Road, Ashington	NE63 0PE	Rook Matthews Sayer
Lot 44	11a Ilchester Street, Seaham	SR7 7LW	Kimmit & Roberts
Lot 45	Flat 3, 4 West Lawn, Ashbrooke	SR2 7HW	Andrew Craig



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 46	110 Gaskell Avenue, South Shields	NE34 9TA	Andrew Craig
Lot 47	13 Western Way, Ryton	NE40 3LR	Rook Matthews Sayer
Lot 48	45 Seaton Avenue, Houghton Le Spring	DH5 8EH	Kimmitt & Roberts
Lot 49	47 Combe Drive, West Denton	NE15 8UH	Rook Matthews Sayer
Lot 50	13 Fawcett Way, South Shields	NE33 1TT	Andrew Craig
Lot 51	46 Northbridge Park, St Helen Auckland	DL14 9UG	JW Wood Estate Agents
Lot 52	Rose Cottage, Thorngraston	NE47 7AD	Rook Matthews Sayer
Lot 53	9 Turnberry, South Shields	NE33 3JB	Andrew Craig
Lot 54	4 Greencroft Terrace, Stanley	DH9 8PD	JW Wood Estate Agents
Lot 55	46 Roseberry Mews, Nunthorpe	TS7 0PP	Michael Poole
Lot 56	20 Marian Court, Gateshead	NE8 2HU	Andrew Craig
Lot 57	105 Village Court, Whitley Bay	NE26 3QB	Rook Matthews Sayer
Lot 58	56 Links Avenue, Amble	NE65 0RX	Rook Matthews Sayer
Lot 59	22 Cumberland Place, South Shields	NE34 7JB	Andrew Craig
Lot 60	1 The Green, Hawthorne Village	SR7 8SE	Kimmitt & Roberts
Lot 61	Moorside Manor, Barnard Castle	DL12 9UB	JW Wood Estate Agents
Lot 62	49 Beaumont Manor, Blyth	NE24 4LP	Rook Matthews Sayer
Lot 63	16 Ramsay Road, Chopwell,	NE17 7AG	Rook Matthews Sayer
Lot 64	120b High Street, Yarm	TS15 9AU	Michael Poole
Lot 65	19 Humsford Grove, Cramlington	NE23 2FH	Mike Rogerson
Lot 66	Plum Tree Cottage, Village Road, Low Worsall	TS15 9PJ	Michael Poole
Lot 67	1 Magdalene Street, Durham	DH1 1LG	JW Wood Estate Agents/Andrew Craig
Lot 68	53 Hollymount Square, Bedlington	NE22 5AH	Rook Matthews Sayer
Lot 69	159 Strathmore Crescent, Newcastle	NE4 8UA	Rook Matthews Sayer
Lot 70	494 Eastgarth, Newbiggin Hall	NE5 4HR	Rook Matthews Sayer
Lot 71	14 Leaholme Terrace, Blackhall Colliery	TS27 4JD	Kimmitt & Roberts
Lot 72	63 Old Hall Road, Consett	DH8 7HU	JW Wood Estate Agents
Lot 73	17 Mill View Rise, Prudhoe	NE42 5QX	Yellow Estate Agency
Lot 74	6 William Street West, North Shields	NE29 6RL	Rook Matthews Sayer
Lot 75	18 Stirling Drive, Bedlington	NE22 5YF	Mike Rogerson
Lot 76	110 Ash Crescent, Parkside	SR7 7UE	Kimmitt & Roberts
Lot 77	3 West Bridge Street, Cambois	NE24 1QP	Mike Rogerson
Lot 78	9 The Riverside, Hebburn	NE31 1BG	Andrew Craig
Lot 79	1 Redhouse Gardens, Bedlington	NE22 6DP	Mike Rogerson
Lot 80	10 Charles Street, Ryhope	SR2 0PT	Andrew Craig/Kimmitt & Roberts
Lot 81	48 Hatchlands Park, Ingleby Barwick	TS17 5GU	Michael Poole
Lot 82	96 Mowbray Road, South Shields	NE33 3AZ	Andrew Craig
Lot 83	6 Ingham House, South Shields	NE33 3JU	Andrew Craig
Lot 84	73a William Street, Blyth	NE24 2HR	Rook Matthews Sayer
Lot 85	19a Pollard Street, South Shields	NE33 2DP	Andrew Craig
Lot 86	29 Surrey Terrace, Barley Mow	DH3 2EA	Andrew Craig
Lot 87	75 Beatrice Street, Ashington	NE63 9BS	Mike Rogerson
Lot 88	89 Baring Street, South Shields	NE33 2EQ	Andrew Craig
Lot 89	53 Victoria Road West, Hebburn	NE31 1UZ	Andrew Craig
Lot 90	81 Collingwood Street, South Shields	NE33 4JZ	Andrew Craig
Lot 91	5 Jubilee Mews, Bedlington	NE22 5BL	Mike Rogerson
Lot 92	14c East Parade, Bishop Auckland	DL14 7BW	JW Wood Estate Agents
Lot 93	5 Bournemouth Parade, Hebburn	NE31 2AU	Andrew Craig



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	5 Harlow Avenue, Red House Farm	NE3 2AS	Andrew Craig
Lot 95	1 Grindon Terrace, Sunderland	SR4 7TT	Andrew Craig
Lot 96	31 Westburn Terrace, Roker	SR6 9RB	Andrew Craig
Lot 97	12 Nicholsons Terrace, Beamish	DH9 0TG	JW Wood Estate Agents
Lot 98	7 Morven Terrace, Ashington	NE63 8HN	Rook Matthews Sayer
Lot 99	Mendip Bungalow, 27 Fines Road, Consett	DH8 6QS	JW Wood Estate Agents
Lot 100	7a Leybourne Avenue, Forest Hall	NE12 7AP	Rook Matthews Sayer
Lot 101	Dairy Cottage, Felton Fence Farm, Morpeth	NE65 9HY	Mike Rogerson

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

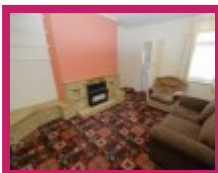
287 South Eldon Street, South Shields NE33 5SX

Andrew Craig



Description:

Ideal for investors and those wanting to get on the property market this affordably priced two bedroom ground floor flat is situated within good access to amenities, shops and good transport links for commuting. The property is in need of some works of upgrading. Briefly comprising of: - two bedrooms, kitchen, lounge, shower room and private yard to the rear. Call to view now!!



EPC rating: D

Call: Andrew Craig 0191 4271722

Price Guide: £14,950+

Lot No. 2

20 Coulson Close, Yarm TS15 9TQ

Michael Poole



Description:

A Two Bedroom End Terrace Bungalow, Priced to Reflect the Need for Updating with Gardens to Front and Rear, Driveway Providing Off Street Parking, Gas Central Heating System Via A Combination Boiler and Double-Glazed Windows. Nicely Positioned in A Popular Area of Yarm and Offered For Sale with The Benefit of NO ONWARD CHAIN.



EPC rating: D

Call: Michael Poole 01642 788878

Price Guide: £59,950+

Lot No. 3

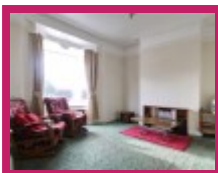
18 Cleveland View, Coundon DL14 8NE

WOOD
ESTATE AGENTS



Description:

Offered for sale with no onward chain, this pleasantly positioned two bedroom home situated within the pleasant village of Coundon is sure to suit a range of purchasers. Although requiring modernisation and improvement, a viewing comes highly recommended to appreciate the potential this property offers.



EPC rating: E

Call: JW Wood Estate Agents 01388 604 273

Price Guide: £19,950+

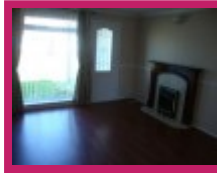
Lot No. 4

15 Lancaster Way, Jarrow NE32 4UQ

Andrew Craig

Description:

A well presented and extended two bedroom ground floor flat which is being offered for sale with vacant possession. The property benefits include double glazed windows, electric heating, an extension to the rear giving a kitchen and open plan dining area, private rear garden and a single garage located in a nearby block. Property briefly comprises entrance porch, living room, dining area with open plan to kitchen, inner lobby from the living room which gives access to the two bedrooms and a bathroom/wc. Externally there is an enclosed garden to the rear of the property.



EPC rating: G

Call: Andrew Craig 0191 4280025

Price Guide: £39,950+

Lot No. 5

28 Heslop Street, Thornaby TS17 7HA

Michael Poole

Description:

Investment property in need of refurbishment. Two reception rooms, kitchen, three bedrooms and bathroom to the first floor. Rear yard.
EPC Band tbc

Call: Michael Poole 01642 355000

Price Guide: £13,500+

Lot No. 6

15 Third Street, Blackhall Colliery TS27 4EW

kimmitt & roberts

Description:

This is a two bedroomed mid terraced home which has gas central heating system, double glazing and briefly comprises lounge, dining room, kitchen, bathroom/w.c., whilst to the first floor there are two bedrooms. To the exterior is an enclosed yard



EPC Band: D

Call: Kimmitt and Roberts 0191 518 3334

Price Guide: £19,000+

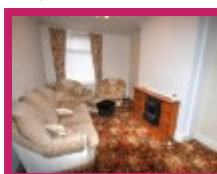
Lot No. 7

140 Gladstone Street, Blyth NE24 1HX

**ROOK
MATTHEWS
SAYER**

Description:

Attention investors! This spacious, two bedroom terrace will offer the new buyer a great project as a full refurbishment plan is required. The property has a generous lounge with glazed French doors into the separate dining room. The kitchen is at the rear and leads into the rear yard. Upstairs, there is a larger than average bedroom to the front with a range of mirrored sliding wardrobes plus built in cupboard. The second bedroom also benefits from sliding wardrobes. The bathroom has a white suite with electric shower over the bath. Outside, there is a rear yard with up and over garage door access with a carport style roof. The property also benefits from a detached garage. Once re-furbished, the property would bring in an ideal rental of £375-£400 per month.



