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Monday 30th September

**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.

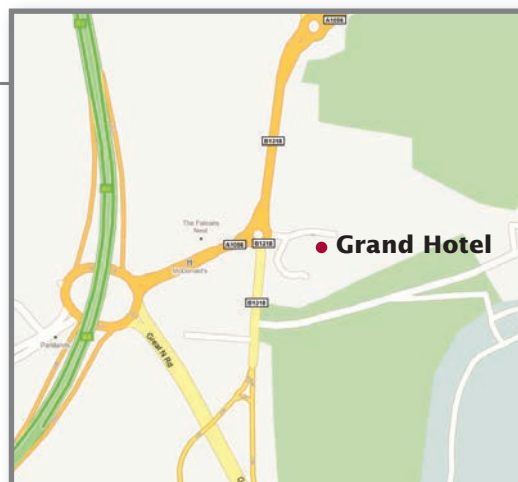
## Venue Location

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

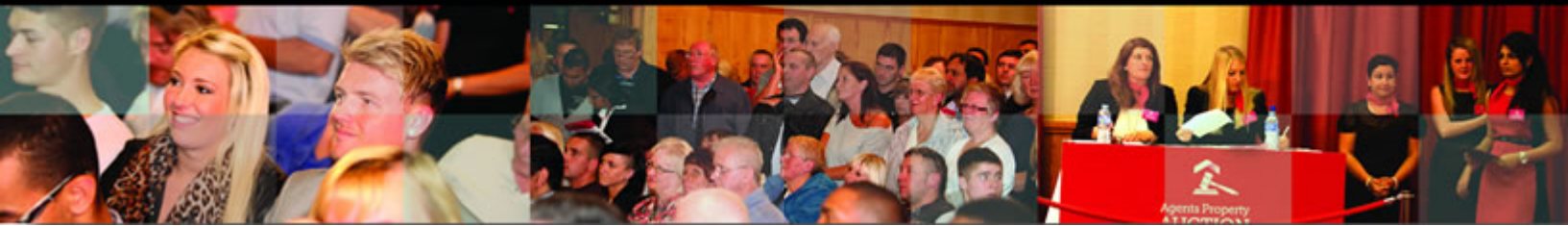
Lot No	Address	Post Code	Partner Agent
<b>OPTION 1</b>			
Lot 1	8 Clarence Street, Bowburn	DH6 5BB	JW Wood Estate Agents
Lot 2	4 Ridley Terrace, Hendon	SR2 8ND	Andrew Craig
Lot 3	15 Stanley Grove, Redcar	TS10 3LF	Michael Poole
Lot 4	8 Jolliffe Street, Chester Le Street	DH3 3LX	JW Wood Estate Agents
Lot 5	1 and 3 Silkeys Lane, North Shields	NE29 0JT	Rook Matthews Sayer
Lot 6	18-20 Lilac Avenue, Sacriston	DH7 6QF	JW Wood Estate Agents
Lot 7	16 Sabin Terrace, New Kyo	DH9 7SL	JW Wood Estate Agents
Lot 8	96 Churchill Road, Eston	TS6 9PJ	Michael Poole
Lot 9	57 High Street, Boosbeck	TS12 3AB	Michael Poole
Lot 10	33 Cloverhill Close, Annitsford	NE23 7UA	Mike Rogerson
Lot 11	35 Kitchener Street, Darlington	DL3 6NL	JW Wood Estate Agents
Lot 12	71 Durham Road, Eston	TS6 9LZ	Michael Poole
Lot 13	88 Baring Street, South Shields	NE33 2EQ	Andrew Craig
Lot 14	70 Sixth Street, Horden	SR8 4JX	Kimmitt & Roberts
Lot 15	41 Mill Home Drive, Brotton	TS12 2UR	Michael Poole
Lot 16	4 Hencote Mews, Hexham	NE46 2DZ	Rook Matthews Sayer/Michael Poole
Lot 17	3 Briarwood Street, Fencehouses	DH4 6AZ	Kimmitt & Roberts
Lot 18	3 Ullswater Avenue, Jarrow	NE32 4ET	Andrew Craig
Lot 19	19/19a High Street, Lakenheath	IP27 9JS	Lacy Scott & Knight
Lot 20	8 Churchgate, Soham, Ely	CB7 5DR	Peter Michael
Lot 21	Former Lloyds Bank, 1 Skipton Road, Barnoldswick	BB18 6PX	Whiteacres
Lot 22	2 St Johns Street, Wirksworth	DE4 4DR	Grant's
