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Wednesday 28th August

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

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

**01661 831 360**

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





## Buyers Guide

### IMPORTANT NOTES FOR ALL AUCTION BIDDERS

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

#### Particulars of Sale:

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

#### Price Guides:

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

#### Option 1 Terms & Conditions:

On the fall of the gavel contracts are deemed to be exchanged and the successful buyer must immediately pay a 10% deposit (subject to a minimum of £3,000) 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](http://www.agentspropertyauction.com) under heading 'Ways to Bid' or **call 01661 831360**.

#### Sales Agreed:

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

#### Amendments to Catalogue:

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

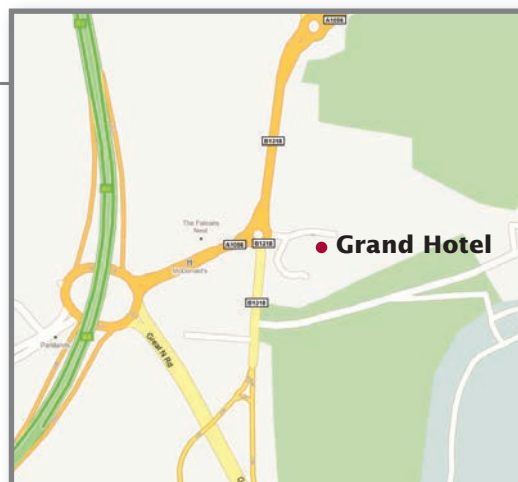
## Venue Location

Newcastle 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

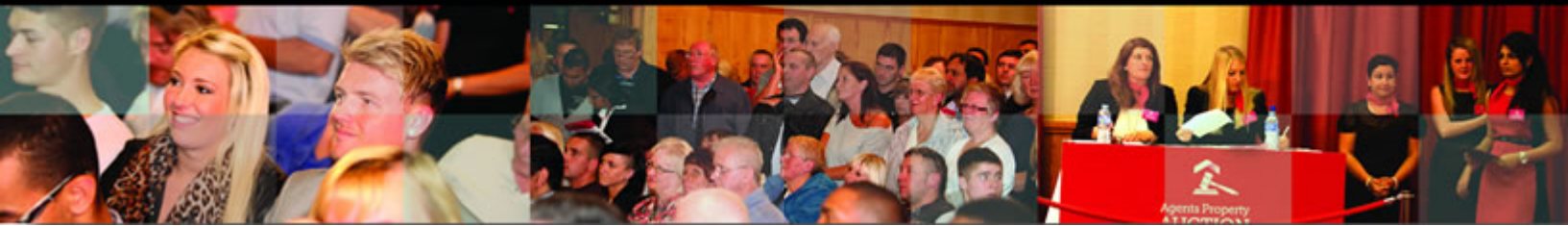
Lot No	Address	Post Code	Partner Agent
<b>OPTION 1</b>			
Lot 1	3 Cramond Way, Cramlington	NE23 6JZ	Mike Rogerson
Lot 2	162 Canterbury Road, Newton Hall	DH1 5XT	JW Wood Estate Agents
Lot 3	31 Shipcote Terrace, Gateshead	NE8 4AA	Andrew Craig
Lot 4	9 Carville Gardens, Wallsend	NE28 6BA	Andrew Craig/Rook Matthews Sayer
Lot 5	35 Kitchener Street, Darlington	DL3 6NL	JW Wood Estate Agents
Lot 6	94 Mirlaw Road, Cramlington	NE23 6UA	Mike Rogerson
Lot 7	110 Tynemouth Road, Wallsend	NE28 0LQ	Rook Matthews Sayer
Lot 8	Smithy Cottage, Bluebell Farm, Belford	NE70 7QE	Rook Matthews Sayer
Lot 9	13 Rosedale Gardens, Saltburn by the Sea	TS12 3EN	Michael Poole
Lot 10	23 Denwick Avenue, Lemington	NE15 8SQ	Rook Matthews Sayer
Lot 11	The Bungalow, Front Street, Shotton Colliery	DH6 2LT	Kimmit & Roberts
Lot 12	666 West Road, Denton Burn	NE5 2UR	Rook Matthews Sayer
Lot 13	45/45a Eden Terrace, Shiney Row	DH4 4QY	Kimmit & Roberts
Lot 14	44 The Meadows, Newcastle upon Tyne	NE3 3NA	Andrew Craig
Lot 15	57 High Street, Boosbeck	TS12 3AB	Michael Poole
Lot 16	Lynemouth Resource Centre, Lynemouth	NE61 5YJ	Rook Matthews Sayer
Lot 17	88 Baring Street, South Shields	NE33 2EQ	Andrew Craig
Lot 18	Otterburn Hall, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 19	23 Holmeside, Sunderland	SR1 3JE	Rook Matthews Sayer
Lot 20	71 Durham Road, Eston	TS6 9LZ	Michael Poole
Lot 21	5 Star Pizza, 4 Ravensworth Road, Birtley	DH3 1EZ	Andrew Craig
Lot 22	264 Plessey Road, Blyth	NE24 3NN	Rook Matthews Sayer
Lot 23	39 Clive Road, Eston	TS6 0RT	Michael Poole
Lot 24	Former Working Men's Club, Otterburn	NE19 1HB	Rook Matthews Sayer
Lot 25	23 Marion Street, Sunderland	SR2 8RG	Andrew Craig
Lot 26	23 Greenside Avenue, Horden	SR8 4QX	Kimmit & Roberts
Lot 27	7 Burdale Avenue, East Denton	NE5 2NU	Rook Matthews Sayer
Lot 28	25 Northbourne Road, Jarrow	NE32 5JS	Andrew Craig
Lot 29	26/26a Yarm Lane, Stockton	TS18 1ET	Michael Poole
Lot 30	22,22a/24 Front Street, North Shields	NE29 7QW	Rook Matthews Sayer
Lot 31	Golden Lion Inn, Walters Street, Jarrow	NE32 3PH	Rook Matthews Sayer
Lot 32	13 Offerton Street, Millfield	SR4 7EA	Andrew Craig
Lot 33	127 Sandringham Road, Redcar	TS10 1EP	Michael Poole
Lot 34	Mackays Court, 16-18 Front Street, Consett	DH8 5AQ	JW Wood Estate Agents
Lot 35	2 Mount Pleasant Avenue, Markse By The Sea	TS11 7BW	Michael Poole
Lot 36	70 Sixth Street, Horden	SR8 4JX	Kimmit & Roberts
Lot 37	22 Albany Street West, South Shields	NE33 4BE	Andrew Craig
Lot 38	7 Carnegie Street, Grangetown	SR2 9RL	Andrew Craig
<b>OPTION 2</b>			
Lot 39	31 Rowlington Terrace, Ashington	NE63 0LZ	Rook Matthews Sayer
Lot 40	2 Jubilee Buildings, Hexham	NE46 1NW	Rook Matthews Sayer
Lot 41	35 Julian Street, Lawe Top, South Shields	NE33 2EP	Andrew Craig
Lot 42	84 Addycombe Terrace, Heaton	NE6 5SQ	Rook Matthews Sayer
Lot 43	28 Frazer Close, South Shields	NE33 5AT	Andrew Craig
Lot 44	46 Grove Park Oval, Gosforth	NE3 1EF	Andrew Craig/Rook Matthews Sayer
Lot 45	13 Glenwood, Ashington	NE63 8EL	Rook Matthews Sayer





## Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 46	16 Deanery Street, Bedlington	NE22 6JY	Mike Rogerson
Lot 47	14 Kinross Drive, Stanley	DH9 6UT	JW Wood Estate Agents
Lot 48	14 Goschen Street, Sunderland	SR5 2JP	Andrew Craig
Lot 49	59 Grove Park Oval, Gosforth	NE3 1EF	Andrew Craig/Rook Matthews Sayer
Lot 50	107 York Avenue, Jarrow	NE32 5EH	Andrew Craig
Lot 51	40 East Green, West Auckland	DL14 9HJ	JW Wood Estate Agents
Lot 52	1a Clarendon Mews, Gosforth	NE3 5ED	Rook Matthews Sayer
Lot 53	7 Belgrave Drive, Normanby	TS6 0SQ	Michael Poole
Lot 54	15 Symington Walk, Darlington	DL1 1HE	JW Wood Estate Agents
Lot 55	12 Nicholsons Terrace, Beamish	DH9 0TG	JW Wood Estate Agents
Lot 56	2 Middle Garth, Newcastle upon Tyne	NE5 3ER	Rook Matthews Sayer
Lot 57	71 Grove Park Oval, Gosforth	NE3 1EF	Andrew Craig/Rook Matthews Sayer
Lot 58	7 Hillcrest, Jarrow	NE32 4DP	Andrew Craig
Lot 59	8 Beaumont Hill, Darlington	DL1 3NG	JW Wood Estate Agents
Lot 60	62 Grosvenor Gardens, Jesmond	NE2 1HQ	Rook Matthews Sayer
Lot 61	Brook Cottage, Hepscott	NE61 6LL	Rook Matthews Sayer
Lot 62	110 Haydon Close, Newcastle upon Tyne	NE3 2BZ	Andrew Craig
Lot 63	16 Bronte Way, South Shields	NE34 9JY	Andrew Craig
Lot 64	99 Cemetery Road, Gateshead	NE8 3HH	Andrew Craig
Lot 65	139 Rosalind Street, Ashington	NE63 9BB	Rook Matthews Sayer
Lot 66	86 Front Street, East Boldon	NE36 0SG	Andrew Craig
Lot 67	26 Derby Street, Jarrow	NE32 3AT	Andrew Craig
Lot 68	16 Ogle Grove, Jarrow	NE32 5YL	Andrew Craig
Lot 69	4 Whitsun Grove, Bedlington	NE22 5BD	Mike Rogerson
Lot 70	20 Means Drive, Burradon, Cramlington	NE23 7NP	Rook Matthews Sayer
Lot 71	20 Holystone Drive, Holystone	NE27 0DH	Rook Matthews Sayer
Lot 72	51 Alderside Crescent, Lanchester	DH7 0PZ	JW Wood Estate Agents
Lot 73	Flat 4, 6 Mason Avenue, Whitley Bay	NE26 1AQ	Rook Matthews Sayer
Lot 74	36 Fines Park, Annfield Plain	DH9 8QX	JW Wood Estate Agents
Lot 75	29a Garthfield Crescent, Newcastle upon Tyne	NE5 2LY	Rook Matthews Sayer
Lot 76	16 The Rise, Castleside	DH8 9RA	JW Wood Estate Agents
Lot 77	20 Bruce Gardens, Fenham	NE5 2EA	Rook Matthews Sayer
Lot 78	68 Trevor Terrace, North Shields	NE30 2DE	Andrew Craig/Rook Matthews Sayer
Lot 79	35 Woodcroft Close, Annitsford	NE23 7UF	Rook Matthews Sayer
Lot 80	26 Marsham Close, Dumpling Hall	NE15 7QL	Rook Matthews Sayer
Lot 81	81 Waverdale Way, South Shields	NE33 4SJ	Andrew Craig
Lot 82	66 St Marys Avenue, South Shields	NE34 6AG	Andrew Craig
Lot 83	96 Churchill Road, Eston	TS6 9PJ	Michael Poole
Lot 84	60 Delaval Terrace, Blyth	NE24 1DN	Rook Matthews Sayer
Lot 85	9 Coniston Road, Grangefield	TS18 4PX	Michael Poole
Lot 86	10 Redshank Drive, Blyth	NE24 3SJ	Mike Rogerson
Lot 87	11 Pine Valley Way, Ashington	NE63 9GL	Rook Matthews Sayer/Mike Rogerson
Lot 88	54 Fern Drive, Dudley	NE23 7AF	Mike Rogerson
Lot 89	19 Wall Close, Coxlodge	NE3 3UG	Rook Matthews Sayer
Lot 90	67 Haggerston Road, Blyth	NE24 4GS	Mike Rogerson
Lot 91	24 West Moor Drive, Cleadon	SR6 7TW	Andrew Craig
Lot 92	3 Manor Close, Low Worsall	TS15 9QE	Michael Poole
Lot 93	11 Abbotsmeade Close, Fenham	NE5 2EU	Rook Matthews Sayer