EPC Band: E

Call: Rook Matthews Sayer 01670 352 900

Price Guide: £27,000+

Lot No. 8
18-26 Ocean Road, South Shields NE33 2HZ
**ROOK
MATTHEWS
SAYER**

Description:

Investment producing £50,000 per annum (20 % Yield on guide). The property is located on Ocean Road a busy pedestrianised street that joins King Street the main shopping district. The location is surround by other licenced premises as well as Morrisons, Halifax and Ladbrokes. An imposing four storey mid terrace property currently let to House of Diamonds & Amari Beach Club. The property consists bars/clubs over the first three 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 20 % on guide price.



EPC rating: D

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £250,000+

Lot No. 9
17 Trent Street, Chopwell NE17 7BZ
**WOOD
ESTATE AGENTS**

Description:

A very well-presented terraced house, ideal for families or investors. Formerly three bedrooms but now two, this property is available with immediate vacant possession, has the benefit of uPVC double glazing and gas central heating. The accommodation comprises: Kitchen, dining room open plan to a lounge with French doors to garden. The first floor has two double bedrooms and a large bathroom with separate shower. There is a yard to rear. Agents note: there is a shared pathway (with no. 18) to the front of the property, which is currently not in use.



EPC rating: D

Call: JW Wood Estate Agents 01207 502 109

Price Guide: £45,000+

Lot No. 10
The Goldmine Bar, Cowley Street, Shotton Colliery DH6 2LP
**ROOK
MATTHEWS
SAYER**

Description:

The property is located on the corner of Cowley Street and Dunelm Place within Shotton Colliery. This is a small village circa 8 miles east of Durham City Centre and 4 miles West of the coast line. A substantial two storey property which was previously occupied by The Goldmine Public House. The Energy Performance Certificate states the property has a floor area circa 427 sq. m. (4,596 sq. ft.) Please note we have not inspected the property internally. Externally Large garden/ yard with brick walled perimeter and single storey brick store. EPC Band:



EPC Band:D

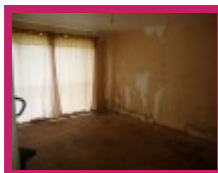
Call: Rook Matthews Sayer 0191 2120000

Price Guide: £49,950+ plus VAT

Lot No. 11
12 Hebron Way, Whitelea Grange NE23 6AE
Andrew Craig
**MIKE
ROGERSON**

Description:

CASH BUYERS ONLY DUE TO SHORT LEASE. A two bedroom ground floor flat which is available with vacant possession and is in need of total refurbishment and modernisation. The property does benefit from a yard and a garage. Property briefly comprises entrance lobby, entrance hall, two bedrooms, living room, bathroom and a kitchen. Externally there is a yard to the rear with access door to a single garage.



EPC rating: F

Call: Mike Rogerson 01670 732400

Price Guide: £46,000+

Lot No. 12
2 Crossley Apartments, Redcar TS10 5AS
Michael Poole

Description:

Built for the job in hand! Within a purpose-built apartment complex, this Ground Floor one-bedroom apartment is a great opportunity to acquire a modern and easily maintained property that would make a great first time buy or an excellent investment opportunity.



EPC rating: C

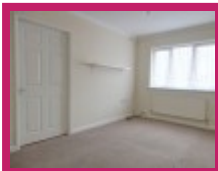
Call: Michael Poole 01642 285041

Price Guide: £29,950+

Lot No. 13
Flat 4, Lilla Court, Darlington DL3 0FW
WOOD
ESTATE AGENTS

Description:

Ideally suiting the property investor this is a well presented first floor apartment with UPVC double glazing, gas central heating situated in a purpose built block of four tucked away and conveniently located. With the potential of providing a healthy rental yield this well presented property offers accommodation which briefly comprises; entrance lobby with stairs leading to the first floor landing, lounge, kitchen fitted with a range of floor and wall unites, two bedrooms and a bathroom/w.c. with a shower. Externally there is an allocated car parking space.



EPC rating: C

Call: JW Wood Estate Agents 01325 485 151

Price Guide: £39,950+

Lot No. 14
21 Roseberry Mews, Nunthorpe TS7 0PP
Michael Poole

Description:

Michael Poole Estates Agents in Nunthorpe welcomes to the market this one bedroomed retirement apartment within the fabulous development of Roseberry Mews. Apartment 21 is a lovely ground floor property which comprises of a private entrance hall with walk-in store cupboard, 18-foot lounge/dining room, smart modern fitted kitchen with Shaker design built-in wall and floor units and integrated appliances, and a generous size master bedroom with fitted wardrobes and bedroom furniture. No forward chain. Viewing is by appointment through our Nunthorpe office.



EPC Band: B

Call: Michael Poole 01642 955625

Price Guide: £44,950

Lot No. 15
60 Essex Street, Middlesbrough TS1 4PU
Michael Poole

Description:

A two-bedroom mid terrace property ideally suited to an investor and is situated within easy reach of the town centre and university. A full refurbishment is required.

EPC Band: D

Call: Michael Poole 01642 254222

Price Guide: £20,000+

Lot No. 16
1 Baltic Quay, Mill Road, Gateshead NE8 3QW
Andrew Craig

Description:

Located on the ground floor in the popular Baltic Quays with views over the River Tyne and the Baltic. This property would make an ideal purchase for both first time buyer or investor. Access via a secure intercom system the internal layout of the apartment comprises entrance hall, open plan lounge/kitchen, bedroom with built in wardrobes and bathroom/wc. Warmed by electric heating. Externally communal grounds. Early viewing recommended.



EPC rating: D

Call: Andrew Craig 0191 4875330

Price Guide: £85,000+

Lot No. 17
7 Bamford Road, Thornaby TS17 8LD
Michael Poole

Description:

Three Bedroom Semi-Detached Bungalow - Needs Modernisation. Comprises of entrance hall, living room, kitchen, reception room two /bedroom, two further bedrooms, bathroom. Externally front low maintenance paved garden with off road parking. Private enclosed mature side garden and a rear courtyard with store shed.



EPC rating: E

Call: Michael Poole 01642 763636

Price Guide: £64,950+

Lot No. 18
11 Poplar Street, Chester le Street DH2 3SE
**WOOD
ESTATE AGENTS**

Description:

This very attractive stone fronted cottage occupies a pleasant position within the village, overlooking a green to front. The property has excellent room sizes which must be viewed to be appreciated. It has gas central heating via radiators with Baxi combination boiler and uPVC double glazing. The accommodation briefly comprises Lobby, large 18ft Lounge with fireplace, Kitchen/Breakfast room with cream coloured units and integral appliances, Bathroom/wc with white suite. There is a large master Bedroom to front with feature brick and stone chimney breast, whilst the second bedroom to rear has been subdivided to create two interlinking bedrooms. There is a garden to front and a yard to rear. It is available with no onward chain.



EPC Band: D

Call: JW Wood Estate Agents 0191 388 7245

Price Guide: £74,950+

Lot No. 19
13 Western Hill, Sunderland SR2 7PH
Andrew Craig

Description:

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

EPC Band D

Call: Andrew Craig 0191 5653377

Price Guide: £55,000+

Lot No. 20
12 Saville Street, North Shields NE29 6QT
**ROOK
MATTHEWS
SAYER**

Description:

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



EPC Band: G

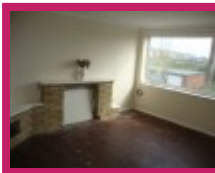
Call: Rook Matthews Sayer 0191 2120000

Price Guide: £84,950+

Lot No. 21
104 Harwal Road, Redcar TS10 5AQ
Michael Poole

Description:

A two bedroom apartment set over two floors, situated within this purpose built block and is being offered for sale with vacant possession. The property is located within close proximity to local amenities it benefits from double glazed windows. Property briefly comprises external communal staircase to first floor, entrance hall to flat, kitchen, living room, stairs to second floor with two bedrooms and a bathroom/wc.



EPC Band: E

Call: Michael Poole 01642 285041

Price Guide: £19,950+

Lot No. 22
Land On South Side of 40 Eamont Road, Stockton on Tees TS20 1DG
**ROOK
MATTHEWS
SAYER**

Description:

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



EPC Band exempt

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £15,000+

Lot No. 23
T & AE Wood Butchers Limited, 32 Seaside Lane, Easington Colliery SR8 3PG
kimmitt&roberts

Description:

To be sold due to retirement, this is a substantial two storey building consisting of a spacious shop to the ground floor with living accommodation above. The shop premises are generous, providing 40sqm of shop space with and additional kitchen/preparation area. The flat (which is presently let advised at £4200 pa) is well proportioned and well fitted. Seaside Lane is a traditional commercial centre serving a densely populated area. There is street parking to the front. This property has been the base of a long established butchery business. The business can be acquired under separate negotiation.


EPC rating: D - shop
C - flat

Call: Kimmitt and Roberts 0191 584 8080

Price Guide: £39,950+

Lot No. 24
107 Victoria Street, Shotton Colliery DH6 2LD
kimmitt & roberts

Description:

This is a nicely presented two bedroomed mid terrace home which has been thoughtfully upgraded to provide a ready to move into home. Offering gas central heating system, double glazing, range of shaker style wall and base units to the kitchen, ref-fitted bathroom/wc and loftroom with double glazed Velux style windows. The exterior comes with enclosed rear yard housing timber shed.