Lot 23	494 Normanby Road, Normanby	TS6 9BZ	Michael Poole
Lot 24	15 Station Road, Houghton le Spring	DH4 5AH	Andrew Craig/Kimmitt & Roberts
Lot 25	Land To Rear of 9-11 Nicholson Terrace, Forest Hall	NE12 9DP	Rook Matthews Sayer
Lot 26	1 Boland Road, Lynemouth	NE61 5UB	Rook Matthews Sayer
Lot 27	22 Albany Street West, South Shields	NE33 4BE	Andrew Craig
Lot 28	3 Normans Buildings, Hunwick	DL15 0LR	JW Wood Estate Agents
Lot 29	64 St Keverne Square, Kenton Bar	NE5 3YJ	Andrew Craig
Lot 30	24 Chapel Street, Lazenby	TS6 8EF	Michael Poole
Lot 31	2 Johnson Terrace, Annfield Plain	DH9 7UR	JW Wood Estate Agents
Lot 32	12 James Street North, Murton	SR7 9AR	Kimmitt & Roberts
Lot 33	1 Spence Terrace, North Shields	NE29 0JD	Andrew Craig/Rook Matthews Sayer
Lot 34	5 Selbourne Terrace, Cambois	NE24 1QZ	Mike Rogerson
Lot 35	Prospect House, Derwent Street, Chopwell	NE17 7HY	Andrew Craig
Lot 36	18 Queen Street, Birtley	DH3 1ED	Andrew Craig
Lot 37	6 Greenwells Garth, Coundon	DL14 8LR	JW Wood Estate Agents
Lot 38	Former Working Mens Club, Brierley Gardens, Otterburn	NE19 1HB	Rook Matthews Sayer
Lot 39	47 School Terrace, Stanley	DH9 7QN	JW Wood Estate Agents
Lot 40	L. Oxley Fish And Chips, Back Row, Whickham	NE16 4AB	Rook Matthews Sayer
Lot 41	11 Manor Court, South Shields	NE33 3DR	Andrew Craig
Lot 42	25 Ethel Terrace, South Shields	NE34 0NH	Andrew Craig
Lot 43	12 Queen Street, Lazenby	TS6 8EA	Michael Poole
Lot 44	10 Harlow Street, Sunderland	SR4 7AR	Andrew Craig
Lot 45	Land at the Fleece Inn, Front Street, Pelton	DH2 1DE	Andrew Craig
Lot 46	115 Longfield Road, Darlington	DL3 0HS	JW Wood Estate Agents
Lot 47	2 Clyde Street, Gateshead	NE8 3SX	Andrew Craig





## Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	19 Beech Avenue, Murton, Seaham	SR7 9JH	Kimmitt & Roberts
Lot 49	7a Lyndon Drive, East Boldon	NE36 0NU	Andrew Craig
<b>OPTION 2</b>			
Lot 50	Treetops, West Law Road, Shotley Bridge	DH8 0EH	JW Wood Estate Agents
Lot 51	2 Jubilee Buildings, Hexham	NE46 1NW	Rook Matthews Sayer
Lot 52	9 Tower Street, Hendon	SR2 8NF	Andrew Craig
Lot 53	33 Mill Road, Chopwell	NE17 7HA	Andrew Craig
Lot 54	13 Glenwood, Ashington	NE63 8EL	Rook Matthews Sayer
Lot 55	25 North Parade, Whitley Bay	NE26 1NU	Rook Matthews Sayer
Lot 56	15 Mill View Rise, Prudhoe	NE42 5QX	Yellow Estate Agency
Lot 57	84 Addycombe Terrace, Heaton	NE6 5SQ	Rook Matthews Sayer
Lot 58	40 East Green, West Auckland	DL14 9HJ	JW Wood Estate Agents
Lot 59	1a Clarendon Mews, Gosforth	NE3 5ED	Rook Matthews Sayer
Lot 60	8 Redmond Square, Sunderland	SR5 5PP	Andrew Craig
Lot 61	7 Belgrave Drive, Normanby	TS6 0SQ	Michael Poole
Lot 62	110 Haydon Close, Newcastle upon Tyne	NE3 2BZ	Andrew Craig
Lot 63	20 Means Drive, Burradon, Cramlington	NE23 7NP	Rook Matthews Sayer
Lot 64	36 Fines Park, Annfield Plain	DH9 8QX	JW Wood Estate Agents
Lot 65	60 Delaval Terrace, Blyth	NE24 1DN	Rook Matthews Sayer
Lot 66	11 Abbotsmeade Close, Fenham	NE5 2EU	Rook Matthews Sayer
Lot 67	9 Coniston Road, Grangeville	TS18 4PX	Michael Poole
Lot 68	3 Manor Close, Low Worsall	TS15 9QE	Michael Poole
Lot 69	6 Windsor Court, South Gosforth	NE3 1YN	Andrew Craig
Lot 70	77 Hebron Avenue, Pegswood	NE61 6RJ	Mike Rogerson
Lot 71	2 The Oaks West, Ashbrooke	SR2 8HZ	Andrew Craig
Lot 72	6 Raglan Close, Roseworth, Stockton	TS19 9LZ	Michael Poole
Lot 73	5 Bournemouth Parade, Hebburn	NE31 2AU	Andrew Craig
Lot 74	1 Pheasant Close, Ingleby Barwick	TS17 0TS	Michael Poole
Lot 75	3 Fencer Hill Square, Gosforth	NE3 2AW	Rook Matthews Sayer
Lot 76	2 Weymouth Road, Stockton on Tees	TS18 5AD	Michael Poole
Lot 77	26 Banbury Terrace, South Shields	NE34 0SE	Andrew Craig
Lot 78	14 Collingwood Street, South Shields	NE33 4JY	Andrew Craig
Lot 79	The Miners Hall, East View, Southmoor	DH9 7EW	JW Wood Estate Agents
Lot 80	5 Harlow Avenue, Red House Farm	NE3 2AS	Andrew Craig
Lot 81	77 Milbank Terrace, Shotton Colliery	DH6 2NT	Kimmitt & Roberts
Lot 82	13 Bellfield Avenue, Fawdon	NE3 3NQ	Andrew Craig
Lot 83	6 Buttermere Avenue, Easington Lane	DH5 0PP	Kimmitt & Roberts
Lot 84	14 Hemsby Close, Sunderland	SR4 8DN	Andrew Craig
Lot 85	8 Tyne Terrace, Wark	NE48 3LL	Rook Matthews Sayer
Lot 86	65b Wood Terrace, Jarrow	NE32 5LY	Andrew Craig
Lot 87	107 York Avenue, Jarrow	NE32 5EH	Andrew Craig
Lot 88	3 Meldon Avenue, Red House Farm, Gosforth	NE3 2AT	Andrew Craig
Lot 89	13 Front Street, Castleside	DH8 9AR	JW Wood Estate Agents
Lot 90	48 Belmangate, Guisborough	TS14 7AB	Michael Poole
Lot 91	261 Houghton Road, Darlington	DL1 2LD	JW Wood Estate Agents
Lot 92	33 Simpson Close, Boldon Colliery	NE35 9JP	Andrew Craig
Lot 93	19 Hollingside Way, Horton Moor	NE34 0HX	Andrew Craig