## Order Of Sale

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Lot No	Address	Post Code	Partner Agent
Lot 94	16 Stainsby Gate, Thornaby	TS17 9AQ	Michael Poole
Lot 95	20 The Hawthorns, West Kyo	DH9 8TX	JW Wood Estate Agents
Lot 96	6 Windsor Court, South Gosforth	NE3 1YN	Andrew Craig
Lot 97	77 Hebron Avenue, Pegswood	NE61 6RJ	Mike Rogerson
Lot 98	8 Redmond Square, Sunderland	SR5 5PP	Andrew Craig
Lot 99	2 The Maltings, Alnwick	NE66 1YA	Rook Matthews Sayer
Lot 100	2 The Oaks West, Ashbrooke	SR2 8HZ	Andrew Craig
Lot 101	1 Pheasant Close, Ingleby Barwick	TS17 0TS	Michael Poole
Lot 102	243 Rosalind Street, Ashington	NE63 9AZ	Rook Matthews Sayer
Lot 103	13 Phoenix Court, Morpeth	NE61 1LN	Rook Matthews Sayer
Lot 104	6 Raglan Close, Roseworth, Stockton	TS19 9LZ	Michael Poole
Lot 105	Old School House, Chapel Lane, Whitley Bay	NE25 8AD	Rook Matthews Sayer

## 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

3 Cramond Way, Cramlington NE23 6JZ



#### Description:

Available with a short lease is this three bedroom mid link house being offered for sale with vacant possession. The property is located in a popular residential area and is in need of a refurbishment and modernisation, however does benefit from gas central heating and double glazed windows. Property briefly comprises entrance lobby, dining room, living room, kitchen, to the first floor there are three bedrooms, shower room and separate wc. Externally there are gardens to both the front and rear of the property with a garage situated in a nearby block.  
EPC rating: D

**Call:** Mike Rogerson 01670 732400

**Price Guide:** £49,950+

### Lot No. 2

162 Canterbury Road, Newton Hall DH1 5XT



#### Description:

This two bedroom ground floor flat offered for sale with vacant possession and located within this popular residential area. The property does benefit from double glazed windows, gas central heating, modern style kitchen and bathroom fittings, a garden to the rear and a garage within a nearby block. The property has a short lease. Property briefly comprises entrance lobby, living room, kitchen, inner hall with doors off to bathroom/wc and two bedrooms. Externally an enclosed lawn garden to the rear and a garage within a block.



EPC rating: C

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

**Price Guide:** £36,000+

### Lot No. 3

31 Shipcote Terrace, Gateshead NE8 4AA

**Andrew Craig**



#### Description:

An ideal investment this two bedroomed ground floor flat offering great potential and with no onward chain. Located within a popular area of Gateshead on Shipcote Terrace being close to local amenities and good transport links giving access to Newcastle City Centre. The property briefly comprises; entrance hallway, lounge, two bedrooms, kitchen and modern shower room. Externally there is a yard to rear. Early viewing recommended.



EPC rating: E

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £39,950+



**Lot No. 4**
**9 Carville Gardens, Wallsend NE28 6BA**
**Andrew Craig**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

This two double bedroomed house is available for sale on Carville Gardens, Wallsend and will suit for those looking to buy a property with a protected tenancy in place, the rent is £93.59 per week (£405.56 pcm). Benefits include :- double glazed windows and gas central heating. The rooms comprise of :- lounge, kitchen, bathroom, two bedrooms. Externally there are paved gardens to both front and rear.



EPC rating: D

**Call:** AC 0191 2859024 RMS 0191 2761283

**Price Guide:** £39,950+

**Lot No. 5**
**35 Kitchener Street, Darlington DL3 6NL**
**WOOD  
ESTATE AGENTS**

**Description:**

Ideally suiting the property investor this is a mid-terraced house which does require some updating and improvement but which does offer the potential of providing a healthy rental yield. The property has double glazing and it offers accommodation which briefly comprises on the ground floor; entrance lobby, lounge with feature fireplace, inner lobby and a kitchen/dining room fitted with a range of floor and wall units. To the first floor there are two bedrooms, the master a particularly good size and a bathroom/w.c. Externally there is a yard to the rear. Kitchener Street is located close to a range of local shops and amenities including schools for all age groups and a regular bus service. A more comprehensive range of shopping a recreational facilities and amenities are available in Darlington Town Centre which is just a mile away.

EPC rating: D

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

**Price Guide:** £35,000+

**Lot No. 6**
**94 Mirlaw Road, Cramlington NE23 6UA**
**MIKE  
ROGERSON**

**Description:**

The property is only suitable for a cash buyer due to the low lease term. Mike Rogerson Estate Agents are delighted to welcome to the market this detached ground floor Bellway flat pleasantly located on the end of a cul-de-sac in Mirlaw Road, Whitelea Chase in Cramlington. Briefly comprises; entrance into the hallway, lounge, kitchen, conservatory, two double bedrooms, and bathroom. Externally to the front the ground floor flat sits on a generous plot with a large well maintained front garden which is laid to lawn with shrubs and borders and to the rear is a private enclosed garden which is mainly laid to lawn, single garage with off street parking.



EPC rating: D

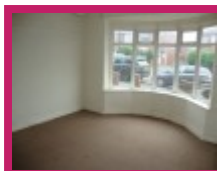
**Call:** Mike Rogerson 01670 732400

**Price Guide:** £54,950+

**Lot No. 7**
**110 Tynemouth Road, Wallsend NE28 0LQ**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Appealing to both the private residential buyer and the buy to let investor is this two bedroom ground floor flat located in this residential area close to local amenities to include Aldi supermarket, road links to Newcastle, the coast and Tyne Tunnel. The property benefits include double glazed windows, gas central heating, yard to the rear offering off street parking and is offered for sale with vacant possession. Property briefly comprises entrance hall, two bedrooms, living room, kitchen, bathroom/w.c. Externally there is a yard to the rear.



EPC Rating D

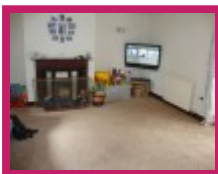
**Call:** Rook Matthews Sayer 0191 2671283

**Price Guide:** £39,950+

**Lot No. 8**
**Smithy Cottage, Bluebell Farm, Belford NE70 7QE**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

A deceptively spacious three bedroom detached bungalow located within the heart of Belford. The property benefits include double glazed windows, central heating, a spacious breakfast kitchen, conservatory and gardens. Property briefly comprises entrance hall with access to an internal hallway with doors leading off to the bedrooms (master with en-suite facilities), family bathroom, breakfast kitchen, lounge and a conservatory. Externally there are lawned gardens to the side and rear of the property with gravelled parking to the front.



EPC rating: D

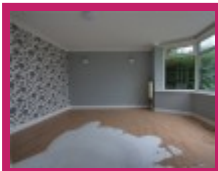
**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £130,000+

**Lot No. 9**
**13 Rosedale Gardens, Saltburn by the Sea TS12 3EN**
**Michael Poole**

**Description:**

A three bedroom semi detached house, with lots of Potential! Situated in a popular village location, this good size bay fronted home is in need of refurbishment but offers the basics of a good home. Offered to the market with no onward chain, we advise early viewing to avoid disappointment.



EPC rating: D

**Call:** Michael Poole 01642 285041

**Price Guide:** £44,950+

**Lot No. 10**
**23 Denwick Avenue, Lemington NE15 8SQ**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

A well presented one bedroom ground floor flat fronted onto a walkway and is offered for sale with vacant possession. The property will appeal to both the private residential buyer and the buy to let investor and has been upgraded and modernised by the current vendor. The property benefits includes double glazed windows and gas central heating. Property briefly comprises entrance hall, bedroom, bathroom, living room and kitchen.



EPC rating: D

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

**Price Guide:** £29,950+

**Lot No. 11**
**The Bungalow, Front Street, Shotton Colliery DH6 2LT**
**kimmitt & roberts**

**Description:**

Situated in the heart of this popular village giving such easy access to Durham City and the A19 this is a perfect opportunity for the DIY enthusiast to acquire this deceptively spacious three bedroom detached bungalow which comes with electric night storage heaters and double glazing. Briefly comprising Entrance porch, entrance hall, lounge, kitchen, three bedrooms and bathroom/w.c., Externally there are gardens to front and rear, along with driveway leading to single garage.



EPC rating: E

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

**Price Guide:** £39,950+



**Lot No. 12**

666 West Road, Denton Burn NE5 2UR

**ROOK  
MATTHEWS  
SAYER**

**Description:**

This spacious three bedroom home ideal for a variety of purchasers. Set over three floors benefits include gas central heating, double glazing and a garage. There are local shops and public transport links nearby along with Newcastle City Centre, Airport and major road links. Comprising of entrance porch, separate w.c., reception room one, breakfasting kitchen. Stairs lead up to a second reception room and a double bedroom. The top floor has a further two double bedrooms and a family bathroom. There is a paved area to the front and a garden to the rear. Garage is in a separate block.



EPC rating: D

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

**Price Guide:** £79,950+

**Lot No. 13**

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

**kimmitt & roberts**

**Description:**
**PAIR OF FLATS**

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

EPC Bands D

**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £37,500+

**Lot No. 14**

44 The Meadows, Newcastle upon Tyne NE3 3NA

**Andrew Craig**

**Description:**

In need of modernisation. This two double bedroomed semi detached house has much to offer and is ideally located on The Meadows, Fawdon. Within easy reach of transport links, shops and schools. The layout comprises:- Entrance hall, lounge with bay window overlooking the front garden, dining room, kitchen, two bedrooms, bathroom/wc. The house has double glazed windows and gas central heating. There is a larger than average garden to the rear.



EPC Band: to be advised

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £99,950+

**Lot No. 15**

57 High Street, Boosbeck TS12 3AB

**Michael Poole**

**Description:**

A Fantastic Opportunity to Acquire a Sizeable Property Situated in a Popular Village Location with a Total Approx. Floor Area of 1,678 Square Feet or 155.9 Square Metres. This Versatile Property Offers Masses of Potential. For Further Development It Would Make a Great Shop or Storage Unit or the Site Offers Great Development Potential Subject to Planning Permission and Building Regulations.



EPC rating: to be advised

**Call:** Michael Poole 01642 285041

**Price Guide:** £80,000+

**Lot No. 16**
**Lynemouth Resource Centre, Lynemouth NE61 5YJ**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Description: Substantial Two storey property. Floor area 970.93 sq. m. (10,451 sq. ft.). Suitable for a variety of uses (stpp). Substantial two storey detached property in central location. Prominent corner position. Site area 0.184 hectares (0.454 acres). Mixture of open plans rooms and offices. Separate 1 bedroom flat included. Large car park to the rear, two single garages and a detached wooden building. Fantastic development opportunity (stpp).



EPC rating: C

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £79,950+

**Lot No. 17**
**88 Baring Street, South Shields NE33 2EQ**
**Andrew Craig**

**Description:**

A development opportunity for a two bedroom mid terraced house situated on Lawe Top boasting a sought after Town Centre location. The property is ideally situated for access to Ocean Road which offers a range of various bars and restaurants and is accessible to local shops and amenities and within close proximity of the award winning beach front. Additionally the property is close by to local transport links including metro and bus services. The internal floor plan comprises hallway, lounge, dining room, kitchen/diner and ground floor WC. To first floor there are two double bedrooms with bathroom accessible by the rear bedroom. Early viewing is advised.