EPC Band: C

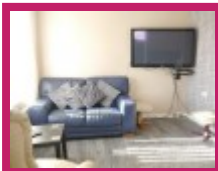
Call: Kimmitt and Roberts 0191 518 3334

Price Guide: £29,950+

Lot No. 25
190 North Ridge, Bedlington NE22 6DG
**ROOK
MATTHEWS
SAYER**

Description:

Priced to sell this three bedroom corner plot on North Ridge won't 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

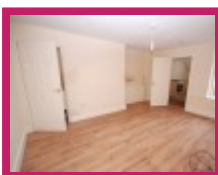
Call: Rook Matthews Sayer 01670 531114

Price Guide: £59,950+

Lot No. 26
50 Morris Street, Birtley DH3 1DX
Andrew Craig

Description:

An ideal investment opportunity, a ground floor flat conveniently situated for access to Birtley town centre offering local amenities including shops, schools, restaurants and pubs along with good transport links to travel further afield. The internal layout offers entrance hallway, lounge, kitchen, two bedrooms and bathroom. Viewing recommended to appreciate potential.



EPC rating: D

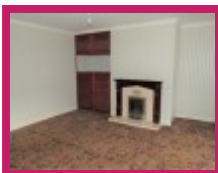
Call: Andrew Craig 0191 4875330

Price Guide: £20,000+

Lot No. 27
8 Park Road, Lynemouth NE61 5XH
**MIKE
ROGERSON**

Description:

Mike Rogerson Estate Agents are delighted to welcome to the market this three bedroom terraced house, located on Park Road, Lynemouth. Close to local amenities and bus links the property benefits from partial Upvc double glazing and gas central heating. The property is sold with no upper chain and is an ideal investment. Briefly comprising: Entrance porch, lounge, kitchen, bathroom, rear porch, separate w.c. To the first floor three bedrooms. Externally to the front is an enclosed lawned garden with gate for access. To the rear an enclosed yard with gate for access.



EPC rating: C

Call: Mike Rogerson 01670 517500

Price Guide: £39,950+

Lot No. 28
21-25 Borough Road, Sunderland SR1 1JY
**ROOK
MATTHEWS
SAYER**

Description:

The property is located on the corner of Foyle Street and Borough Road within the heart of Sunderland City Centre. Borough Road is a main route into Sunderland and so the unit enjoys excellent footfall and passing trade. Surrounding business include SCS, Kwik-Fit and Lloyds pharmacy. Description- A two-storey property with half pitched half flat roof. The unit is split into two with connecting doors, number 21/22 being ground floor office space and number 23 being a salon on the ground floor and training rooms on the first floor. The office space is currently vacant with the salon being occupied by the vendor, although the property is being sold with vacant possession. Please note certain fixtures and fittings are not included.

EPC Band tbc


Call: Rook Matthews Sayer 0191 2120000

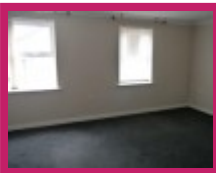
Price Guide: £110,000+

Lot No. 29
12 Aysgarth, Cramlington NE23 3AQ
**ROOK
MATTHEWS
SAYER**

Description:

Attention investors in the Cramlington area! Two bedroom first floor apartment in a modern block to be sold chain free via auction. Briefly comprising; communal entrance hallway, stairs to the first floor landing, entrance hallway to flat, spacious lounge, fitted kitchen, bathroom, two bedrooms, with en-suite to master and fitted bathroom. Externally there are shared communal gardens to the rear and an allocated parking bay. The property is fully double glazed and heated via wall heaters this modern property must be viewed.

EPC rating: B


Call: Rook Matthews Sayer 01670 531 114

Price Guide: £59,000+

Lot No. 30
73 Fairfield Road, Jesmond NE2 3BY
**ROOK
MATTHEWS
SAYER**

Description:

An attractively presented, two bedroom, ground floor Tyneside flat, conveniently situated on Fairfield Road, close to local amenities, shops, cafes and transport links including West Jesmond Metro Station. The accommodation includes a hall, lounge, modern fitted kitchen, two bedrooms and a bathroom/wc. Benefits of the property include gas central heating to radiators, double glazing and a private yard to the rear. Property is currently let until July 2019 achieving £7591.92 pa which will increase to £7800 pa from July 2019. Awaiting sight of tenancy agreements.

EPC rating: D


Call: Rook Matthews Sayer 0191 281 6700

Price Guide: £99,950+

Lot No. 31
75 Fairfield Road, Jesmond NE2 2BY
**ROOK
MATTHEWS
SAYER**

Description:

A well presented, four bedroom upper maisonette, conveniently situated on Fairfield Road in Jesmond. The properties location provides easy access to local amenities, shops, cafes and transport links including West Jesmond Metro Station. Internally the accommodation includes, to the first floor; lounge, modern fitted kitchen, two double bedrooms and a bathroom/wc, whilst to the top floor, two further two double bedrooms and a shower room/wc. Benefits of the property include gas central heating to radiators, double glazing and a private yard to the rear. Currently let until July 2019 achieving £16428 pa which will increase to £16800 pa from July 2019. Awaiting sight of tenancy agreements.
EPC rating: D

Call: Rook Matthews Sayer 0191 281 6700

Price Guide: £184,950+

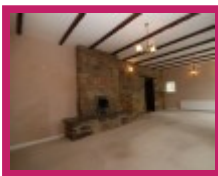
Lot No. 32

97 Sheriffs Highway, Gateshead NE9 6QN

Andrew Craig

Description:

A rare opportunity to purchase this large and spacious detached house offering great potential. Formerly a three bed and now a two bed with a large landing area at the top of the stairs this property is well located for local amenities and convenient for access to the QE hospital. The internal layout comprises entrance hall, lounge, breakfasting kitchen and ground floor wc. To the first floor two double bedrooms, bathroom and spacious landing. Improved with double glazing and warmed by gas central heating. . Externally there are gardens to front and rear and gated driveway. Viewing recommended.



EPC rating: D

Call: Andrew Craig 0191 4875330

Price Guide: £129,950+

Lot No. 33

14 Fenkle Street And 6 Paikes Street, Alnwick NE66 1HR

**ROOK
MATTHEWS
SAYER**

Description:

The property is located in a prominent position mid-way along Fenkle Street also fronting onto Paikes Street Alnwick. Alnwick is a large Northumberland market Town with an affluent residential population as well as a healthy tourist trade due in part to the popular and famous Alnwick Gardens and Castle. A substantial attractive three storey property with basement. The ground and first floor consist retail space with the second floor being a three-bedroom flat which does need full refurbishment. The property benefits from double frontage onto Paikes Street and Fenkle Street and separate stairwells. It is currently occupied by a clothing store but is being offered with vacant possession.



EPC rating: Shop - B

Flat - F

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £165,000+

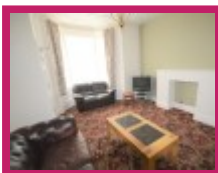
Lot No. 34

166-168 Park Avenue, Whitley Bay NE26 1AU

**ROOK
MATTHEWS
SAYER**

Description:

Spectacular opportunity. Former care home, comprising two substantial three storey inter connecting houses which have a combined floor area in excess of 4600 square feet. There are over twenty rooms, sixteen being bedrooms with wash facilities, four bathroom/wc and a further two toilets. Suitable for a wide variety of uses such as bed and breakfast, HMO, conversion back to two independent residences or rejigged to create between four & six apartments (subject to obtaining usual planning consents). Superbly located just off the sea front with dominant views over park, Spanish City & St Marys Lighthouse from some rooms.



EPC rating: C

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £385,000+

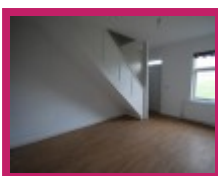
Lot No. 35

12 Coquet Street, Chopwell NE17 7DA

**ROOK
MATTHEWS
SAYER**

Description:

An extended family home located in Chopwell. The property comprises: entrance from rear kitchen, bathroom and lounge with access to the front. Three bedrooms can be found on the first floor.



EPC rating: D

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £32,500+

Lot No. 36
25 & 27 Revesby Street, South Shields NE33 4SY
Andrew Craig

Description:

Located just off Stanhope road, this PAIR OF FLATS are well positioned for local shops, amenities and nearby popular schools. Situated on a main transport route for local buses and being accessible to Tyne Dock metro station. Ground Floor Flat: Two bedrooms and neutrally decorated flat, comprises of door to hallway, lounge, kitchen, two bedrooms, rear hallway and bathroom wc. Externally to the rear there is a private yard. First Floor Flat: With contemporary modern décor throughout. The property briefly comprises: Stairs to first floor landing, kitchen, three bedrooms and bathroom wc. Externally there is a private yard to the rear.



EPC rating for both: C

Call: Andrew Craig 0191 4271722

Price Guide: £72,500+

Lot No. 37
Elizabeths Restaurant, 30 Bridge Street, Sunderland SR1 1TQ
Andrew Craig

Description:

The property is held freehold, comprising the ground floor restaurant along with rooms at first floor to the rear. SUBJECT TO the long leasehold of the first and second floors to the front, which are believed to be subject to a nominal rent. Occupancy, therefore, of ground floor restaurant and first floor rear rooms only. Details to be confirmed. EPC Band D

Call: Andrew Craig 0191 5653377

Price Guide: £84,950+

Lot No. 38
7 Alfred Street, Redcar TS10 3HZ

Description:

A two bedroom property, spacious throughout. Briefly comprise of entrance hall, lounge diner and kitchen. To the first floor there are two bedrooms and a bathroom. Externally there is on-street parking is available to the front of the property. There is also a generous rear courtyard with timber double gates at the rear.



EPC Band D

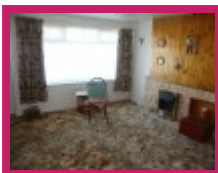
Call: Michael Poole 01642 285041

Price Guide: £47,500+

Lot No. 39
38 Cleveland View, Marske By The Sea TS11 6ER
Michael Poole

Description:

CASH BUYERS ONLY ADVISED PROPERTY HAS SHALE. A two bedroom semi detached bungalow located on a cul-de-sac which is being offered for sale with vacant possession. The property does benefit from double glazed windows, gas central heating, gardens and a garage. Property briefly comprises entrance porch, living room, kitchen, inner lobby with door to the bathroom/wc and two bedrooms. Externally there are gardens to both the front and rear of the property with a shared drive running along the side elevation leading to a garage located to the rear of the plot.