## Order Of Sale

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Lot No	Address	Post Code	Partner Agent
Lot 94	23 Oakfield Terrace, Gosforth	NE3 4RQ	Rook Matthews Sayer
Lot 95	2 Parkers Buildings, Consett	DH8 7TJ	JW Wood Estate Agents
Lot 96	3 Parkers Buildings, Consett	DH8 7TJ	JW Wood Estate Agents
Lot 97	1 Thorpe Leazes Cottage, Thorpe Thewles	TS21 3HZ	Michael Poole
Lot 98	2 Kildare Grove, Fairfield	TS19 7RE	Michael Poole
Lot 99	13 Bartram Street, Fulwell	SR5 1NN	Andrew Craig
Lot 100	17 Poplar Grove, Dipton	DH9 9BE	JW Wood Estate Agents
Lot 101	52 Commercial Road, South Shields	NE33 1SE	Andrew Craig
Lot 102	5 Stapleton Drive, Peterlee	SR8 4HY	Kimmitt & Roberts
Lot 103	130 Severus Road, Newcastle upon Tyne	NE4 9NP	Rook Matthews Sayer
Lot 104	14 East View, Wideopen	NE13 6ED	Rook Matthews Sayer
Lot 105	28 Mickley Close, Wallsend	NE28 6JJ	Mike Rogerson
Lot 106	32 Horton Park, Blyth	NE24 4JD	Rook Matthews Sayer
Lot 107	97 Clifton Road, Cramlington	NE23 6TQ	Mike Rogerson
Lot 108	47 Haggerston Road, Blyth	NE24 4GS	Mike Rogerson
Lot 109	26 Marsham Close, Dumpling Hall	NE15 7QL	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

8 Clarence Street, Bowburn DH6 5BB



#### Description:

Available with the benefit of immediate vacant possession, we offer for sale this brick built mid terraced property which is in need of some updating and improving. It provides accommodation briefly comprising: entrance lobby, lounge, dining room, kitchen, downstairs cloakroom, three bedrooms and bathroom/wc. In addition there is a self contained yard to the rear. There are a range of local shops and amenities available within Bowburn as well as nearby Coxhoe, with a more comprehensive range of shopping and recreational facilities and amenities available within Durham City centre which lies approximately 4 miles away. Bowburn is ideally placed for commuting purposes as it lies a short drive from the A1(M) Motorway Interchange which provides good road links to both North and South.

EPC rating: D



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

**Price Guide:** £29,950+

### Lot No. 2

4 Ridley Terrace, Hendon SR2 8ND

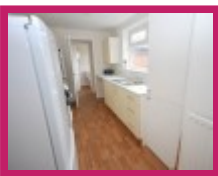
**Andrew Craig**



#### Description:

Available with no onward chain a two bedroom mid terraced cottage which offers accommodation on one level. Conveniently situated for access to a range of local shops and bus routes into Sunderland City centre. The internal layout consists of two bedrooms, lounge, kitchen, bathroom and externally there is a rear yard with up and over garage door providing access to off street parking. Early viewing recommended.

EPC rating: E



**Call:** Andrew Craig 0191 5653377

**Price Guide:** £20,000- £25,000

### Lot No. 3

15 Stanley Grove, Redcar TS10 3LF



#### Description:

A fantastic opportunity to acquire a semi-detached home situated in a sought-after residential location. In need of updating, this property offers great potential and would make a tidy investment or a great home for yourself. Worthy of particular mention is the 24ft 9 lounge and the property also benefits from a small parking space at the rear.

EPC rating: D



**Call:** Michael Poole 01642 285041

**Price Guide:** £59,950+



**Lot No. 4**
**8 Jolliffe Street, Chester Le Street DH3 3LX**

**Description:**

Two bedroom terraced house with forecourt garden and rear yard situated in a very popular area at the southern end of the town centre. Lying within walking distance of the town's shops, leisure facilities, bars and restaurants, this property is sure to be popular with owner occupiers and investors alike. It requires modernisation and improvement. The accommodation includes Hall, Lounge, Kitchen, two Bedrooms and Bathroom/wc. There is gas central heating via radiators with combination boiler and uPVC double glazing.