EPC rating: E

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £69,950+

**Lot No. 18**
**Otterburn Hall, Otterburn NE19 1HE**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Otterburn Hall built 1870 is a stunning grade II listed former country house and hotel set within circa 16 acres of mature woodland, lawns and private fishing lake providing a picturesque back drop. Our client has had conditional planning granted to turn the hall into a 26 bed hotel incorporating restaurant, bar and spa catering for weddings. Since taking over the property in 2015 he has invested a substantial amount of funds including removal of asbestos, damp proofing, new flat roof and exposing original brick work for treatment of dry rot and damp proofing. Planning Applications 18NP0027LBC (Northumberland National Park) Link: [nnpa.planning-register.co.uk/PlaPlanningAppResults.aspx](http://nnpa.planning-register.co.uk/PlaPlanningAppResults.aspx) Tenure 999 year lease beginning on and including 10 February 2015 and ending on and including 9 February 3014. Ground Rent £8,000 per annum. EPC Exempt.

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £499,950+

**Lot No. 19**
**23 Holmeside, Sunderland SR1 3JE**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

A three storey mid terraced property with a pitched roof. The unit being 252.69 sq. m. (2,719.9 sq. ft.) consists fully equipped open plan salon, beauty room and w/c on the ground floor with first floor being further salon space, beauty room, waiting area, tanning room, staff area, office shower room and w/c. The second floor is used as an office/storage. It is well presented and although currently set out as a beauty/hair salon would be suitable for a variety of uses subject to the correct use class. EPC Band D


**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £50,000+



**Lot No. 20**

71 Durham Road, Eston TS6 9LZ

Michael Poole


**Description:**

This bright and cheerful bungalow briefly comprises entrance porch leading into a hallway, front bedroom, living room, master bedroom, bathroom, kitchen and conservatory.



EPC rating: D

**Call:** Michael Poole 01642 955180

**Price Guide:** £86,000+

**Lot No. 21**

5 Star Pizza, 4 Ravensworth Road, Birtley DH3 1EZ

Andrew Craig


**Description:**

An opportunity to purchase a spacious commercial unit located on Ravensworth Road, Birtley. Previously run as a Pizza take away and currently offers an internal layout briefly comprising Entrance with cool room, cloaks/wc, office, preparation room, kitchen and two shop areas. Viewing recommended to fully appreciate.



EPC rating: D

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £74,950+

**Lot No. 22**

264 Plessey Road, Blyth NE24 3NN

 ROOK  
MATTHEWS  
SAYER

**Description:**

Sought after link house on this popular, set back part of Plessey Road. The property has been loved by the same family for over 30 years, but would benefit from some cosmetic improvement. With spacious room sizes, light and airy rooms, a delightful garden and driveway, there's fantastic potential for any family to enjoy this delightful home. Entrance porch, spacious hallway, downstairs cloaks/w.c., rear porch, lounge/dining area with fireplace and gas fire, family breakfasting kitchen, three generous bedrooms to the first floor, modern shower room. Gorgeous rear garden overlooking playing fields, patio, lawn and borders with mature shrubs, shed, driveway to the front. Gas radiator central heating system via back boiler, double glazing. No upward chain!

EPC rating: E


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

**Price Guide:** £55,000+

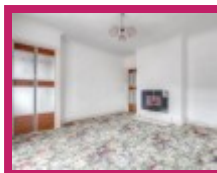
**Lot No. 23**

39 Clive Road, Eston TS6 0RT

Michael Poole


**Description:**

With a sensible price tag this end terraced house would make a fantastic first time buy or investment property. With no forward chain. The accommodation briefly comprises entrance hall, living room, dining room, kitchen and downstairs toilet room. The first floor has two double bedrooms and a family shower room.



EPC rating: E

**Call:** Michael Poole 01642 955180

**Price Guide:** £74,950+



**Lot No. 24**
**Former Working Men's Club, Otterburn NE19 1HB**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

A former working men's club and bungalow previously occupied by the steward which presents an immediate opportunity for refurbishment and either sale or rental with residential use. The site is circa 1.050 Acres (0.424 Hectares) with housing around three sides of the site. The eastern aspect is across a small wooded dene with a tributary of the River Rede descending from a waterfall close to the northeast corner. The site would suit a variety of uses including residential development subject to planning permission. The site is located on Brierley Gardens within the historical village of Otterburn.



EPC ratings: D

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £150,000+

**Lot No. 25**
**23 Marion Street, Sunderland SR2 8RG**
**Andrew Craig**

**Description:**

A two bedroom ground floor flat situated on Marion Street, Sunderland. The property briefly comprises entrance hall, bedroom one, living room with open plan kitchen, inner hallway, bathroom, bedroom two with access to dressing area/study.



EPC rating: E

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £22,500+

**Lot No. 26**
**23 Greenside Avenue, Horden SR8 4QX**
**kimmitt&roberts**

**Description:**

A perfect opportunity for the local investor or DIY enthusiast to acquire this two bedroom semi detached home which comes with gas central heating system, double glazing and briefly comprising of Entrance vestibule, lounge, dining room, kitchen, two bedrooms and bathroom/w.c. Externally there are gardens to the front elevation along with enclosed yard to rear.



EPC Band: E

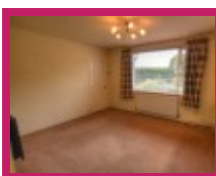
**Call:** Kimmitt and Roberts 0191 518 3334

**Price Guide:** £36,000+

**Lot No. 27**
**7 Burdale Avenue, East Denton NE5 2NU**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

For sale by auction is this three bedroom semi-detached home is an ideal investment. Located on a corner plot and having fantastic views to the front with open aspect. Benefits include double glazing, gas central heating, sun room and extended kitchen. There is also a garage and a driveway. The property itself has a porch, hallway, lounge, dining room, breakfasting kitchen, sun room and separate wc. Stairs lead up to three good bedrooms and a family bathroom. Gardens to front, side and rear, garage and driveway. Being centrally located there are shops and retail park within walking distance along with public transport links to Newcastle City Centre. Newcastle International Airport, Metrocentre and major A1 and A69 major trunk roads are all easily accessible.



EPC rating: C

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

**Price Guide:** £105,000+

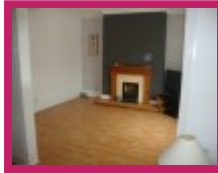
**Lot No. 28**

25 Northbourne Road, Jarrow NE32 5JS

**Andrew Craig**

**Description:**

A two bedroom flat (we are advised was originally a three bedroom) which is being offered for sale with no forward chain. The property does have a short lease of approximately 64 years and offers good sized accommodation with a larger than average rear off shoot. The property does benefit from double glazed windows, gas central heating and briefly comprises entrance hall with stairs to first floor, living room, two bedrooms, kitchen and bathroom. Externally there is a small yard to the rear.



EPC rating: D

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £36,000+

**Lot No. 29**

26/26a Yarm Lane, Stockton TS18 1ET

**Michael Poole**

**Description:**

Investment opportunity a pair of flats on Yarm Lane which is directly off the High Street. With vacant possession the properties comprise of a communal entrance hall, first floor flat with room, bedroom, shower room and kitchen, The second floor flat has a shower room, bedroom, living /kitchen. EPC rating: Both E

**Call:** Michael Poole 01642 355000

**Price Guide:** £36,000+

**Lot No. 30**

22,22a/24 Front Street, North Shields NE29 7QW

**ROOK  
MATTHEWS  
SAYER**

**Description:**

A substantial three storey mid terrace red brick building consisting ground floor retail unit, 3 bedroom maisonette and ground/first floor office/store. The ground floor retail unit is currently let to Chirton Traders Discount Store who have been a tenant in the unit for a number of years, the current lease has expired and is rolling over. The maisonette has a private access to the side of the retail unit and consists living room, kitchen, 2 bedrooms, bathroom and balcony on the first floor with a further bedroom on the second floor. The current tenant has been in occupation for a number of years and has a 6 month AST. The office/store is accessed at the rear of the property and consists spacious entrance on the ground floor with the first floor being 2 open plan rooms and bathroom, the unit is currently vacant and in need of a full refurbishment. Rental income £9,576 per annum. Generating yield of 10.64% on guide price

Flat EPC Band: E

Shop EPC Band: to be advised

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £89,950+

**Lot No. 31**

Golden Lion Inn, Walters Street, Jarrow NE32 3PH

**ROOK  
MATTHEWS  
SAYER**

**Description:**

The Property comprises a detached two storey traditional pub with rendered elevations beneath a multi-pitched and slated roof. The pub stands on the eastern side of its site and has the benefit of a service yard / car parking area as well as a beer garden to the side. Internally, the main trading area is open plan with a central bar servery. There is an additional trading room with an adjacent kitchen to the rear. A function room with the benefit of its own bar servery is located at first floor level. A two bedroom manager's / staff flat is also located at first floor level. The beer cellar is located at basement level.



EPC rating: E

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £74,950+



**Lot No. 32**

13 Offerton Street, Millfield SR4 7EA

**Andrew Craig**

**Description:**

Offered with NO CHAIN INVOLVED! The mid terraced dormer cottage is sure to appeal to a range of buyers! Ideally located for access to a range of amenities including Sunderland City Centre, Sunderland Royal hospital and Sunderland University. There are good transport links in the form of local bus routes and access to the Millfield metro system which is a short distance away. Providing accommodation on one level if required as it has a ground floor bedroom and there are two further bedrooms upstairs. Early viewing is recommended!

EPC rating: F

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £36,000+

**Lot No. 33**

127 Sandringham Road, Redcar TS10 1EP

**Michael Poole**

**Description:**

Considerable larger than its outward appearance would have you believe. This is an excellent size semi detached home situated in a popular residential location. Offered to the market with no onward chain and in need of a bit of updating, this well cared for house really does offer excellent living accommodation with the advantage of off-road parking and a garage. The accommodation briefly comprises hall, sitting room, dining room, kitchen, first floor there are three bedrooms and a shower room.

EPC rating: D


**Call:** Michael Poole 01642 285041

**Price Guide:** £77,500+

**Lot No. 34**

Mackays Court, 16-18 Front Street, Consett DH8 5AQ

**WOOD  
ESTATE AGENTS**

**Description:**

An investment opportunity to purchase this "up and running" portfolio of eight flats located within the middle of Consett town centre with a potential rental income when fully let of approx £37,500. The development consists of two blocks of flats each consisting of 2 x two bedroom flats and 2 x one bedroom flats. We are advised that seven of the eight flats are currently let generating an income of just over £33,000.

The properties have been upgraded and modernised to include double glazed windows and electric heating and illustrations below are of the room layout of a one and two bedroom flat.

Block One - communal secure entrance door with stairs leading to the first floor. Flat 3 - entrance hall, kitchen, living room with security entry phone, bedroom and bathroom/wc.

Block Two - communal secure entrance door with stairs leading to the four flats. Flat 5 - entrance hall, living room with security entry phone, kitchen, bathroom and two bedrooms.

EPC rating: Flat 1 - E Flat 2 - E Flat 3 - F Flat 4 - C Flat 5 - D Flat 6 - D Flat 7 - D Flat 8 - G

**Call:** J W Wood Estate Agents 01207 502109

**Price Guide:** £225,000+

**Lot No. 35**

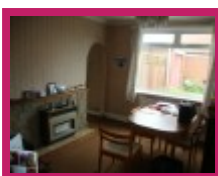
2 Mount Pleasant Avenue, Markse By The Sea TS11 7BW

**Michael Poole**

**Description:**

A four bedroom, three reception room house which benefits from double glazed windows and central heating, however it does require modernisation and refurbishment. The property offers spacious living accommodation, occupies a good size plot offering gardens to three sides and briefly comprises entrance hall, living room, dining room, kitchen and third reception room to the ground floor. There are four bedrooms and a shower room to the first floor. Externally there are gardens to three sides with a drive to the front offering off street parking leading to a garage.