EPC rating: D

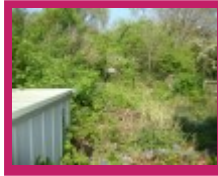
Call: Michael Poole 01642 285041


Price Guide: £54,950+

Lot No. 40**31 Ashleigh Grove, Benton NE12 8EY****Description:**

A three bedroom semi detached house which is being offered for sale with vacant possession and is in need of refurbishment and modernisation. The property is located in a popular residential area, has a garden to the front and rear, garage and driveway.

Property briefly comprises entrance porch, entrance hall, living room with archway to dining area, kitchen, side porch and cloak/wc. To the first floor there are three bedrooms and a family bathroom/wc. EPC rating: to be advised

**Call:** Rook Matthews Sayer 0191 2667788**Price Guide:** £45,000+



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Option 2

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

Lot No. 41

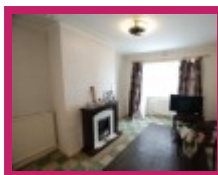
12a King George Road, Fawdon NE3 2QA

ROOK
MATTHEWS
SAYER



Description:

A traditional two bedroom detached bungalow located within this popular residential area convenient for access to shops, amenities and transport links. The property occupies a generous plot with great potential for further development. There is a large Westerly facing garden to the rear together with ample off street parking. Additional features include upvc double glazing and gas fired central heating. Briefly comprising; entrance hallway, lounge, dining room, two bedrooms, bathroom, separate wc, kitchen, gas fired central heating, double glazing, gardens to the front and rear, driveway, detached garage.



EPC rating: E

Call: Rook Matthews Sayer 0191 284 7999

Price Guide: £100,000+

Lot No. 42

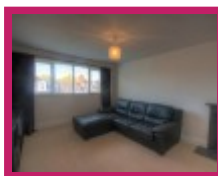
20c St Georges Terrace, Jesmond NE2 2SY

ROOK
MATTHEWS
SAYER



Description:

A great opportunity to purchase this realistically priced two bedroom top floor flat with the added benefit of owning the freehold interest of the building. Situated in this prime location in Jesmond, close to local shops, restaurants and local amenities including West Jesmond Metro station. The accommodation briefly comprises; entrance hall, lounge, kitchen/dining room, stairs to the first floor landing 3 good sized bedrooms and bathroom/wc. The property also benefits from double glazing. Offered for sale with no upper chain.



EPC rating: D

Call: Rook Matthews Sayer 0191 281 6700

Price Guide: £159,950+

Lot No. 43

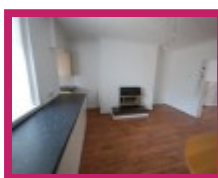
90 Milburn Road, Ashington NE63 0PE

ROOK
MATTHEWS
SAYER



Description:

Three bedroom mid terrace on popular Milburn road, Ashington available to rent now. Spacious throughout the property is close to the main town centre, local schools and amenities and would make a lovely family home. Double glazed and gas centrally heated the property briefly comprises of entrance hall, lounge, kitchen/dining room, stairs to the first floor landing 3 good sized bedrooms and a family bathroom. Externally there is a small garden to the front and a yard to the rear. Early viewings are strongly recommended.



EPC Rating: E.

Call: Rook Matthews Sayer 01670 850850

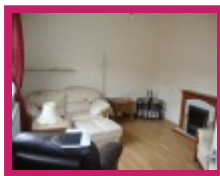
Price Guide: £39,950+

Lot No. 44
11a Ilchester Street, Seaham SR7 7LW
kimmitt & roberts

Description:

A great investment opportunity. We offer a one bedroom first floor flat currently offered for sale with vacant possession, we are advised it was previously let at £90 per week offering a potential return of 30%

Property benefits from gas central heating and briefly comprises entrance hall with stairs to first floor, living room, inner lobby with doors off to kitchen, bathroom and a bedroom.



EPC rating: C

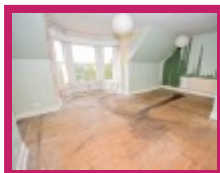
Call: Kimmitt and Roberts 0191 581 3213

Price Guide: £15,000+

Lot No. 45
Flat 3, 4 West Lawn, Ashbrooke SR2 7HW
Andrew Craig

Description:

A rare opportunity to acquire this top floor apartment in this prestigious Ashbrooke location overlooking the Rugby and Cricket Ground, ripe for development and conversion with this fact well reflected in the guide price. Currently the property is configured as having one bedroom but could easily convert to two bedrooms and comes with a large front lounge with views, master bedroom, bathroom and kitchen. Outside there is a rear enclosed parking area for the flat. Viewing a must.



EPC rating: F

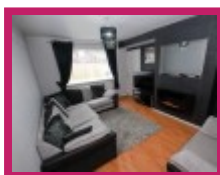
Call: Andrew Craig 0191 5653377

Price Guide: £89,950+

Lot No. 46
110 Gaskell Avenue, South Shields NE34 9TA
Andrew Craig

Description:

Located on the outskirts of South Shields, this TWO BEDROOM END TERRACED HOUSE is within close proximity to many amenities including local shops, schools and transport links into the Town Centre. Decorated to a good standard, the property offers a good sized kitchen diner, large lawned rear garden and off road parking to the front. Internally the accommodation layout briefly comprises of door to hallway, lounge, kitchen diner, two good sized bedrooms and bathroom wc. Externally there is a good sized lawned garden to the rear with patio area. The front has a lawned garden and driveway providing off road parking for one car.



EPC rating: C

Call: Andrew Craig 0191 4271722

Price Guide: £64,950+

Lot No. 47
13 Western Way, Ryton NE40 3LR
**ROOK
MATTHEWS
SAYER**

Description:

A perfect family home which offers a great opportunity to modernise a property and put your own stamp on it. The property is priced to reflect the work required and has no onward chain plus it's conveniently located to access the local schools, shops and amenities within Ryton. The accommodation briefly comprises; Entrance porch which runs down the side of the house and provides internal access to the garage. The bright lounge has double doors to the spacious kitchen/diner. Three good sized bedrooms can be found upstairs, along with the family bathroom. Externally, the property has front and rear gardens, a driveway and garage for off street parking. The rear garden can be accessed from Grange Road to provide additional off street parking, if required.



EPC rating: D

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £139,950+

Lot No. 48
45 Seaton Avenue, Houghton Le Spring DH5 8EH
kimmitt & roberts

Description:

A three bedroom semi detached house is situated on Seaton Avenue, Houghton le Spring. With easy access to all of the local amenities. Briefly comprising of hallway, lounge, kitchen / diner, three bedrooms and bathroom. Externally there is a driveway and garden to front and rear. EPC Band D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: £54,950+

Lot No. 49
47 Combe Drive, West Denton NE15 8UH
**ROOK
MATTHEWS
SAYER**

Description:

Extended lease to 125 years. This is a good opportunity to purchase a two bedroom ground floor flat. This property is situated in West Denton Park and benefits from gas radiator heating and double glazing. Internally the accommodation briefly comprises; an entrance hall, lounge and kitchen, two bedrooms and a bathroom/wc. Externally there is a front garden. Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.



EPC Band D

Call: Rook Matthews Sayer 0191 267 1031

Price Guide: £54,950+

Lot No. 50
13 Fawcett Way, South Shields NE33 1TT
Andrew Craig

Description:

Located in the centre of town, this pleasant TWO bedroom MID LINK is ideal for a first time buyer or investor. Neutrally decorated, the property offers scope to improve to make it your own, with the bonus of being ready to move into. Just a short walk from the Town Centre, where a range of shops can be found, South Shields Beach front and riverside are just a long the road as well as the bustling Ocean Road where a range of restaurants are located. Internally the property layout briefly comprises of door to porch, lounge, rear hallway, kitchen diner, ground floor wc, two bedrooms and shower room wc. Externally there is low maintenance paved gardens to the front & rear...VACANT POSSESSION!!!



EPC Band tbc

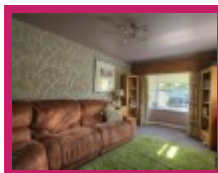
Call: Andrew Craig 0191 4271722

Price Guide: £69,950+

Lot No. 51
46 Northbridge Park, St Helen Auckland DL14 9UG
**WOOD
ESTATE AGENTS**

Description:

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



EPC rating: C

Call: JW Wood Estate Agents 01388 604 273

Price Guide: £119,950+

Lot No. 52
Rose Cottage, Thorngrafton NE47 7AD
**ROOK
MATTHEWS
SAYER**

Description:

Offered for sale this delightful stone built barn conversion situated in a quiet and lovely hamlet. The property has lots of 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. EPC Rating E

Call: Rook Matthews Sayer 01434 601616

Price Guide: £299,950+

Lot No. 53
9 Turnberry, South Shields NE33 3JB
Andrew Craig

Description:

A Three bedroom end terraced house located in the ever sought after Stadium Estate in South Shields. Ideally located for many amenities including local parks, access through to the Beach front, local parks, bus links and local schools. Internally this family home offers ready to move in accommodation that will appeal to many buyers, in particular young first time buyers and families alike. The layout itself briefly comprises of door to hallway, kitchen breakfast room to the front, open plan L shaped lounge diner, three bedrooms and bathroom wc. Externally there is a detached single garage and lawned garden to the rear with brick paved patio area. The front offers a low maintenance garden with chip stone area. Further Benefits include Combi Gas Central Heating. Early viewings are encouraged!