EPC rating: D

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

**Price Guide:** £39,950+

**Lot No. 5**
**1 and 3 Silkeys Lane, North Shields NE29 0JT**

**Description:**

Investment opportunity to purchase a pair of flats being offered for sale with vacant possession. We are advised that the present owner has recently re roofed the property with re rendered exterior giving the flats a 'stand out' appearance within the street. Both flats have a gas fired central heating system and both flats are upvc double glazed, each having their own outside space. The lower offers two bedroom accommodation and the upper three bedroom.

EPC Band: C - Number 1  
EPC Band: D - Number 3

**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £49,950+

**Lot No. 6**
**18-20 Lilac Avenue, Sacriston DH7 6QF**

**Description:**

To be sold as one lot is this pair of semi detached houses located within a residential area. The properties have been adapted to suit the previous owners where they represent a one bedroom semi and a five bedroom semi, however with re configuration (subject to required planning permissions and building regulations) may be able to be converted back into the traditional three bedroom semi's found within the immediate vicinity. Both properties benefit from double glazed windows, gas central heating, gardens and are offered for sale with vacant possession. Property briefly comprises: No 18 - entrance hall, dining room, kitchen, bathroom, living room and to the first floor, separate wc, bedroom and there are gardens to rear and front. No 20 - entrance hall/lobby, living room, kitchen, separate wc, rear lobby and to the first floor six bedrooms and separate wc and externally there are lawned gardens to the front and rear.

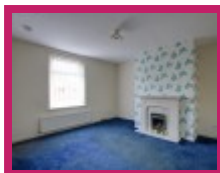
**Call:** J W Woods 0191 3869921

**Price Guide:** £29,950+

**Lot No. 7**
**16 Sabin Terrace, New Kyo DH9 7SL**

**Description:**

An ideal investment opportunity available with immediate vacant possession. The property is situated in New Kyo near Stanley and has the benefit of UPVC double glazing and gas central heating and requires some cosmetic improvements. The accommodation briefly comprises: on the ground floor entrance lobby, lounge and kitchen. To the first floor there are two bedrooms and a bathroom. Externally the property has a yard to the rear. There are local shops and facilities available within New Kyo and nearby Annfield Plain. A more comprehensive range of facilities are available within nearby Stanley town centre. The A693 highway provides easy access to Chester le Street (A1M), Consett and Tyneside.



EPC rating: D

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

**Price Guide:** £27,000+

**Lot No. 8**

96 Churchill Road, Eston TS6 9PJ


**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. 9**

57 High Street, Boosbeck TS12 3AB


**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: G

**Call:** Michael Poole 01642 285041

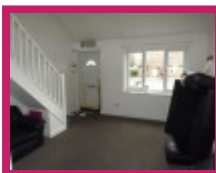
**Price Guide:** £64,950+

**Lot No. 10**

33 Cloverhill Close, Annitsford NE23 7UA


**Description:**

We welcome to the market this one bedroom gemini bungalow occupying a prime location within Annitsford, Cramlington. The property is close to all local amenities, schools, shops, industrial, medical and leisure. Accommodation within comprises of: entrance, lounge through kitchen, bathroom, stairs to first floor bedroom. Externally the property benefits from off street parking to front.