EPC Band: to be advised


**Call:** Michael Poole 01642 285041

**Price Guide:** £99,950+



**Lot No. 36**

70 Sixth Street, Horden SR8 4JX


**Description:**

A two bedroom mid terrace house offered for sale with vacant possession.

EPC rating: F


**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £19,950+

**Lot No. 37**

22 Albany Street West, South Shields NE33 4BE

**Andrew Craig**

**Description:**

Two Bed (former three) Upper terraced flat in need of works of modernisation situated within easy reach of South Shields Town Centre. The property has gas central heating and Upvc double glazing and private yard to rear. Accommodation comprises of: Entrance lobby with stairs up to first floor landing. Lounge through diner. Two bedrooms, Kitchen and bathroom. Yard to rear. Located within close proximity to Town Centre amenities including Metro Station and a good array of shops, restaurants and bars can be found. Good road links available leading to Tyne Tunnel, the coast and surrounding areas for easy commuting.



EPC rating: C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £39,950+

**Lot No. 38**

7 Carnegie Street, Grangetown SR2 9RL

**Andrew Craig**

**Description:**

An ideal purchase for first time buyers and buy to let investors alike! Close to a range of local amenities including a variety of shops (including an Asda Superstore) and local transport links as well as popular local schools. Benefitting from Upvc double glazing and gas combi central heating. The internal accommodation briefly comprises: Entrance hall, double bedroom, lounge, kitchen and bathroom. Externally there is a yard to the rear with a brick built shed and double gates. Early viewing recommended to avoid disappointment!




EPC rating: D

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £27,000+





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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. 39

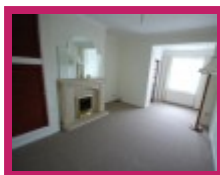
31 Rowlington Terrace, Ashington NE63 0LZ

**ROOK  
MATTHEWS  
SAYER**



#### Description:

This lovely extended bungalow has been well cared for by the current owner. Situated on the popular Rowlington Terrace in Ashington, close to local amenities and facilities. There is a refitted combi boiler providing gas central heating and double glazing is installed. The long garden to the front leads to the detached garage. Enter into the porch, spacious lounge with feature fireplace, extended kitchen, rear lobby, bathroom and two bedrooms. Small yard to the rear. Ideal retirement home/downsizer. No upper chain.



EPC rating: D

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

**Price Guide:** £49,950+

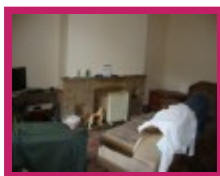
### Lot No. 40

2 Jubilee Buildings, Hexham NE46 1NW

**ROOK  
MATTHEWS  
SAYER**



#### Description:



**Call:** Rook Matthews Sayer 01434 601616

**Price Guide:** £69,950+

### Lot No. 41

35 Julian Street, Lawe Top, South Shields NE33 2EP

**Andrew Craig**



#### Description:

TOWN CENTRE LOCATION...Located in the heart of town, this one bedroom ground floor flat is positioned very well for direct access into the town centre where a variety of shops can be found, Ocean Road offers a range of restaurants and South Shields picturesque beachfront, parks and fairground are close by also. Internally the accommodation layout briefly comprises of door to hallway, lounge, bedroom, kitchen and four piece bathroom suite. Externally there is a private yard to the rear with space for off street parking for one car.



EPC Rating C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £39,950+



**Lot No. 42**
**84 Addycombe Terrace, Heaton NE6 5SQ**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Appealing to both the private residential buyer and the buy to let investor is this two bedroom ground floor flat located in this popular residential area. The property is located within easy access to Chillingham Road offering a range of amenities to include supermarkets, restaurants and shops. The property benefits include double glazed windows, gas central heating, private yard to the rear. Offered with vacant possession and briefly comprises entrance hall, two bedrooms, living room, kitchen and bathroom.



EPC rating: to be advised

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

**Price Guide:** £89,950+

**Lot No. 43**
**28 Frazer Close, South Shields NE33 5AT**
**Andrew Craig**

**Description:**

Extended TWO bedroom end link house located on this popular development of Lyton park, South Shields. Offering VACANT POSSESSION, this home is set on a good plot, with a rear single storey extension to allow more space to the ground floor for ample living. Shops are located within walking distance and the property is handy for buses in and out town. Internally the property briefly comprises of door to porch, lounge with staircase to the first floor, kitchen and dining room to the rear. The first floor has two bedrooms and wet room wc. Externally the property has a lawned garden to the front with space to create off road parking if required, paved area to the side with gated access to the rear garden which has a lawned area, patio area and timber shed. Early Viewing Is Encouraged.



EPC Rating C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £64,950+

**Lot No. 44**
**46 Grove Park Oval, Gosforth NE3 1EF**
**Andrew Craig**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

A superb opportunity to purchase this two bedroom ground floor flat located within this exclusive popular modern development in Gosforth giving easy access into Newcastle city centre and the metro. The Property benefits include security entry phone, electric heating, double glazing, fitted kitchen with integrated appliances, en-suite facilities to master bedroom, balcony, underground parking and extensive communal gardens. Property briefly comprises entrance hall, bathroom, two bedroom with en-suite to master and dining/kitchen. We are advised that the property has been rented out for £925 pcm.



EPC rating: D

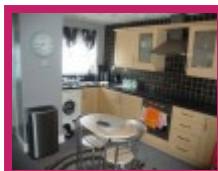
**Call:** AC 0191 2859024 RMS 0191 2847999

**Price Guide:** £185,000+

**Lot No. 45**
**13 Glenwood, Ashington NE63 8EL**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

A three bedroom end terrace house situated within this residential development and being offered for sale with no chain included. The property benefits include double glazed windows, gas central heating, modern fittings to kitchen and gardens to both the front and rear. Property briefly comprises entrance lobby, living room, dining kitchen and cloak/wc to the ground floor. There are three bedrooms and a bathroom/wc to the first floor with gardens to both front and rear.



EPC rating: D

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £74,950+

**Lot No. 46**

16 Deanery Street, Bedlington NE22 6JY

**MIKE  
ROGERSON**

**Description:**

We have the pleasure of welcoming to the sales market this Two Bedroom first floor flat located on Deanery Street, Bedlington. Ideally situated close to local shops, schools and amenities. The property within briefly comprises; Entrance, Stairs to First Floor, Two good size bedrooms, Lounge/Diner, Bathroom, Fitted Kitchen. There is the added benefit of UPVC Double Glazed and Gas Central Heating.



EPC Rating: E

**Call:** Mike Rogerson 01670 822223

**Price Guide:** £39,950+

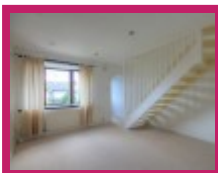
**Lot No. 47**

14 Kinross Drive, Stanley DH9 6UT

**WOOD  
ESTATE AGENTS**

**Description:**

A well-presented two-bedroomed terraced house, situated within this popular residential estate in East Stanley and available with no onward chain. The house is ideal for first time buyer or investors, with a modern kitchen, uPVC double glazing and gas central heating. The accommodation comprises: entrance lobby open into lounge, fitted kitchen diner to the rear, first floor landing, two bedrooms and a bathroom fitted with a white suite. There is a terraced garden to the rear, and a flagged patio garden to the front. Kinross Drive is located on a popular modern development within a short drive of Stanley town centre where a good range of facilities is available.



EPC rating: C

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

**Price Guide:** £54,950+

**Lot No. 48**

14 Goschen Street, Sunderland SR5 2JP

**Andrew Craig**

**Description:**

Well Presented Mid Terraced Offered With No Chain Involved! A spacious three bed mid terraced property having open plan lounge/dining room, a comprehensively fitted kitchen to ground floor with first floor having a master bedroom with an en-suite. Two further good size bedrooms and family bathroom. The property is appointed to a high standard throughout and comes with the benefit of upvc double glazing and gas combi central heating. Situated close to amenities including local amenities, shops and schools. Ideal for the growing family, early viewing urged to appreciate.



EPC rating: C

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £84,950+

**Lot No. 49**

59 Grove Park Oval, Gosforth NE3 1EF

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

**Description:**

A superb opportunity to purchase this two bedroom first floor flat located within this exclusive popular modern development in Gosforth giving easy access into Newcastle city centre and the metro. The Property benefits include security entry phone, electric heating, double glazing, fitted kitchen with integrated appliances, en-suite facilities to master bedroom, underground parking and extensive communal gardens. Property briefly comprises entrance hall, bathroom, two bedroom with en-suite to master and dining/kitchen.

We are advised that the property is let at £875 pcm. At the time of print access had not been gained to the property and the information provided is generic from the access gained in number 46 Grove Park Oval which is offered for sale with vacant possession.

**Call:** AC 0191 2859024 RMS 0191 2847999

**Price Guide:** £185,000+



**Lot No. 50**

107 York Avenue, Jarrow NE32 5EH

**Andrew Craig**

**Description:**

In need of updating and offered with No Upper Chain this rarely available two bed semi detached bungalow is ideal for anyone wishing to downsize. A generous hallway leads to all rooms with the lounge having Upvc double glazed bay window and sliding doors opening through to the dining room. The kitchen leads out to the rear garden where there is a large detached double garage with electrically operated door. There are two bedrooms (one with Upvc double glazed bay window). The remaining windows are also Upvc double glazed and there is gas combi central heating.



EPC rating: D

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £164,950+

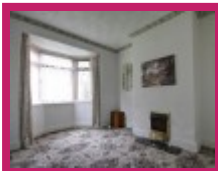
**Lot No. 51**

40 East Green, West Auckland DL14 9HJ

**WOOD**  
ESTATE AGENTS

**Description:**

Two bedroom mid terraced house situated within the popular village of West Auckland and boasting an outlook across a village green. In brief, the accommodation comprises entrance lobby, hall, lounge, dining room, kitchen and ground floor wc. To the first floor are two double bedrooms and a bathroom. Externally the property has an enclosed rear yard with useful garage/store with up and over door.



EPC rating: D

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

**Price Guide:** £44,950+

**Lot No. 52**

1a Clarendon Mews, Gosforth NE3 5ED

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Clarendon mews is a popular residential development on the outskirts of central Gosforth benefiting from underground residents parking. This one bedroom flat is conveniently providing easy access into central gosforth and is also a short distance from the a1 motorway. Comprising; entrance lobby, open plan lounge/kitchen, bedroom and a shower room.



EPC Rating D

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

**Price Guide:** £89,950+

**Lot No. 53**

7 Belgrave Drive, Normanby TS6 0SQ

**Michael Poole**

**Description:**

Two bedroom semi detached bungalow. This accommodation briefly comprises entrance porch, hallway, living room, front bedroom, family bathroom, master bedroom and kitchen.



EPC rating: D

**Call:** Michael Poole 001642 955180

**Price Guide:** £99,950+



**Lot No. 54**
**15 Symington Walk, Darlington DL1 1HE**

**Description:**

Ideally suiting the property investor with the potential of providing a healthy rental yield this is a deceptive, modern mid terraced house with gas fired central heating and UPVC double glazing. Conveniently located the property offers well proportioned accommodation which briefly comprises on the ground floor; entrance lobby, lounge with square bow window and feature fireplace, kitchen fitted with a range of floor and wall units, and a conservatory. To the first floor there are three bedrooms and a bathroom/w.c. fitted with a white suite. Externally there are lawned gardens to the front and to the rear.