EPC rating: C


Call: Andrew Craig 0191 4271722

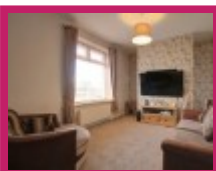
Price Guide: £124,950+

Lot No. 54
4 Greencroft Terrace, Stanley DH9 8PD
**WOOD
ESTATE AGENTS**

Description:

With pleasant open-views to the front, a well-presented stone-built terraced house situated in the semi-rural village of Greencroft. The property has been considerably improved by the current owners, has the benefit of uPVC double glazing, gas central heating with combination boiler and a large modern kitchen/diner. The property offers accommodation ideal for first time buyers and comprises on the ground floor: entrance porch, hallway, lounge, kitchen, rear lobby and bathroom, to the first floor there are three bedrooms, there is a small garden to the front, a yard to the rear and a brick-built garage.

EPC Band: D


Call: JW Wood Estate Agents 01207 235 221

Price Guide: £69,950+

Lot No. 55
46 Roseberry Mews, Nunthorpe TS7 0PP
Michael Poole

Description:

A two-bedroom upper floor apartment with lift access, located on this exclusive modern retirement development in the heart of Nunthorpe and offering easy access to local amenities and transport networks. Briefly comprises a communal entrance hall with lift access to the upper floors, entrance hall to the apartment with storage cupboard, living/dining room, smart modern fitted kitchen, modern bathroom, master bedroom with fitted bedroom furniture and en-suite shower room and bedroom with fitted wardrobes. Externally offers well maintained communal garden areas along with communal living room, laundry room and there is an additional guest suite available upon request and on-site warden.

EPC Band: C

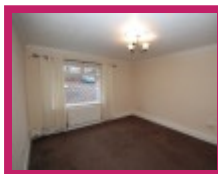

Call: Michael Poole 01642 955625

Price Guide: £94,950+

Lot No. 56
20 Marian Court, Gateshead NE8 2HU
Andrew Craig

Description:

Offered for sale with No Onward Chain, this ground floor flat is ideal for the first time buyer or investor. With gas central heating and double glazing, the accommodation briefly comprises: Entrance hall, lounge opening to kitchen, double bedroom and bathroom/wc. Externally there are communal gardens and parking. Conveniently located for all local amenities and with good transport links, an early inspection is highly recommended.



EPC Band: C

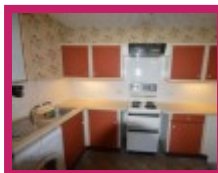
Call: Andrew Craig 0191 4875330

Price Guide: £34,950+

Lot No. 57
105 Village Court, Whitley Bay NE26 3QB
**ROOK
MATTHEWS
SAYER**

Description:

First floor retirement apartment, ideally located with lovely outlook, being within one hundred metre walk of Monkseaton metro station and Park View shopping centre. Other attractions include high level of security with entry phone system, emergency pull cord intercom system, gas central heating and double glazing. Externally there are lovely mature grounds which include residents parking area. It is a stipulation that the owner(s) must be a minimum age of 55.



EPC rating: D

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £54,950+

Lot No. 58
56 Links Avenue, Amble NE65 0RX
**ROOK
MATTHEWS
SAYER**

Description:

This surprisingly spacious house offers extensive accommodation which would ideally suit the family purchaser or someone looking to invest in a property which needs a minimal degree of updating. An addition benefit to this property is the detached single garage and driveway situated at the end of the back garden. Briefly comprising porch, hallway, lounge, kitchen, dining room, conservatory, downstairs cloakroom, three bedrooms and bathroom. To the front and side of the house are gardens and to the rear is an enclosed low maintenance garden. A great property which we anticipate a good deal of interest in and would therefore recommend your early appointment to view. Please note there is no upper chain associated with the purchase of this property.



EPC Band: D

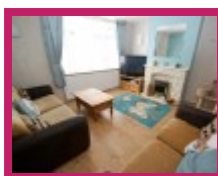
Call: Rook Matthews Sayer 01665 713 358

Price Guide: £84,950+

Lot No. 59
22 Cumberland Place, South Shields NE34 7JB
Andrew Craig

Description:

This three bedroom family home has been upgraded to a high standard and boasts modern neutral decoration throughout. Comprising door to hallway, lounge open plan kitchen diner, utility room, good sized conservatory, three bedrooms and modern family bathroom wc. Externally there is an enclosed rear garden with patio area and timber shed. To the front lies a block paved driveway which is accessed via wrought iron gates. Additionally the property offers combi gas central heating and UPVC double glazing making this a ready to move into property which is sure to impress!



EPC Band: D

Call: Andrew Craig 0191 4271722

Price Guide: £89,950+

Lot No. 60
1 The Green, Hawthorne Village SR7 8SE
kimmitt & roberts

Description:

This is as unique as they get!! Kimmitt and Roberts have pleasure in offering for sale this 2 bedroom end terrace residence with gas central heating, double glazing and offered with no onward chain. The property provides an ideal family home in an idyllic setting and offers accommodation that briefly comprises; Hallway, Lounge, Dining/ Kitchen and Ground Floor Bathroom with underfloor heating. To the First Floor are two bedrooms and an Ensuite to accompany the Master Suite. However, it will be the position that will appeal to most. A fantastic rural setting, sizeable garden, driveway and open green to the front. It occupies a superb position, in the heart of Co. Durham's finest Village, noted for combining quietness, seclusion and ease of access to the sea and farmland with equal ease of access to the A19

EPC Band: C


Call: Kimmitt and Roberts 0191 581 3213

Price Guide: £105,000+

Lot No. 61
Mooreside Manor, Barnard Castle DL12 9UB
**WOOD
ESTATE AGENTS**

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: £299,950+

Lot No. 62
49 Beaumont Manor, Blyth NE24 4LP
**ROOK
MATTHEWS
SAYER**

Description:

Beautifully presented detached family home, tucked away in this quiet cul-de-sac in the sought after Chase Farm Estate. 25'0 Lounge through Dining Room with doors to rear garden, modern breakfasting kitchen with integrated appliances, downstairs cloak/w.c., four double bedrooms to the first floor, the master bedroom with re-fitted contemporary en-suite and ultra modern robes, Fitted robes to the remaining three bedrooms, modern bathroom suite with shower, large rear garden with patios, lawn, borders and shed, driveway and garage. The garage has been re-designed into a utility/storage area but the garage door remains, should it be put back to original design.

EPC Band: C


Call: Rook Matthews Sayer 01670 352 900

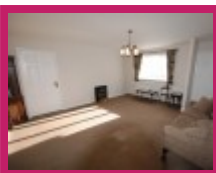
Price Guide: £169,950+

Lot No. 63
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. 64

120b High Street, Yarm TS15 9AU

Michael Poole

Description:

A Charming, Refurbished, One Bedroom Cottage, Enjoying a Pleasant Position Just off the Cosmopolitan Yarm High Street.



EPC rating: E

Call: Michael Poole 01642 788878

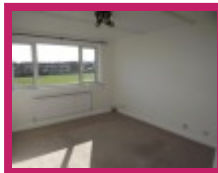
Price Guide: £99,950+

Lot No. 65

19 Humsford Grove, Cramlington NE23 2FH


Description:

Mike Rogerson have the pleasure of welcoming to the market this one bedroom first floor flat, situated on a quiet cul-de-sac in Eastfield Glade, Cramlington. The property is close to local amenities, schools, bus routes, medical, leisure and benefits from gas central heating via Combi Condensing boiler and UPVC double glazing. The property briefly comprises of: entrance, stairs to first floor, open plan lounge/kitchen, bedroom and bathroom. External: to the rear is a paved garden and to the front their is ample on street parking.



EPC Band: E

Call: Mike Rogerson 01670 732400

Price Guide: £45,000+

Lot No. 66

Plum Tree Cottage, Village Road, Low Worsall TS15 9PJ

Michael Poole

Description:

A Very Impressive Three Bedroom Detached Dormer Style Bungalow, Significantly Extended and Improved to Provide Accommodation of Interest to a Variety of Potential Buyers. Enjoying a Delightful Position within the Sought After Rural Village of Low Worsall.



EPC rating: D

Call: Michael Poole 01642 788878

Price Guide: £269,950+

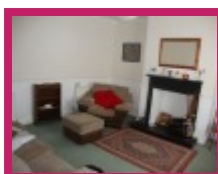
Lot No. 67

1 Magdalene Street, Durham DH1 1LG

Andrew Craig

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

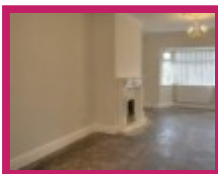
Call: JWW 0191 3869921 AC 0191 4921234

Price Guide: £115,000+

Lot No. 68
53 Hollymount Square, Bedlington NE22 5AH
**ROOK
MATTHEWS
SAYER**

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 won't be around for long.



EPC rating: D

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £104,950+

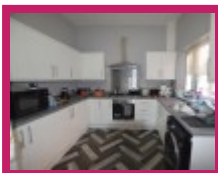
Lot No. 69
159 Strathmore Crescent, Newcastle NE4 8UA
**ROOK
MATTHEWS
SAYER**

Description:

A six bedroom mid terrace house situated on Strathmore Crescent, the accommodation is set over three floors, and the property benefits from gas central heating and double glazing.

Viewings available now.

EPC Band : E

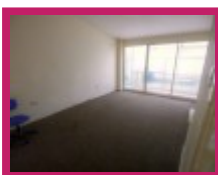

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £110,000+

Lot No. 70
494 Eastgarth, Newbiggin Hall NE5 4HR
**ROOK
MATTHEWS
SAYER**

Description:

Situated on Eastgarth in Newbiggin Hall is this end terrace house. 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 verbally advised the property is currently let at £475pcm (awaiting sight of the tenancy agreement) Externally there is an enclosed rear garden.