EPC rating: C

**Call:** Mike Rogerson 01670 732400

**Price Guide:** £49,950+

**Lot No. 11**

35 Kitchener Street, Darlington DL3 6NL


**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:** £32,500+



**Lot No. 12**

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:** £82,000+

**Lot No. 13**

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. 14**

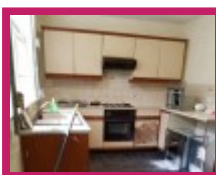
70 Sixth Street, Horden SR8 4JX

kimmitt &amp; roberts


**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+

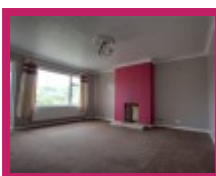
**Lot No. 15**

41 Mill Home Drive, Brotton TS12 2UR

Michael Poole


**Description:**

No Onward Chain. Situated upon an excellent size plot with plenty of parking to the front and an excellent size garden to the rear. This semi-detached bungalow really does offer lots of potential and is in need of refurbishment. Situated in a popular residential location, this is your chance to buy a sizeable home on a large plot.



EPC rating: D

**Call:** Michael Poole 01642 285041

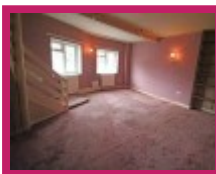
**Price Guide:** £90,000+

**Lot No. 16**
**4 Hencote Mews, Hexham NE46 2DZ**

**Michael Poole**

**Description:**

A spacious two bedroom property occupying a conveniently central position in Hexham. The property will appeal to a variety of buyers briefly comprising of reception hall; utility room; lounge; dining kitchen; rear hall; two bedrooms and bathroom to the first floor. The property is offered for sale with no forward chain, due to the length of the lease a cash purchase only.



EPC rating: D

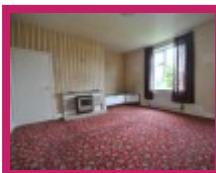
**Call:** Rook Matthews Sayer 01434 601 616

**Price Guide:** £55,000+

**Lot No. 17**
**3 Briarwood Street, Fencehouses DH4 6AZ**

**Description:**

Kimmitt & Roberts are pleased to offer to the market via Auction this mid terrace family home situated in the heart of Fencehouses, Houghton le Spring. Ideally located for local schools, amenities and transport links. Accommodation comprises entrance lobby, living room, kitchen, rear lobby, bathroom, landing and three bedrooms. Externally, the property benefits lawned garden with greenhouse and perimeter fencing with gate to footpath. To the rear is an enclosed yard with brick store.



EPC rating: D

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

**Price Guide:** £45,000+

**Lot No. 18**
**3 Ullswater Avenue, Jarrow NE32 4ET**
**Andrew Craig**

**Description:**

This fantastic family home is situated on the Lakes Estate and has a surprise to the rear. The hallway has been taken away to create an open plan lounge with doors leading to the kitchen/diner where there is a modern style fitted kitchen and breakfast bar and double doors open to the a fantastic large conservatory overlooking a good size rear decked garden. Other features include Upvc double glazing, utility room, gas central heating, a re-fitted bathroom and off road parking. The property is situated just off the A194 providing easy access to the A19 and Tyne Tunnel and A1M giving excellent commuting links.



EPC rating: D

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £94,950+

**Lot No. 19**
**19/19a High Street, Lakenheath IP27 9JS**

**Description:**

Ground Floor ex Bank Premises, 3 Rooms, plus Cloakroom, First Floor Large 2 Bedroom Flat Additional Attic Room 2 Outbuildings Extensive Rear Garden. This is a detached building, with accommodation on two and a half storeys, being an ex bank on the ground floor, now let and about to be developed as a laundry, with residential accommodation of the first floor. The ground floor has now been let on a commercial lease to The Laundry Group of Hadleigh, Suffolk, for a period of 3 years from 5th August 2019 at a rent of £1,497 quarterly. The first floor flat has recently been let on a 12 month Assured Shorthold tenancy to Mr & Mrs Youngs at a rent of £400pcm, payable quarterly.



EPC rating: E - ground floor EPC rating: G - first floor

**Call:** Lacy Scott & Knight 01284 748600

**Price Guide:** £189,950+



**Lot No. 20**
**8 Churchgate, Soham, Ely CB7 5DR**
**Peter Michael**

**Description:**

A great opportunity to acquire a mixed use commercial / residential property set within this popular Cambridgeshire market town. The accommodation in brief comprises of a large ground floor office space and both first and second floor two bedroom flats, one of which is already rented out. The size and layouts of the property would certainly allow a prospective purchaser to make alterations ( subject to planning consent ) that would be beneficial, drawings are available from the office.