EPC rating: C

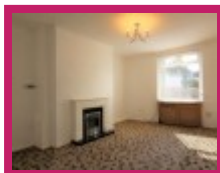
**Call:** JW Wood Estate Agents 01325 485 151

**Price Guide:** £64,950+

**Lot No. 55**
**12 Nicholsons Terrace, Beamish DH9 0TG**

**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:** £84,950+

**Lot No. 56**
**2 Middle Garth, Newcastle upon Tyne NE5 3ER**

**Description:**

For sale by auction is this three bedroom semi-detached home. Ideal for Buy to Let or families alike. Located on a corner plot, benefits include double glazing, gas central heating and driveway. Cowgate has an array of local shops and amenities close by along with public transport links and schools. Newcastle City Centre, Metrocentre and Airport are all easily accessible. Comprising of entrance hall, lounge, kitchen, and bathroom. Stairs lead up to three good sized bedrooms. Gardens to front, side and rear with driveway offering off street parking.



EPC Band: F

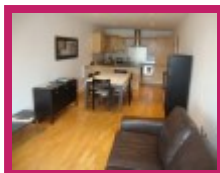
**Call:** Rook Matthews Sayer 0191 267 1031

**Price Guide:** £66,000+

**Lot No. 57**
**71 Grove Park Oval, Gosforth NE3 1EF**
**Andrew Craig**

**Description:**

A superb opportunity to purchase this two bedroom second floor flat located within this exclusive popular modern development in Gosforth giving easy access into Newcastle city centre and the metro. The property benefits include security entry phone, electric heating, double glazing, fitted kitchen with integrated appliances, en-suite facilities to master bedroom, balcony, underground parking and extensive communal gardens. Property briefly comprises entrance hall, bathroom, two bedroom with en-suite to master and living room/kitchen. We are advised that the property had been rented out for £925 pcm.



EPC rating: C

**Call:** AC 0191 2859024 RMS 0191 2847999

**Price Guide:** £185,000+

**Lot No. 58**
**7 Hillcrest, Jarrow NE32 4DP**
**Andrew Craig**

**Description:**

An individually built in and recently re-furbished four bed detached bungalow having a definite WOW Factor! This property is a credit to the present occupiers and the superbly appointed accommodation has been furnished with internal fixtures and fittings to the highest standard. This includes modern Oak style panelled doors, tiling to floor and a comprehensively fitted kitchen. Situated in a cul-de-sac position the property offers accommodation for a variety of buyers and briefly comprises: Entrance hall with cloaks/shower room/w.c. Lounge and dining/family room opening to the kitchen. Two ground floor bedrooms. To the first floor there are two further bedrooms (one with walk in dressing room) and the main family bathroom fitted with a four piece suite.

EPC rating: C



**Call:** Andrew Craig 0191 4280025

**Price Guide:** £239,950+

**Lot No. 59**
**8 Beaumont Hill, Darlington DL1 3NG**
**WOOD  
ESTATE AGENTS**

**Description:**

This detached dormer bungalow requires modernising but offers space and the potential for a special family home. Sitting on a quarter of an acre plot, the property could be updated but currently benefits from gas central heating and some double glazing. It has off street parking for several cars in addition to the garage which features an inspection pit. The accommodation comprises briefly of entrance hallway, living room with bay window, three bedrooms, bathroom/wc, kitchen and rear sitting room. On the first floor there are two further bedrooms and another bathroom. Externally there is ample off street parking and large mature gardens.

EPC rating: E



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

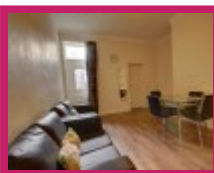
**Price Guide:** £185,000+

**Lot No. 60**
**62 Grosvenor Gardens, Jesmond NE2 1HQ**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

An investment opportunity to purchase a traditional style, ground floor Tyneside flat. The property is located within a close walking distance to Jesmond Dene and situated within Jesmond Vale, with good local bus services and road links in and out of the city centre. There is an array of local shops, amenities and supermarkets on Jesmond Road and good road access links and public transport. The property accommodation comprises: Entrance hallway, open plan living room/fitted kitchen, three bedrooms, and family bathroom. With gas central heating, double glazing. The property is let on an AST from 7/8/19 to 6/8/20 at £9541.20 per annum.

EPC rating: D



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

**Price Guide:** £129,950+

**Lot No. 61**
**Brook Cottage, Hepscott NE61 6LL**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

A four bedroom house located within the popular village of Hepscott giving easy access into Morpeth and road links to the A1. The property will appeal to a wide range of potential buyers offering spacious living accommodation which has been well cared for over the years yet still retains character with feature fire places included and an inglenook fire place, exposed beamwork and exposed stone walls. The property benefits from some sash windows, some double glazing, central heating, beautiful gardens and off street parking and a double garage. The Property briefly comprises of an entrance hall which leads off to a cloakroom and wc, living room with two sets of french doors leading out onto a sun terrace, dining room with bi folding doors opening onto the sun terrace, formal living room with feature inglenook fireplace, a snug which is open plan onto the dining kitchen and a utility room. To the first floor there are four bedrooms and a family bathroom. Externally access is gained via gates leading onto a drive which in turn leads to a double garage. Steps leading up to the front lawned garden with mature shrubbery and a sun terrace to the front elevation. To the rear of the property is a paved courtyard with a water feature and store shed. EPC rating: D

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

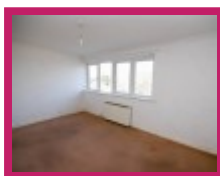
**Price Guide:** £475,000+



**Lot No. 62**
**110 Haydon Close, Newcastle upon Tyne NE3 2BZ**
**Andrew Craig**

**Description:**

TOP FLOOR FLAT - Available on Haydon Close - This one double bed roomed apartment should suit a variety of buyers, including first-time buyers or prospective landlords. The layout comprises:- Communal entrance and stairs leading to top floor. Hallway, lounge, fitted kitchen, bathroom/w.c., and one double bedroom. Externally there is a garage located in a nearby block. Within easy reach of local amenities to include Newcastle International Airport, local shops, schools and transport links.



EPC rating: F

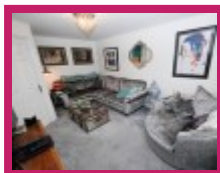
**Call:** Andrew Craig 0191 2859024

**Price Guide:** £45,000+

**Lot No. 63**
**16 Bronte Way, South Shields NE34 9JY**
**Andrew Craig**

**Description:**

Welcomed to the market is this three bedroom detached house on the popular new build estate of Biddick Green. Internally the accommodation layout briefly comprises of door to hallway, lounge to the front, inner hallway, ground floor wc and door through to the open plan kitchen diner. To the first floor lies three well proportioned bedrooms, master benefiting from an en-suite shower room and a separate bathroom wc. Externally to the front there is a double driveway and single integral garage proving ample off road parking. To the rear there is a good sized lawned garden and patio area. The garage has an electric supply.



EPC rating: C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £139,950+

**Lot No. 64**
**99 Cemetery Road, Gateshead NE8 3HH**
**Andrew Craig**

**Description:**

Well presented mid terraced townhouse which is warmed via gas central heating and has the benefit of upvc double glazing and a security alarm system. Accommodation comprises entrance hallway, living room, breakfasting kitchen with integrated oven, utility room and downstairs w.c. to the ground floor whilst to the first floor there are two double bedrooms and family bathroom. Second floor master bedroom with en-suite. Externally there is a driveway to the rear and a patio garden area.



EPC rating: C

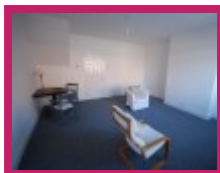
**Call:** Andrew Craig 0191 4875330

**Price Guide:** £99,950+

**Lot No. 65**
**139 Rosalind Street, Ashington NE63 9BB**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Situated near to Hirst Park property has been updated and modernised to a great standard. Near to local schools and facilities it is ideal for families. The current owners have had re-plastering, some re-wiring, complete decoration and new flooring fitted. Briefly comprising of entrance porch to spacious lounge, re-fitted modern kitchen with co-ordinating worktops, useful utility with plumbing for the washer, bathroom with white suite and overbath shower. Upstairs there are two double bedrooms. Externally there is a yard to the rear with a garage, walled garden to the front. Viewing essential, no upper chain. Ideal first time buy/investment.



EPC rating: D

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

**Price Guide:** £44,950+



**Lot No. 66**
**86 Front Street, East Boldon NE36 0SG**
**Andrew Craig**

**Description:**

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

EPC rating:D

**Call:** Andrew Craig 0191 5190011

**Price Guide:** £119,950+

**Lot No. 67**
**26 Derby Street, Jarrow NE32 3AT**
**Andrew Craig**

**Description:**

An end terraced property situated on pedestrianized street close to Jarrow Town Centre. The property is offered for sale with no onward chain and would ideally suit a first time buyer or investor alike.

Recently renovated throughout we strongly recommend an early inspection. With double glazing and gas central heating the property briefly comprises of: - Entrance, hall, lounge, dining room opening to fitted kitchen, three bedrooms and bathroom/w.c. Outside there is a garden to the front and yard to the rear providing off road parking.

EPC rating: E



**Call:** Andrew Craig 0191 4280025

**Price Guide:** £54,950+

**Lot No. 68**
**16 Ogle Grove, Jarrow NE32 5YL**
**Andrew Craig**

**Description:**

On the popular Primrose estate, this well presented and extended two bedroom semi detached house is an ideal property for a rental opportunity or a starter home. The extension has created a spacious dining kitchen overlooking the large, sunny rear garden. Other benefits include UPVC double glazing, refitted kitchen and bathroom and off road parking. Close to Jarrow town centre where a range of amenities can be found including shops, supermarkets, banking and metro and bus stations for excellent public transport links. Road links via the A194 give access to the A19, tyne tunnel and A1m. the accommodation comprises of entrance lobby, lounge, kitchen / diner, two bedrooms, bathroom. Garden to rear with patio and timber shed, garden to front.

EPC rating: D



**Call:** Andrew Craig 0191 4280025

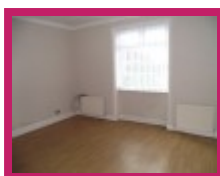
**Price Guide:** £89,950+

**Lot No. 69**
**4 Whitsun Grove, Bedlington NE22 5BD**
**MIKE  
ROGERSON**

**Description:**

We have great pleasure in welcoming to the market this three bedroom terrace house, situated on Whitsun Grove in Bedlington. The property benefits from upvc double glazed and gas central heating. The accommodation on offer briefly comprises of; entrance hallway, lounge, dining room, refitted kitchen, stairs to first floor, three bedrooms and a refitted bathroom. Externally the property benefits from an enclosed front garden and an enclosed yard to rear. Viewings are highly recommended to appreciate the accommodation on offer.

EPC rating: C



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

**Price Guide:** £64,950+

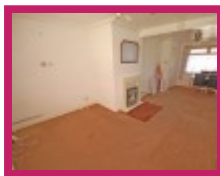
**Lot No. 70**

20 Means Drive, Burradon, Cramlington NE23 7NP

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Situated on a pedestrianised walkway and requiring modernisation is this two double bedroom mid terrace which comprises; entrance hall with useful storage cupboard, stair to the first floor, lounge/dining room with dual aspect, well appointed kitchen with a good range of wall and base units with a built in electric oven and hob with extractor hood over, space for appliances and door out to rear porch. To the first floor, a wet room/WC, and two double bedrooms. Externally there is a low maintenance gardens to the front and rear. The property benefits from gas central heating and UPVC double glazing.