EPC Band E

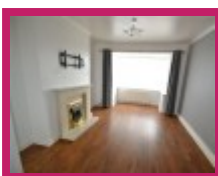
Call: Rook Matthews Sayer 0191 2671031

Price Guide: £45,000+

Lot No. 71
14 Leaholme Terrace, Blackhall Colliery TS27 4JD
kimmitt & roberts

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, double glazing, 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. 72

63 Old Hall Road, Consett DH8 7HU


Description:

A three-bedroomed end-terraced house with a kitchen/dining room, uPVC double glazing and gas combi. boiler, situated within this residential estate in Delves Lane and available with no onward chain. The house provides accommodation comprising: hallway, living room, fitted kitchen/diner, first floor landing to two double bedrooms, a single bedroom and a bathroom. There is a flagged rear yard with a shed and an outhouse. Old Hall Road is situated between the main road in Delves Lane and Castledene Road, which runs through the post-war-built residential estate.



EPC rating: D

Call: JW Wood Estate Agents 01207 502 109

Price Guide: £49,950+

Lot No. 73

17 Mill View Rise, Prudhoe NE42 5QX


Description:

A spacious four bedroom detached family home situated in this popular cul de sac in Castlefields, Prudhoe. The property features gardens onto woodland, three reception rooms, a fitted dining kitchen, with four bedroom (two with en suite facilities). The property comprises:- entrance hallway, downstairs cloakroom/wc, living room, dining room, garden room, fitted dining kitchen, utility room, integral double garage, stairs to first floor landing, four bedrooms (two en suite), dressing room, and a family bathroom/wc. Externally there are generous gardens to the front and rear, access down side, and a double driveway providing off street parking leading to an integral double garage. Available now with no upward chain, viewing is essential!!!



EPC Band: to be advised

Call: Yellow 01661 831234

Price Guide: £260,000+

Lot No. 74

6 William Street West, North Shields NE29 6RL


Description:

Spacious four bedroom maisonette located within William Street West, North Shields. Spread over two floors, must be views to appreciate the accommodation on offer. Conveniently placed for local amenities and facilities the property briefly comprises; Entrance lobby, lounge, kitchen, four bedrooms and bathroom/WC. Externally the property offers a shared yard.

Call: Rook Matthews Sayer 0191 246 3666

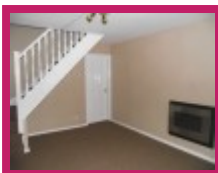
Price Guide: £54,950+

Lot No. 75

18 Stirling Drive, Bedlington NE22 5YF


Description:

We at Mike Rogerson Estate Agents are pleased to welcome to the AUCTION this impressive three bedroom semi detached house set in the popular "Bower Grange Estate". The property on offer benefits from double glazing & gas central heating and briefly comprises of; lounge, fitted kitchen, dining room, to the first floor there is master bedroom with en-suite, two further bedrooms and family bathroom. To the front is a blocked paved driveway leading to single attached garage to the rear is enclosed garden. TO BE SOLD WITH VACANT POSSESSION AND NO UPPER CHAIN!



EPC rating: D

Call: Mike Rogerson 01670 822223

Price Guide: £80,000+

Lot No. 76
110 Ash Crescent, Parkside SR7 7UE

Description:

We have pleasure in offering for sale this stunning, extended and improved two bedroom end of terraced home with Combi Central Heating and Double Glazing. IDEAL FOR FIRST TIME BUYER AS MOST OF FURNITURE INCLUDED IN SALES. Close to all of the local amenities afforded by Seaham, the property has accommodation that briefly comprises; Entrance Hallway with staircase to First Floor, Lounge, Kitchen and Dining Room. To the First Floor are two good sized bedrooms and a Family Bathroom. Externally there are Gardens to the front, side and rear. Viewing essential for Full Appreciation.



EPC rating: D

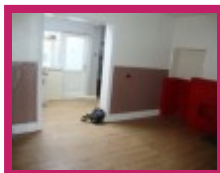
Call: Kimmitt and Roberts 0191 581 3213

Price Guide: £75,000+

Lot No. 77
3 West Bridge Street, Cambois NE24 1QP

Description:

A well presented two bedroom mid terrace property which has been upgraded and modernised over the years by the current vendor and is offered for sale with vacant possession. The property offers easy access to Cambois beach and benefits include double glazed windows, multi fuel burner, LPG central heating and refitted kitchen. Property briefly comprises entrance hall, living room, dining room, kitchen, utility area and a bathroom/wc, to the first floor there are two bedrooms (one with a shower). Externally there is a garden to the front and a yard to the rear.



EPC rating: E

Call: Mike Rogerson 01670 361911

Price Guide: £59,950+

Lot No. 78
9 The Riverside, Hebburn NE31 1BG
Andrew Craig

Description:

A first floor apartment situated in a modern block which enjoys a Riverside location with panoramic views over The Tyne. Entry is gained by way of an intercom security system to communal hallway with stairs up. The internal accommodation briefly comprises Apartment entrance hall, lounge, open to dining area, fitted kitchen and two bedrooms with access to a Jack and Jill bathroom/w.c. Externally there are communal garden grounds and allocated parking available. Further benefits include gas central heating and double glazing. Viewing recommended.



EPC rating: C

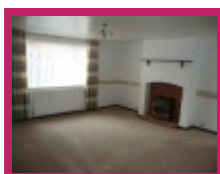
Call: Andrew Craig 0191 428 1428

Price Guide: £69,950+

Lot No. 79
1 Redhouse Gardens, Bedlington NE22 6DP

Description:

An opportunity to purchase this three bedroom semi detached house offering spacious living accommodation and offered for sale with vacant possession. This property does require some TLC but benefits include double glazed windows, gas central heating (not tested) and a great sized side and rear garden. Property briefly comprises entrance door to the living room, dining room and kitchen to the ground floor. There are three bedrooms and a wet room to the first floor. Externally there is a driveway and garden.



EPC rating: E

Call: Mike Rogerson 01670 822223

Price Guide: £90,000+

Lot No. 80

10 Charles Street, Ryhope SR2 0PT

kimmitt & roberts
Andrew Craig

Description:

We are pleased to offer for sale this two bedroomed end of terrace property, which briefly comprises of a lounge, dining room, kitchen, bathroom/w.c and two bedrooms to first floor both of which have built in wardrobes and externally there in an enclosed yard. The property is in need of some cosmetic updating and would be an ideal buy for the local investor or family. This property is situated within easy driving distance to Sunderland City Centre and also is close to the A19 making it a good location for a commuter.



EPC rating: E

Call: K&R 0191 5813213 AC 0191 5653377

Price Guide: £54,950+

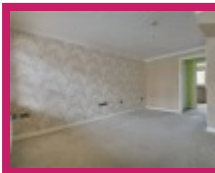
Lot No. 81

48 Hatchlands Park, Ingleby Barwick TS17 5GU

Michael Poole

Description:

Offered For Sale With The Benefit of NO ONWARD CHAIN. An Attractively Presented Three Storey, Three Bedroom Semi-Detached House, Nicely Situated on a Pleasant Corner Plot & Offering Generous Accommodation Only Fully Appreciated Upon Internal Viewing.



EPC rating: C

Call: Michael Poole 01642 763636

Price Guide: £119,950+

Lot No. 82

96 Mowbray Road, South Shields NE33 3AZ

Andrew Craig

Description:

We offer to the market this two bedroom ground floor flat in this very popular location in westoe. Within a short walk to the coastline and local parks, this is sure to attract a lot of interest for a range of purchasers. The property itself briefly comprises of door to hallway, lounge, kitchen, rear porch to bathroom, two bedrooms and bathroom w/c. Externally there is a private yard to the rear. Call now to view!



EPC rating: to be advised

Call: Andrew Craig 0191 4271722

Price Guide: £54,950+

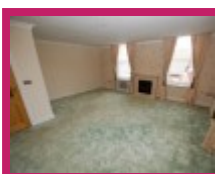
Lot No. 83

6 Ingham House, South Shields NE33 3JU

Andrew Craig

Description:

Offered with Vacant Possession A lovely well presented, two bedroom first floor apartment located in this desirable location at the heart of Westoe. Benefitting from secure communal entrance, lift to all floors and double glazing. Situated close by to local shops, this property also falls within good reach to bus, road and metro links to other areas. The property itself briefly comprises of apartment entrance hall, spacious lounge/diner, modern fitted kitchen, two bedrooms and bathroom. Externally lies an allocated parking bay in a gated parking area and communal gardens. Viewings are highly recommended!



EPC rating: C

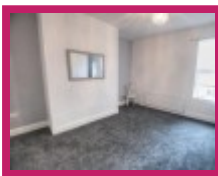
Call: Andrew Craig 0191 4271722

Price Guide: £115,000+

Lot No. 84
73a William Street, Blyth NE24 2HR

Description:

Beautifully presented and refurbished Victorian upper flat within close proximity to the Beach, Ridley Park and the town centre. Available with no upward chain, entrance hallway, spacious landing, stylish lounge with generous proportions, splendid, cream fitted kitchen with integrated appliances, two double bedrooms, contemporary bathroom suite with chrome shower, gas radiator central heating system and double glazing. New carpets throughout. An excellent purchase at an affordable price



EPC rating: C

Call: Rook Matthews Sayer 01670 352 900

Price Guide: £39,950+

Lot No. 85
19a Pollard Street, South Shields NE33 2DP
Andrew Craig

Description:

A lovely two bedroom terraced home, located in a very popular coastal area of South Shields. Just a short stroll from the bustling restaurants on Ocean road, this ready to move in home is ideal for many buyers. Offering vacant possession, double glazing and good outside space, viewings are strongly recommended. Internally the property briefly comprises of door to porch, door into lounge, kitchen to the ground floor. To the first floor lies two bedrooms and a family bathroom wc. Externally there is a small court yard to the front, to the rear has a west facing paved garden with pebbled area.