EPC rating: D

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

**Price Guide:** £49,950+

**Lot No. 71**

20 Holystone Drive, Holystone NE27 0DH

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Due to relocation this three bedroom, two reception room semi detached house which will appeal to a wide range of potential buyers, has come to the market. The property is located in a popular residential area, with a highly sort after first school, well served by road links to the surrounding area, the coast and Newcastle city centre. The property does benefit from double glazed windows and gas central heating however does require upgrading and rejuvenation. Property briefly comprising entrance hall, living room, dining room, kitchen, to the first floor three bedrooms, bathroom and separate wc. Externally there are gardens to both the front and rear of the property with a drive to the front offering off street parking.



EPC rating: D

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

**Price Guide:** £135,000+

**Lot No. 72**

51 Alderside Crescent, Lanchester DH7 0PZ

**WOOD  
ESTATE AGENTS**

**Description:**

A well-presented two-bedroomed link-detached bungalow with low-maintenance gardens and a block paved driveway. the current owner has landscaped the gardens to provide a low maintenance external seating area to the side. The accommodation comprises: entrance hall, living room with bow window and French doors to the garden to the side, kitchen diner, lobby to the two bedrooms - the front bedroom with fitted wardrobes - and a shower room. There is a block-paved driveway to the front, with a wooden shed, and the low-maintenance garden with stone-chippings and a flagged patio extends around the side.



EPC rating: D

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

**Price Guide:** £109,950+

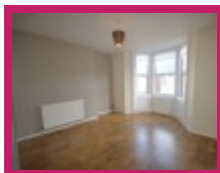
**Lot No. 73**

Flat 4, 6 Mason Avenue, Whitley Bay NE26 1AQ

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Immediate vacant possession is assured of this first floor apartment, located in this quiet pedestrianised street within one hundred metres of the sea front. Gas centrally heated and UPVC double glazing with communal gardens and residents parking to the rear. The layout comprises:- communal hallway, hallway, living room with feature bay window leading to kitchen which has built in appliances, two bedrooms with built in wardrobes to main and bathroom/wc with fashionable white suite complemented by fully tiled walls. Communal Hallway.



EPC rating: D

**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £99,950+



**Lot No. 74**
**36 Fines Park, Annfield Plain DH9 8QX**
**WOOD**  
ESTATE AGENTS

**Description:**

Situated on the popular Fines Park estate in Annfield Plain, a two bedroomed semi detached house with driveway and no onward chain. The accommodation comprises of: Lobby, lounge, kitchen diner and a rear porch. Two double bedrooms and a bathroom. The property benefits from a block paved driveway, gas central heating, upvc double glazing and gardens. Fines Park is a popular development close to local shops and amenities within Annfield Plain, The property is ideal for commuting purposes being close to the A693 highway which provides easy access Stanley, Chester-le-Street, the A1M, Consett and Tyneside.



EPC rating: E

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

**Price Guide:** £54,950+

**Lot No. 75**
**29a Garthfield Crescent, Newcastle upon Tyne NE5 2LY**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

This house has been presented to a very high standard and is situated in a popular area within Westerhope village. The property provides gas radiator heating and double glazing (where stated) and has accommodation briefly comprising: an entrance porch leading to the hall, cloakroom/wc, a spacious open plan lounge/dining room and a breakfasting kitchen with access to the rear, to the first floor there are three double bedrooms and a bath/shower room/wc. Externally there are front and side gardens which are mainly lawned and there is a courtyard. There is a detached drive and garage to the side. Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation on offer.



EPC rating: B

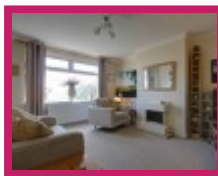
**Call:** Rook Matthews Sayer 0191 267 1031

**Price Guide:** £154,950+

**Lot No. 76**
**16 The Rise, Castleside DH8 9RA**
**WOOD**  
ESTATE AGENTS

**Description:**

A surprisingly spacious and well-presented bungalow that has undergone recent refurbishment, with a converted loft space, elevated views and a garage for storage. The bungalow has undergone significant improvement since 2017, The accommodation comprises: lobby, living room, inner hall, contemporary kitchen diner, bedroom with fitted wardrobes, study/occasional bedroom, bathroom fitted with a white suite, loft floor with two bedrooms and storage into the eaves. There is a lawned garden to the front and a driveway, for parking, leading to the garage (which is only for storage, due to narrow access), while there is a raised patio garden to the rear with well-stocked borders.



EPC rating: C

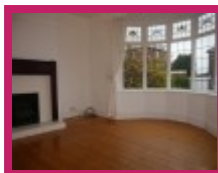
**Call:** JW Wood Estate Agents 01207 502 109

**Price Guide:** £104,950+

**Lot No. 77**
**20 Bruce Gardens, Fenham NE5 2EA**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Located in this popular part of Fenham and within the catchment area of well regarded schools. We offer for sale this four bedroom family home. The property boasts original features to include fireplace, picture rails, doors and leaded windows. Local amenities are nearby to include shops, transport links, A1 and A69 trunk roads, Newcastle Airport and Metrocentre. The accommodation comprises of entrance hallway, lounge, open plan kitchen/dining room. Stairs to first floor where there are two bedrooms and a family bathroom. Further stairs lead to top floor where there are two bedrooms and a shower room. Externally there are gardens to the front and an enclosed garden to rear.



EPC rating: E

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

**Price Guide:** £119,950+



**Lot No. 78**
**68 Trevor Terrace, North Shields NE30 2DE**
**Andrew Craig**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Ground floor flat available as an investment or for a owner/occupier. The current tenant has occupied the property for over two years, the existing agreement expiring during October 2019, however the indications are the tenant would be prepared to enter into a new twelve month agreement (current rent is £450 per month). Gas centrally heated and double glazed the layout comprises - hallway, living room, two bedrooms, kitchen and bathroom/wc. EPC rating: D

**Call:** RMS 0191 246 3666 AC 0191 5190011

**Price Guide:** £74,950+

**Lot No. 79**
**35 Woodcroft Close, Annitsford NE23 7UF**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

A well presented two bedroom semi detached house (which was originally a three bedroom and could easily be converted back). Comprising: entrance porch, spacious lounge to the front with stairs to the first floor, archway leading through to the well appointed dining kitchen, door through attached garage. To the first floor two bedrooms and a modern bathroom/W.C. Externally there is a low maintenance garden to the front, driveway which provides off street parking for several cars which leads to the attached garage and to the rear is a good size lawned garden with patio area and fenced boundaries. The property benefits from gas central heating and UPVC double glazing.

EPC rating: C


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

**Price Guide:** £105,000+

**Lot No. 80**
**26 Marsham Close, Dumping Hall NE15 7QL**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

This is an opportunity to purchase a Gemini bungalow situated on Marsham Close in Dumping Hall. The property offers potential buyers vacant possession and provides electric heating (where stated) and double glazing. The accommodation comprises; an entrance hall, bathroom/wc, open plan lounge with stairs to the bedroom area and open to the kitchen. The stairs lead to the bedroom area which has a skylight window. Externally there is a front garden with a drive to the side. Rook Matthews Sayer would recommend an internal viewing to appreciate the accommodation and location on offer. EPC rating: F

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

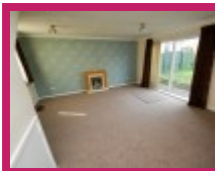
**Price Guide:** £54,950+

**Lot No. 81**
**81 Waverdale Way, South Shields NE33 4SJ**
**Andrew Craig**

**Description:**

OFFERED FOR SALE WITH VACANT POSSESSION. Three bedroom, end terrace property pleasantly positioned in this small, private Cul de-sac location. Conveniently located for excellent transport and road links for commuting, and access to the town centre. The property has neutral décor throughout with recently replaced carpets, modern re-fitted bathroom and contemporary fitted kitchen. Further benefiting from a garage, driveway and rear garden the Internally the accommodation itself comprises of entrance hallway, lounge and kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom wc. Externally there is a single garage and driveway providing off street parking to the front and to the rear lies a lawned garden with patio area.

EPC rating: D


**Call:** Andrew Craig 0191 4271722

**Price Guide:** £84,950+

**Lot No. 82**

66 St Marys Avenue, South Shields NE34 6AG

**Andrew Craig**

**Description:**

Offered with vacant possession, we offer this neutrally decorated first floor flat in the popular Harton area of South Shields. Located well for access to local amenities, schools and excellent bus routes into the town centre. The property has a front out look onto Harton school fields and viewing is strongly encouraged. Internally the accommodation layout briefly comprises of door to hallway: Stairs to first floor landing, Lounge, kitchen, three bedrooms and family bathroom wc. Externally there is a shared yard to the rear.



EPC rating: D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £59,950+

**Lot No. 83**

96 Churchill Road, Eston TS6 9PJ

**Michael Poole**

**Description:**

Two bedroom semi detached bungalow. This accommodation briefly comprises entrance hall, living room and dining room, family bathroom, downstairs bedroom, kitchen and conservatory/family room. To the first floor is a second bedroom.



EPC rating: D

**Call:** Michael Poole 01642 955180

**Price Guide:** £99,950+

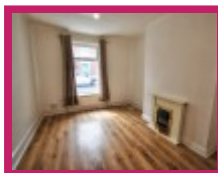
**Lot No. 84**

60 Delaval Terrace, Blyth NE24 1DN

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Excellent sized Victorian terrace property available with no onward chain. Spacious room sizes and conveniently located close to most local amenities. Entrance hallway, lounge with feature fireplace and electric fire, generous sized family dining kitchen with high gloss re-fitted kitchen and integrated appliances. Two double bedrooms, splendid, contemporary re-fitted bathroom suite with "P" shaped bath and shower with waterfall spray. Private rear patio yard, competitively priced!



EPC rating: C

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

**Price Guide:** £36,000+

**Lot No. 85**

9 Coniston Road, Grangefield TS18 4PX

**Michael Poole**

**Description:**

Extended Family Home Situated in a Desirable Grangefield Location. This Lovely Property Features a Spacious Breakfast Kitchen, Generous Lounge, Dining Room and Cloakroom/WC. The First Floor Provides Four Good Size Bedrooms and a Modern Family Bathroom. Worthy of a Special Mention is the Private Mature Rear Garden.



EPC rating: D

**Call:** Michael Poole 01642 355000

**Price Guide:** £149,950+



**Lot No. 86**

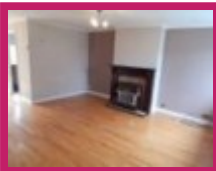
10 Redshank Drive, Blyth NE24 3SJ

 — MIKE —  
ROGERSON

**Description:**

We are delighted to offer to the sales market this three bedroom mid terrace house on Redshank Drive in the very popular South Beach estate in Blyth. The property is situated close to local shops, bus routes and Blyth Beach front area. The property briefly comprises: entrance porch, lounge, dining area, fitted kitchen and to the first floor; three bedrooms and a family bathroom. Externally the property benefits from a low maintenance town garden to the front and a south facing enclosed garden to the rear which is mainly laid to lawn. The property also benefits from a single driveway to the rear and single detached garage with both power and lighting. NO UPPER CHAIN AVAILABLE NOW. This is an ideal family home or first time buy.

EPC rating: D


**Call:** Mike Rogerson 01670 361911

**Price Guide:** £94,950+

**Lot No. 87**

11 Pine Valley Way, Ashington NE63 9GL

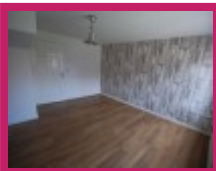
 ROOK  
MATTHEWS  
SAYER

 — MIKE —  
ROGERSON

**Description:**

This very well presented family home is offered to the market for sale. Situated on Seaton Vale, this is an ideal first time buy. Enter into the lobby with a door into the spacious lounge, inner lobby with useful ground floor w.c. Modern dining kitchen with French doors into the garden and integrated hob, oven, extractor and dishwasher. To the first floor there are two good sized bedrooms and the family bathroom, to the second floor there is a generous master bedroom with "velux" style windows. Lovely rear enclosed garden with raised patio, beds and artificial turf making it low maintenance for the new owners. To the front garden there is again artificial turf with a path to the front door. Viewing is essential to appreciate the accommodation on offer.

EPC rating: C


**Call:** RMS 01670 850 850 MR 01670 521122

**Price Guide:** £99,950+

**Lot No. 88**

54 Fern Drive, Dudley NE23 7AF

 — MIKE —  
ROGERSON

**Description:**

Mike Rogerson Estate Agents are proud to welcome to the market this extended three bedroom terraced house situated on Fern Drive in Dudley. The property boasts a modern fitted kitchen and bathroom and a large garden to the rear with gated off street parking to the front. The property has also been extended to make best use of available space, creating a 2nd reception room and a good size separate kitchen. The property also benefits from UPVC double glazing and gas central heating. The property briefly comprises of; entrance, lounge, dining room, kitchen. To the first floor; bedroom one, bedroom two, bedroom three and bathroom with loft access on first floor landing. Externally; front and rear gardens, driveway providing off street parking.

EPC rating: D


**Call:** Mike Rogerson 01670 732400

**Price Guide:** £90,000+

**Lot No. 89**

19 Wall Close, Coxlodge NE3 3UG

 ROOK  
MATTHEWS  
SAYER

**Description:**

A deceptively spacious four bedroom house conveniently located close to local shops, schools, amenities and transport links as well as being a short distance to Gosforth High Street. The property is ideally suited for a first time buyer and benefits from a ground floor wc, upvc double glazing and gas fired central heating via combination boiler. There are also gardens to the front and rear.

EPC rating: C


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

**Price Guide:** £99,950+

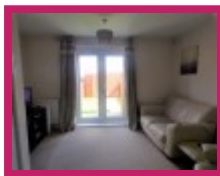
**Lot No. 90**

67 Haggerston Road, Blyth NE24 4GS

**MIKE  
ROGERSON**

**Description:**

Mike Rogerson Estate Agents are pleased to welcome to the sales market this three bedroom mid terraced town house located on the very popular Crofton Grange Estate in Blyth. The property is situated close to ASDA superstore, local schools and good bus and road links into neighbouring towns and cities. The property briefly comprises: entrance, open plan kitchen/dining room/lounge; to the first floor, two bedrooms and a family bathroom; to the second floor is the master bedroom with storage. Externally the property benefits from an enclosed garden to the rear and a single allocated parking bay to the front. This is an ideal first time buy and starter family home.



EPC rating: C

**Call:** Mike Rogerson 01670 361911

**Price Guide:** £89,950+

**Lot No. 91**

24 West Moor Drive, Cleadon SR6 7TW

**Andrew Craig**

**Description:**

Located in the desirable village of Cleadon we offer to the market this three bedroom semi detached family home. Within walking distance to Cleadon Village and close to local shops, Schools and East Boldon Metro station the property is ideally situated to suit a wide range of families. The property has neutral decor and offers modern living accommodation. Benefitting from double glazing and gas central heating and briefly comprises of entrance porch and hallway, open plan living and dining room, conservatory and kitchen. To the first floor lies three bedrooms and main family bathroom. Externally there is a single garage and gardens to the front and rear. Available now, call us to arrange to view and appreciate the accommodation on offer.



EPC rating: D

**Call:** Andrew Craig 0191 5190011

**Price Guide:** £199,950+

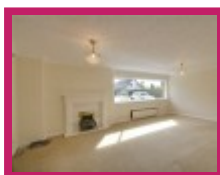
**Lot No. 92**

3 Manor Close, Low Worsall TS15 9QE

**Michael Poole**

**Description:**

A Substantial, Individually Designed Three Double Bedroom Detached Bungalow Offered For Sale with NO ONWARD CHAIN and Occupying A Delightful Plot Within A Small Exclusive Cul-De-Sac of Detached Homes in The Sought After Village of Low Worsall, Enjoying Generous Established Gardens to Three Sides, A Block Paved Driveway and Double Garage with Electric Roller Door.



EPC rating: Both E

**Call:** Michael Poole 01642 788878

**Price Guide:** £325,000+

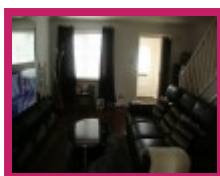
**Lot No. 93**

11 Abbotsmeade Close, Fenham NE5 2EU

**ROOK  
MATTHEWS  
SAYER**

**Description:**

A well presented and ready to move into two bedroom mid terrace house located within this residential area. The property benefits include double glazed windows, gas central heating, modern kitchen and bathroom fittings, garden, off street parking and is offered for sale with no chain included. Property briefly comprises entrance lobby, living room, kitchen, to the first floor two bedrooms and a bathroom/wc. Externally there is a lawned garden to the rear and a garden with off street parking to the front.



EPC rating: C

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

**Price Guide:** £74,950+



**Lot No. 94**
**16 Stainsby Gate, Thornaby TS17 9AQ**
**Michael Poole**

**Description:**

Attention renovation/investment buy - three bedroom link-detached dormer property located on Stainsby Gate in the popular Stainsby Hill area of Thornaby. The property is offered for sale with no onward chain and viewing is highly recommended to avoid disappointment. The accommodation briefly comprises of entrance hallway, downstairs WC, kitchen, L-shaped lounge/diner, third bedroom to the ground floor and two bedrooms to the second floor. Externally, the property is located on the corner plot and there are gardens to the front, side and rear and there is a driveway leading to the single garage.



EPC Rating E

**Call:** Michael Poole 01642 355000

**Price Guide:** £135,000+

**Lot No. 95**
**20 The Hawthorns, West Kyo DH9 8TX**
**WOOD  
ESTATE AGENTS**

**Description:**

A superb modern family home with a large garden, which has undergone a programme of refurbishment during 2019. The property is available with immediate vacant possession and has been substantially improved with an excellent fitted kitchen, redecoration and flooring. The accommodation comprises, on the ground floor: Entrance lobby, lounge, kitchen diner, cloakroom and conservatory. To the first floor there are three bedrooms (master en-suite) and a family bathroom. The house occupies a substantial plot with lawn and driveway to the front leading to a single garage. The rear garden is very large (having purchased additional land) with lawn, trees and a decked patio.



EPC rating: C

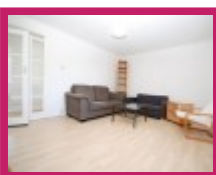
**Call:** JW Wood Estate Agents 01207 235 221

**Price Guide:** £169,950+

**Lot No. 96**
**6 Windsor Court, South Gosforth NE3 1YN**
**Andrew Craig**

**Description:**

Situated a short distance from South Gosforth Metro Station and within easy reach of a range of local amenities within South Gosforth and nearby Gosforth High Street is this top floor apartment which is light and airy and benefits from gas fired central heating. There is a communal entrance leading to the top floor which features a useful storage cupboard. The flat itself briefly comprises:- Hallway, lounge/dining room, kitchen, two bedrooms and bathroom. Ideal for first time buyers or investors.



EPC rating: D

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £89,950+

**Lot No. 97**
**77 Hebron Avenue, Pegswood NE61 6RJ**
**MIKE  
ROGERSON**

**Description:**

We would like to introduce to the market for sale this spacious three bedroom semi-detached house located on Hebron Avenue, in the village of Pegswood, Morpeth. Extended to the rear and fully re-furnished this outstanding family home must be viewed to appreciate the attention to detail in this quiet location. The property benefits from a study/playroom, large rear garden, Upvc double glazing and gas central heating. The property is also being sold with no upper chain.



EPC rating: D

**Call:** Mike Rogerson 01670 517500

**Price Guide:** £74,950+

**Lot No. 98**
**8 Redmond Square, Sunderland SR5 5PP**
**Andrew Craig**

**Description:**

AVAILABLE WITH NO CHAIN INVOLVED!! Situated at the head of a quiet cul de sac, this three bedroom semi detached family home caters for off street parking via a driveway and garage. Boasting gardens to the front & rear and benefits from UPVC double glazing and is warmed by gas central heating. The internal layout comprises of, lounge, dining room and kitchen to the ground floor whilst to the first floor are three bedrooms, bathroom and separate WC. This popular location gives easy access to a range of amenities including local shops, schools and bus links. The property offers accommodation suitable for the growing family and early viewing is recommended!



EPC rating: F

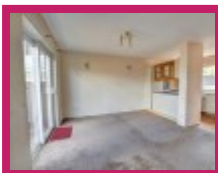
**Call:** Andrew Craig 0191 5160239

**Price Guide:** £79,950+

**Lot No. 99**
**2 The Maltings, Alnwick NE66 1YA**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

A two bedroom mid terrace property offers excellent space throughout and benefits from uPVC double glazing and gas central heating. Whilst the property requires some updating, it would be ideal for a wide range of purchasers from the first time buyer to the rental investment or second home buyer. Briefly comprising to the ground floor: entrance lobby, spacious lounge and fitted kitchen. To the first floor from the landing there are two good sized bedrooms and a bathroom. Outside there is a paved area to the front and to the rear a good sized garden with gate leading to the rear pathway and to the allocated parking space. An early viewing of this delightful property is strongly recommended.



EPC rating: C

**Call:** Rook Matthews Sayer 01665 510 044

**Price Guide:** £87,500+

**Lot No. 100**
**2 The Oaks West, Ashbrooke SR2 8HZ**
**Andrew Craig**

**Description:**

A substantial double fronted, end terraced period property situated on a tree lined street within walking distance to Sunderland City centre. Set over three floors it boasts 4 reception rooms, 6 bedrooms plus study, bathroom and 2 shower rooms. Externally, there is a lawned garden to front and a sizable yard to the rear with parking for a number of vehicles. Features include decorative coving and feature fireplaces. Further benefits include gas central heating and two kitchens. Ideal for a range of buyers including investment buyers who may look to convert to apartments (subject to relevant planning permission & we would advise any potential purchase to make enquiries before exchange of contracts take place)



EPC rating: E

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £249,950+

**Lot No. 101**
**1 Pheasant Close, Ingleby Barwick TS17 0TS**
**Michael Poole**

**Description:**

A three bedroom detached house, benefiting from gas central heating and double glazing. Property briefly comprises of entrance hall, lounge/dining room, modern fitted kitchen. To the first floor there are three bedrooms and a bathroom. Externally there is a slate area to the front of the house with a driveway leading to the single garage with up and over door. The rear garden is enclosed and mainly laid to lawn with a decked area and raised shrub beds.



EPC rating: D

**Call:** Michael Poole 01642 763636

**Price Guide:** £119,950+



**Lot No. 102** 243 Rosalind Street, Ashington NE63 9AZ

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Good sized two bedroom mid terrace overlooking Hirst Park in Ashington. Modern re-fitted kitchen, gas central heating and double glazing. Garage and rear yard. Briefly comprising entrance lobby, spacious lounge, kitchen and bathroom. To the first floor two bedrooms. Garden to the front. Viewings available, ideal investment. EPC Rating: D

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £39,950+

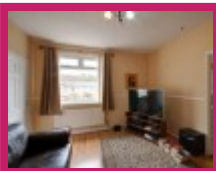
**Lot No. 103** 13 Phoenix Court, Morpeth NE61 1LN

**ROOK  
MATTHEWS  
SAYER**

**Description:**

A fantastic opportunity to purchase this two-bedroom first floor flat on Phoenix Court, Morpeth. Perfectly located for access to Morpeth town centre which offers a huge range of good local amenities as well as being close to, Morpeth train and bus stations. The flat benefits from UPVC double glazing and gas central heating and is offered to the market with the advantage of no upper chain and briefly comprises of: Entrance hallway with stairs to first floor, inner hallway, lounge, kitchen, two bedrooms and bathroom/WC. Externally the flats benefit from a communal garden and residents parking which is on a first come first served basis.