EPC Rating C

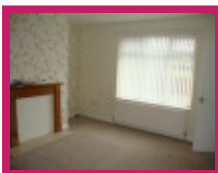
Call: Andrew Craig 0191 4271722

Price Guide: £69,950+

Lot No. 86
29 Surrey Terrace, Barley Mow DH3 2EA
Andrew Craig

Description:

Appealing to both the private residential buyer and the buy to let investor is this well presented and ready to move into two bedroom mid terrace property which is offered for sale with vacant possession. The property benefits include double glazed windows, gas central heating and gardens to front and rear. Property briefly comprises entrance hall, living room, kitchen to ground floor and there are two bedrooms and a bath/wc to the first floor. Externally there are gardens to both the front and rear of the property.



EPC rating: D

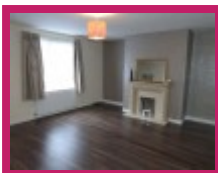
Call: Andrew Craig 0191 4875330

Price Guide: £62,500+

Lot No. 87
75 Beatrice Street, Ashington NE63 9BS

Description:

Mike Rogerson Estate Agents welcome to the sales market this two bedroom mid terraced house situated on Beatrice Street in Ashington. Ideally situated for local shops, schools, amenities and travel links, the property is warmed via gas central heating (combi boiler) and is double glazed throughout. Having been recently refurbished and offered with no upper chain viewings are highly recommended to avoid disappointment. Briefly comprising entrance, lounge/diner, kitchen and bathroom. To the first floor two bedrooms. Externally there is a low maintenance town garden to the front and to the rear enclosed yard with gates allowing off street parking.



EPC rating: E

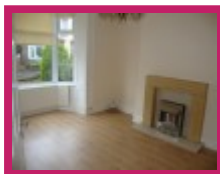
Call: Mike Rogerson 01670 521122

Price Guide: £39,950+

Lot No. 88
89 Baring Street, South Shields NE33 2EQ
Andrew Craig

Description:

Appealing to a wide range of buyers is this well presented three bedroom mid terrace with the accommodation spread over three floors. The property has been upgraded and modernised over the years and benefits include double glazed windows, gas central heating and off street parking to the rear. Property briefly comprises entrance lobby, entrance hall, living room, dining kitchen, to the first floor there are two bedrooms and a family bath/wc, stairs to the second floor and the master bedroom. Externally there is a yard to the rear with roller shutter garage door.



EPC rating: D

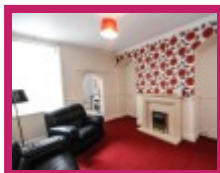
Call: Andrew Craig 0191 4271722

Price Guide: £99,950+

Lot No. 89
53 Victoria Road West, Hebburn NE31 1UZ
Andrew Craig

Description:

No onward chain. A well presented ground floor flat which is conveniently located for Hebburn Town Centre. Tastefully presented throughout an early viewing is highly recommended. Ideal for first time buyers or investors, the property benefits from gas central heating and double glazing. Briefly the accommodation comprises:- Entrance hall, lounge, fitted kitchen, two bedrooms and bathroom/w.c.. Externally there is a small garden to front and enclosed yard to rear.



EPC rating: D

Call: Andrew Craig 0191 4280025

Price Guide: £39,950+

Lot No. 90
81 Collingwood Street, South Shields NE33 4JZ
Andrew Craig

Description:

A beautiful modern contemporary two bedroom ground floor flat upgraded to a high standard. Having been subject to a scheme of refurbishment, this lovely flat is sure to appeal to many buyers. Located just up from Chichester metro, this flat falls well for access to bus links in and out of the town, local shops as well as well regarded schools close by. Internally the accommodation layout briefly comprises of door to hallway, lounge, kitchen, two bedrooms and bathroom wc. Externally there is a large private yard which could provide off road parking and isn't overlooked! Offered with vacant possession - Viewings are highly recommended!



EPC Band:D

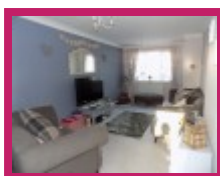
Call: Andrew Craig 0191 4271722

Price Guide: £44,950+

Lot No. 91
5 Jubilee Mews, Bedlington NE22 5BL

Description:

Mike Rogerson Estate Agents have the pleasure of welcoming to the market this Three bedroom townhouse situated on Jubilee Mews, Bedlington. Ideally close to local amenities and transport links. The property on offer briefly comprises; Entrance hallway, Lounge, Fitted kitchen with integrated appliances, downstairs cloaks, Stairs to first floor, Fitted bathroom, Two double bedrooms and to the third floor Master bedroom. Externally to the rear there is an enclosed garden, mainly gravelled with a patio area and to the front a driveway. There is the added benefit of UPVC double glazing and Gas central heating.



EPC Band C

Call: Mike Rogerson 01670 822223

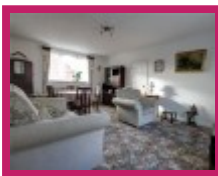
Price Guide: £77,500+

Lot No. 92

14c East Parade, Bishop Auckland DL14 7BW


Description:

A delightful two bedroom first floor flat, which will suit a wide variety of purchasers. Entered via a downstairs lobby, stairs lead up onto a small landing then into a spacious dual aspect lounge dining room, inner hallway, kitchen fitted with a range of modern units, shower room/wc and two bedrooms, both with fitted wardrobes. The property has a parking bay. The property has the benefit of gas central heating to radiators and UPVC double glazing. Viewing is highly recommended.



EPC Band: C

Call: JW Wood Estate Agents 01388 604 273

Price Guide: £45,000+

Lot No. 93

5 Bournemouth Parade, Hebburn NE31 2AU

Andrew Craig

Description:

Offered with No Upper Chain, this spacious three bedroom mid terraced house in need of some improvements, has the potential to provide excellent family accommodation. The large entrance lobby leads to a good sized lounge with double doors leading into the dining kitchen, hallway has downstairs w.c/cloakroom and stairs to first floor, which has three bedrooms and a family bathroom. Other features include Upvc double glazing and gas fired central heating. Externally there is a flagged garden to the rear and a garden to the front. Located close to the A194, this gives easy access to the A19 and Tyne Tunnel plus other main commuting road links.



EPC rating: D

Call: Andrew Craig 0191 4280025

Price Guide: £74,950+

Lot No. 94

5 Harlow Avenue, Red House Farm NE3 2AS

Andrew Craig

Description:

Spacious extended bungalow. This semi detached bungalow has much to offer and will suit a wide range of buyers. Warmed by gas central heating and double glazed windows. The layout comprises :- entrance porch, spacious lounge, two ground floor bedrooms, extended dining kitchen, sun room, bathroom/wc, there are stairs leading to a boarded loft and storage area. Externally there are pleasant low maintenance gardens to both front and rear and a shared driveway leading to car port. Well placed for access to local transport links, shops and schools.



EPC rating: C

Call: Andrew Craig 0191 2859024

Price Guide: £125,000+

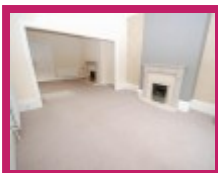
Lot No. 95

1 Grindon Terrace, Sunderland SR4 7TT

Andrew Craig

Description:

Offered with No Upper Chain is this double fronted cottage offering accommodation all on one level. The property offers deceptively light and generously proportioned rooms and is appointed to a high standard. Benefits include double glazing, gas combi central heating. It offers a versatile layout having originally been a three bed/one reception roomed home now being used as a two bedroom with an open plan lounge through dining room, but which could easily be re-converted back. Situated close to local amenities including hospital and bus links this would be ideal for a range of buyers including those looking to downsize.



EPC rating: E

Call: Andrew Craig 0191 5653377

Price Guide: £94,950+

Lot No. 96
31 Westburn Terrace, Roker SR6 9RB
Andrew Craig

Description:

A two bedroom end terraced home ideally placed for local schools, shops and access to the seafront and transport links to the City Centre. Neutrally decorated and benefitting from upvc double glazing, double glazing and a private rear yard. Sure to appeal to first time buyers, growing families and investors alike. Viewing recommended.



EPC rating: E

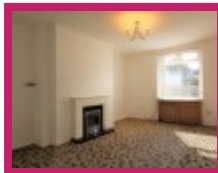
Call: Andrew Craig 0191 5160239

Price Guide: £69,950+

Lot No. 97
12 Nicholsons Terrace, Beamish DH9 0TG
WOOD
ESTATE AGENTS

Description:

Well presented end of terrace property situated on this ever popular street in the village of Beamish. Accommodation comprises entrance hallway, living room, kitchen. To the first floor there are two bedrooms and a re fitted shower room. Externally the rear yard is open providing rear access to neighbouring properties, however the view to the rear is spectacular. Beamish is a popular semi-rural village positioned in-between Stanley and Chester le Street just off the A693, which provides excellent access to Stanley, Chester-le-Street, Consett, Tyneside and the Metro Centre.



EPC Band D

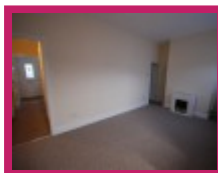
Call: JW Wood Estate Agents 0191 388 7245

Price Guide: £89,950+

Lot No. 98
7 Morven Terrace, Ashington NE63 8HN
**ROOK
MATTHEWS
SAYER**

Description:

In a popular location just off Wansbeck Road, this lovely family home is well presented and recently re-furnished. Gas central heating is provided by a combination boiler and double glazing is installed. With two reception rooms and three bedrooms this is ready to move into. Briefly comprising of entrance hall, spacious lounge and dining room, re-fitted kitchen with integrated hob, oven and extractor. The modern shower room with tiled walls completes the ground floor. To the first floor there are three bedrooms all re-decorated and with new flooring. Externally there is a yard with garage to the rear providing off street parking, small garden to the front. No upper chain, viewing essential.