EPC rating: C


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

**Price Guide:** £79,950+

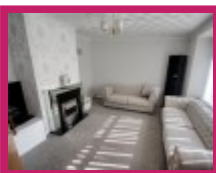
**Lot No. 104** 6 Raglan Close, Roseworth, Stockton TS19 9LZ

**Michael Poole**

**Description:**

An Upgraded Three Bedroom Terraced Home Ready to Move in or Rent Out. Accommodation in Brief, Entrance Hall, Lounge, Dining Room, Kitchen, Three Bedrooms and Bathroom to the First Floor. Enclosed Garden to the Rear. No Onward Chain.

EPC Band C


**Call:** Michael Poole 01642 355000

**Price Guide:** £65,000+

**Lot No. 105** Old School House, Chapel Lane, Whitley Bay NE25 8AD

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Detached home located in this prestigious location with easy access to local amenities including Monkseaton Metro Station. Comprises:- reception hallway, lounge with wood burning stove, formal dining room with attractive fireplace, breakfasting kitchen, guest cloakroom to the ground floor. At first floor level there is a generous sized landing with part vaulted ceiling, three bedrooms with en suite shower room/wc to master and family bathroom/wc. Externally there is an attached garage, double width block paved driveway and small low maintenance gardens with wrought iron railings and stone built perimeter wall. Gas centrally heated and UPVC double glazing. Offered with immediate vacant possession.

EPC rating: D


**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £299,950+



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/](http://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](mailto:info@agentspropertyauction.com)

Web: [www.agentspropertyauction.com](http://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 advisors must read the full provisions carefully as Buyers (and/or person bidding) will be deemed to have accepted them and be bound by them.

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

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

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

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

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

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

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

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

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

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

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

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

### Our General Auction Terms of Business

#### 1. Interpretation

1.1 A reference in this Catalogue to the Common Auction Conditions is a reference to the provisions in the Common Auction Conditions section of this Catalogue.

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

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

##### 2.1 Option One Conditions

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

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

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

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

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

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

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

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

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

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

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

2.2.2 upon a successful bid: (a) a sale memorandum will be exchanged. However, this sale memorandum: (i) will only set out the particulars of the lot and successful bid; (ii) only amounts to an intention between the Seller and Buyer to enter into a binding legal contract



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

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

#### 3.1 General Auction Conditions

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

3.2.1 We may offer financial services to the Buyer and may act in the sale (including in the same auction) of any Buyer's property. We may refer the buyer to a North East based Solicitor from our panel. It is their decision whether they choose to deal with them, should they decide to use them you should know that we would receive a referral fee of £120 including Vat from the recommendation.

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 £750.00 plus VAT (£900) immediately following a successful bid (by whatever method we may stipulate acting reasonably). 3.2.2 All fees and charges payable to us shall be paid without deduction, counterclaim or set-off.

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

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

The Data Protection Act 2018 ('the Act') governs the processing of information relating to individuals, including obtaining, use or disclosure of information. Personal data obtained by us under the Act is only processed for the prevention of money laundering and terrorist financing. This use is necessary in order to exercise a public function that is in the public interest and to carry out a function permitted and/or required by legislation. No other use may be made of the information unless we have consent of the customer or it is allowed by other legislation. Where personal data is required to be used, other than in accordance with this clause 3.3, or as otherwise required by law, written consent will be requested and this data will not be used until such requested consent is provided.

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

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

3.3.4 Where we are unable to comply with the procedural requirements of the money laundering legislation, or where we become suspicious that someone may be involved in money laundering, then we reserve the right to decline any instructions from the Seller, Buyer and/or other relevant person. In such circumstances, we may not be able to return funds to the person from whom they originated or otherwise. A contract is not binding until Agents Property Auction have completed their customer due diligence.

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

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

#### 3.4 Miscellaneous

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

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

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

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

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

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

#### 3.5 Notices

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

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

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

#### 3.6 Governing law and jurisdiction

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

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

#### Common Auction Conditions

##### Introduction

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

##### Glossary

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

##### Auction Conduct Conditions

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

##### Sale Conditions

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





## Important Notice

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

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

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

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

## Glossary

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

Wherever it makes sense:

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

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

**Contract Pack** Where we use the term Contract Pack referred to in Option 2 in this regard this is defined as a Contract, Title Information, Energy Performance Certificate, Fixtures and Fittings Form and the Property Information Form. If the property is leasehold – Leasehold Information Form and LPE1/Freeholder replies.

**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 disappled or varied by the sale conditions (even by a condition purporting to replace the whole of the Common Auction Conditions). They can be varied only if we agree.

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

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

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

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

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

### A3 Bidding and reserve prices

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

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

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

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

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

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

### A4 The particulars and other information

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

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

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

### A5 The contract

A5.1 A successful bid is one we accept as such (normally on the fall of the hammer). This



condition A5 applies to you if you make the successful bid for a lot.

A5.2 You are obliged to buy the lot on the terms of the sale memorandum at the price you bid plus VAT (if applicable). A5.3 You must before leaving the auction: (a) provide all information we reasonably need from you to enable us to complete the sale memorandum (including proof of your identity if required by us); (b) sign the completed sale memorandum; and (c) pay the deposit.

A5.4 If you do not we may either:

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

A5.5

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

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

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

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

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

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

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

General conditions of sale

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

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

G1 The lot

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

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

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

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

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

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

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

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

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

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

G15.3 The buyer confirms that:

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

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

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

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

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

#### G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

#### G17 Maintenance agreements

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

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

#### G18 Landlord and Tenant Act 1987

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

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

#### G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

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

G19.5 Where relevant:

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





## G20 TUPE

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

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

(a) The seller must notify the buyer of those employees whose contracts of employment will transfer to the buyer on completion (the "Transferring Employees"). This notification must be given to the buyer not less than 14 days before completion. (

b) The buyer confirms that it will comply with its obligations under TUPE and any special conditions

(c) in respect of the Transferring Employees.

(d) The buyer and the seller acknowledge that pursuant and subject to TUPE, the contracts of employment between the Transferring Employees and the seller will transfer to the buyer on completion.

(e) The buyer is to keep the seller indemnified against all liability for the Transferring Employees after completion.

## G21 Environmental

G21.1 This condition G21 only applies where the special conditions so provide.

G21.2 The seller has made available such reports as the seller has as to the environmental condition of the lot and has given the buyer the opportunity to carry out investigations (whether or not the buyer has read those reports or carried out any investigation) and the buyer admits that the price takes into account the environmental condition of the lot.

G21.3 The buyer agrees to indemnify the seller in respect of all liability for or resulting from the environmental condition of the lot.

## G22 Service Charge

G22.1 This condition G22 applies where the lot is sold subject to tenancies that include service charge provisions.

G22.2 No apportionment is to be made at completion in respect of service charges.

G22.3 Within two months after completion the seller must provide to the buyer a detailed service charge account for the service charge year current on completion showing:

(a) service charge expenditure attributable to each tenancy;

(b) payments on account of service charge received from each tenant;

(c) any amounts due from a tenant that have not been received;

(d) any service charge expenditure that is not attributable to any tenancy and is for that reason irrecoverable.

G22.4 In respect of each tenancy, if the service charge account shows that:

(a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the seller must pay to the buyer an amount equal to the excess when it provides the service charge account;

(b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the buyer must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the seller within five business days of receipt in cleared funds; but in respect of payments on account that are still due from a tenant condition G11 (arrears) applies.

G22.5 In respect of service charge expenditure that is not attributable to any tenancy the seller must pay the expenditure incurred in respect of the period before actual completion date and the buyer must pay the expenditure incurred in respect of the period after actual completion date. Any necessary monetary adjustment is to be made within five business days of the seller providing the service charge account to the buyer.

G22.6 If the seller holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund: (a) the seller must pay it (including any interest earned on it) to the buyer on completion; and (b) the buyer must covenant with the seller to hold it in accordance with the terms of the tenancies and to indemnify the seller if it does not do so.

## G23 Rent reviews

G23.1 This condition G23 applies where the lot is sold subject to a tenancy under which a rent review due on or before the actual completion date has not been agreed or determined.

G23.2 The seller may continue negotiations or rent review proceedings up to the actual completion date but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the buyer, such consent not to be unreasonably withheld or delayed.

G23.3 Following completion the buyer must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the seller, such consent not to be unreasonably withheld or delayed.

G23.4 The seller must promptly: (a) give to the buyer full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and (b) use all reasonable endeavours to substitute the buyer for the seller in any rent review proceedings.

G23.5 The seller and the buyer are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.

G23.6 When the rent review has been agreed or determined the buyer must account to the seller for any increased rent and interest recovered from the tenant that relates to the seller's period of ownership within five business days of receipt of cleared funds.

G23.7 If a rent review is agreed or determined before completion but the increased rent and any interest recoverable from the tenant has not been received by completion the

increased rent and any interest recoverable is to be treated as arrears. G23.8 The seller and the buyer are to bear their own costs in relation to rent review negotiations and proceedings.

## G24 Tenancy renewals

G24.1 This condition G24 applies where the tenant under a tenancy has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.

G24.2 Where practicable, without exposing the seller to liability or penalty, the seller must not without the written consent of the buyer (which the buyer must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

G24.3 If the seller receives a notice the seller must send a copy to the buyer within five business days and act as the buyer reasonably directs in relation to it.

G24.4 Following completion the buyer must:

(a) with the co-operation of the seller take immediate steps to substitute itself as a party to any proceedings;

(b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the tenancy and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and

(c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed tenancy) account to the seller for the part of that increase that relates to the seller's period of ownership of the lot within five business days of receipt of cleared funds.

G24.5 The seller and the buyer are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.

## G25 Warranties

G25.1 Available warranties are listed in the special conditions.

G25.2 Where a warranty is assignable the seller must:

(a) on completion assign it to the buyer and give notice of assignment to the person who gave the warranty; and

(b) apply for (and the seller and the buyer must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by completion the warranty must be assigned within five business days after the consent has been obtained.

G25.3 If a warranty is not assignable the seller must after completion:

(a) hold the warranty on trust for the buyer; and

(b) at the buyer's cost comply with such of the lawful instructions of the buyer in relation to the warranty as do not place the seller in breach of its terms or expose the seller to any liability or penalty.

## G26 No assignment

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

## G27 Registration at the Land Registry

G27.1 This condition G27.1 applies where the lot is leasehold and its sale either triggers first registration or is a registrable disposition. The buyer must at its own expense and as soon as practicable:

(a) procure that it becomes registered at Land Registry as proprietor of the lot;

(b) procure that all rights granted and reserved by the lease under which the lot is held are properly noted against the affected titles; and

(c) provide the seller with an official copy of the register relating to such lease showing itself registered as proprietor.

G27.2 This condition G27.2 applies where the lot comprises part of a registered title. The buyer must at its own expense and as soon as practicable:

(a) apply for registration of the transfer;

(b) provide the seller with an official copy and title plan for the buyer's new title; and

(c) join in any representations the seller may properly make to Land Registry relating to the application

## G28 Notices and other communications

G28.1 All communications, including notices, must be in writing. Communication to or by the seller or the buyer may be given to or by their conveyancers.

G28.2 A communication may be relied on if:

(a) delivered by hand; or

(b) made electronically and personally acknowledged (automatic acknowledgement does not count); or

(c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the sale memorandum) by a postal service that offers normally to deliver mail the next following business day.

G28.3 A communication is to be treated as received:

(a) when delivered, if delivered by hand; or

(b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a business day a communication is to be treated as received on the next business day. G28.4 A communication sent by a postal service that offers normally to deliver mail the next following business day will be treated as received on the second business day after it has been posted.

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

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

G30 Extra General Conditions



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## Upcoming Auctions

### 2019

#### JANUARY

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