EPC Band: C

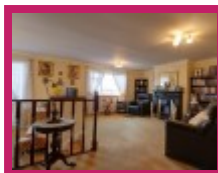
Call: Rook Matthews Sayer 01670 850 850

Price Guide: £59,950+

Lot No. 99
Mendip Bungalow, 27 Fines Road, Consett DH8 6QS
WOOD
ESTATE AGENTS

Description:

The bungalow has gas central heating, via combi. boiler, and uPVC double glazing with generous accommodation comprising: entrance porch, W.C., split-level living/dining room with French doors to the front garden, fitted kitchen, large utility room, inner hallway to two double bedrooms, a further bedroom/sitting room and a fourth bedroom/study, and a bathroom fitted with a white suite. There is an attached double garage with electric roller door and a landscaped rear patio garden with Indian sandstone and raised, well-stocked borders. There is also a patio to the front and a walled, lawned garden that extends around the side. There is shared access for the neighbour along the private driveway.



EPC Band: D

Call: JW Wood Estate Agents 01207 502 109

Price Guide: £240,000+

Lot No. 100
7a Leybourne Avenue, Forest Hall NE12 7AP
**ROOK
MATTHEWS
SAYER**

Description:

Situated within this favoured residential location is this well presented two double bedroom detached bungalow which will appeal to a variety of buyers. The property is accessed UPVC French doors into the sitting room, leading to the entrance hallway with doors off to all rooms, lounge to the front with a feature bay window, well appointed dining kitchen with a good range of wall and base units with space for appliances and space for table and chairs, door to a useful utility room, two double bedrooms and a bathroom/W.C., and gardens to three sides. The property benefits from no onward chain, double glazing and gas central heating.



EPC Band: C

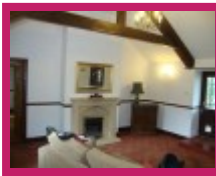
Call: Rook Matthews Sayer 0191 266 7788

Price Guide: £149,950+

Lot No. 101
Dairy Cottage, Felton Fence Farm, Morpeth NE65 9HY
**— MIKE —
ROGERSON**

Description:

A great opportunity for those looking for a semi rural retreat yet not totally isolated as the property is set amongst three other properties, surrounded by open fields and paddocks. The property itself benefits from LPG heating, we are advised the water is supplied from a bore which is shared by all four properties and is offered for sale with vacant possession. Property briefly comprises entrance vestibule, living room, kitchen, rear lobby giving access to the rear and bedroom one/ dining room. Off the lounge there is access to the inner hallway in turn leading to two further bedrooms and a family bathroom/wc. Externally there is a garden to the front and side of the property and a gravelled drive. The access is shared by all four properties.



EPC rating: F

Call: Mike Rogerson 01670 517500

Price Guide: £175,000+



Agents Property
AUCTION

TOGETHER WE GET RESULTS

REMOTE BIDDING APPLICATION FORM

Please select method of bidding:

TELEPHONE

☐

PROXY

☐

I (name) instruct The Agents Property Auction to bid on my behalf in accordance with the full terms and conditions shown in the auction catalogue and on our website www.agentspropertyauction.com/terms-conditions/ ("Terms and Conditions").

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

Option Two – I will pay a non refundable £3000 deposit and will exchange contracts within 28 days of my solicitor receiving the contract pack.

In both cases a non refundable £750 plus VAT (£900.00) Administration Fee is payable.

Date of Auction: Lot Number:

Address of Lot:

..... Post Code:

The Lot is offered for sale under:

Option One

☐

Option Two

☐

Maximum Bid (in words) £:

Buyers Information – Full Name/Company Name:

Address:

..... Post Code:

Tel No: Home: Business: Mobile:

Date of Birth: Occupation:

E-mail address:

Solicitors Name & Address:

Post Code: Tel No:

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

I confirm I have read, understand and accept the Terms and Conditions and will be bound by them should my bid be successful and give the Auctioneers the authority to sign the Memorandum of Sale on my behalf.

Signature Print Name: Date:

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

Tel: 01661 831 360 Fax: 01661 832 306 Email: info@agentspropertyauction.com

Web: www.agentspropertyauction.com



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

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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 advisers 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 fixtures, 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 has been made. 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 (or if that day is not a Business Day on the next Business Day) of the date of the buyers solicitor receiving the contract pack. 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 is 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 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.

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 buyer 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 exists;

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 date 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. The Agents Property Auction Limited may receive a commission for referring parties to solicitors for use of their conveyancing services.

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 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 the Seller, Buyer 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 and flow of any funds which will provided for the purpose of funding transactions or arrangements. We may keep records of the evidence of identity for at least five years. We reserve the right to conduct a soft imprint online identification search. The Data Protection Act 1998 governs the processing of information relating to individuals, including obtaining, use or disclosure of information. Personal data obtained by us under the Regulations are only processed for the prevention of money laundering and terrorist financing as per the information specified in paragraph 2(3) of the schedule 1 to the DPA. This use is necessary in order to exercise a public function that is in the public interest and to carry out a function permitted 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.

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 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. A contract is not bidding until Agents Property Auction have completed their customer due diligence.

3.3.5 We may be required to report to the appropriate authorities any knowledge or suspicion that funds are derived from the proceeds of crime or terrorist offences. It may be an offence if a person knows or suspects that such a report has been made and then discloses that fact to another party. It may also be an offence if a person knows or suspects that a civil recovery or confiscation or money laundering investigation is, or is about to be, conducted and he makes a disclosure to a third person that is likely to prejudice that investigation. As a matter of law, therefore, 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 or disclose the fact that we have made a report

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 of 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 it) 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 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 with such arrangements (including non-contractual disputes or claims).

Common Auction Conditions

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Important Notice

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

Take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant;

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;



Check the content of all available leases and other documents relating to the lot;
Check that what is said about the lot in the catalogue is accurate;
Have finance available for the deposit and purchase price;
Check whether VAT registration and election is advisable;

The conditions assume that the buyer has acted like a prudent buyer. If you choose to buy a lot without taking these normal precautions you do so at your own risk.
These common auction conditions (third edition) are reproduced with the consent of the Royal Institute of Chartered Surveyors (RICS).

Glossary

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

Wherever it makes sense:

singular words can be read as plurals, and plurals as singular words;
a "person" includes a corporate body;
words of one gender include the other genders;
references to legislation are to that legislation as it may have been modified or re-enacted by the date of the auction or the contract date (as applicable); and where the following words printed in bold black type appear in bold blue type they have the specified meanings.

Actual completion date The date when completion takes place or is treated as taking place for the purposes of apportionment and calculating interest.

Addendum An amendment or addition to the conditions or to the particulars or to both whether contained in a supplement to the catalogue, a written notice from the auctioneers or an oral announcement at the auction.

Agreed completion date

Subject to condition G9.3:

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

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

Arrears schedule The arrears schedule (if any) forming part of the special conditions.

Auction The auction advertised in the catalogue.

Auction conduct conditions The conditions so headed, including any extra auction conduct conditions.

Auctioneers The auctioneers at the auction.

Business day Any day except (a) a Saturday or a Sunday; (b) a bank holiday in England and Wales; or (c) Good Friday or Christmas Day.

Buyer The person who agrees to buy the lot or, if applicable, that person's personal representatives: if two or more are jointly the buyer their obligations can be enforced against them jointly or against each of them separately.

Catalogue The catalogue to which the conditions refer including any supplement to it.

Completion Unless otherwise agreed between seller and buyer (or their conveyancers) the occasion when both seller and buyer have complied with their obligations under the contract and the balance of the price is unconditionally received in the seller's conveyancer's client account.

Condition One of the auction conduct conditions or sales conditions.

Contract The contract by which the seller agrees to sell and the buyer agrees to buy the lot.

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

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

Documents Documents of title (including, if title is registered, the entries on the register and the title plan) and other documents listed or referred to in the special conditions relating to the lot.

Financial charge A charge to secure a loan or other financial indebtedness (not including a rentcharge).

General conditions That part of the sale conditions so headed, including any extra general conditions.

Interest rate If not specified in the special conditions, 4% above the base rate from time to time of Barclays Bank plc. (The interest rate will also apply to judgment debts, if applicable.)

Lot Each separate property described in the catalogue or (as the case may be) the property

that the seller has agreed to sell and the buyer to buy (including chattels, if any).

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

Particulars The section of the catalogue that contains descriptions of each lot (as varied by any addendum).

Practitioner An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, any similar official).

Price The price that the buyer agrees to pay for the lot.

Ready to complete Ready, willing and able to complete: if completion would enable the seller to discharge all financial charges secured on the lot that have to be discharged by completion, then those outstanding financial charges do not prevent the seller from being ready to complete.

Sale conditions The general conditions as varied by any special conditions or addendum.

Sale memorandum The form so headed (whether or not set out in the catalogue) in which the terms of the contract for the sale of the lot are recorded.

Seller The person selling the lot. If two or more are jointly the seller their obligations can be enforced against them jointly or against each of them separately.

Special conditions Those of the sale conditions so headed that relate to the lot.

Tenancies Tenancies, leases, licences to occupy and agreements for lease and any documents varying or supplemental to them.

Tenancy schedule The tenancy schedule (if any) forming part of the special conditions.

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

TUPE The Transfer of Undertakings (Protection of Employment) Regulations 2006.

VAT Value Added Tax or other tax of a similar nature.

VAT option An option to tax.

We (and us and our) The auctioneers.

You (and your) Someone who has a copy of the catalogue or who attends or bids at the auction, whether or not a buyer

Auction Conduct Conditions

A1 Introduction

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

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

A2 Our role

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

A3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the seller might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always – as 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. All deposit monies will be held in the Client Account of The Agents Property Auction until exchange of contracts.

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 seller 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) 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:

- (a) 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;
- (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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2019

JANUARY

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