Commercial EPC rating: F EPCs Flat 1 and Flat 2 - to be advised

**Call:** Peter Michael 01353 483011

**Price Guide:** £265,000+

**Lot No. 21**
**Former Lloyds Bank, 1 Skipton Road, Barnoldswick BB18 6PX**
**WHITEACRES**

**Description:**

There is a large office on the first floor with a stockroom, kitchen and male & female toilet facilities. To the rear of the property there is an external staircase with access to the second floor which appears to have been occupied in the past as living accommodation. The second floor comprises of a lounge, kitchen, bathroom and bedroom. There are also two further rooms on the third floor which appear to have been used in the past as bedrooms. The whole building will appeal to investors and owner occupiers and is suitable for various uses subject to obtaining the necessary planning consent. EPC Rating : E



**Call:** Whiteacres 01282 428486

**Price Guide:** £99,950+

**Lot No. 22**
**2 St Johns Street, Wirksworth DE4 4DR**
**GRANT'S  
OF DERBYSHIRE**

**Description:**

We are delighted to offer this substantial development opportunity for this iconic, former Lloyds Bank building with two, 4 bedroom, separate apartments on the first and second floors. The property is located in the heart of this increasingly popular market town of Wirksworth. The ground floor premises and would suit a number of retail and commercial uses such as a wine bar or food premises. The two spacious, independent apartments, whilst requiring refurbishment, have a number of original features and are an ideal investment. There is an external area which provides parking for up to 3/4 vehicles. Approximately 3800 sq ft overall.



EPC Ratings : D for commercial E for flat 1 D for flat 2

**Call:** Grant's of Derbyshire 01629 823008

**Price Guide:** £299,950+

**Lot No. 23**
**494 Normanby Road, Normanby TS6 9BZ**
**Michael Poole**

**Description:**

A rare opportunity to purchase this charming four-bedroom terraced property perfectly positioned on Normanby High Street! The current owners have emptied the property leaving a shell ready for a new family to turn into their dream home. In need of some serious TLC but rest assured your hard work will pay off. You will be left with a fantastic family home. The accommodation comprises of entrance hall with doors leading to living room, family room, kitchen/diner and stairs leading to the first floor. The first floor enjoys a lovely open landing with doors leading into four great size bedrooms and a family bathroom.



EPC rating: E

**Call:** Michael Poole 01642 254222

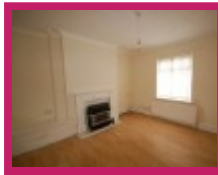
**Price Guide:** £112,500+



**Lot No. 24**
**15 Station Road, Houghton le Spring DH4 5AH**
**Andrew Craig**
**kimmitt & roberts**

**Description:**

A three bedroom mid terraced property within walking distance of Houghton le Spring Town Centre. In need of full works of renovation and modernisation, the property offers an excellent investment opportunity. Briefly the accommodation comprises of Entrance hall, lounge, dining room, kitchen and bathroom to the ground floor. Whilst to the first floor there are three well proportioned bedrooms. Outside there is yard to the rear with double gates providing off road parking.



EPC rating: D

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £39,950+

**Lot No. 25**
**Land To Rear of 9-11 Nicholson Terrace, Forest Hall NE12 9DP**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

We are pleased to offer to the market this site mid-way along Nicholson Terrace, Forest Hall. The site is of square shape with long driveway and extends to approximately 0.079 Acres (0.031 Hectares). The site currently houses a small outbuilding with electric / running water and two shipping containers. It has outline planning for a 3-bedroom detached Dormer bungalow with parking. The site is located to the rear of Nicholson Terrace within a residential terrace just off Great Lime Road (B1505) one of the main routes into Forest Hall. This is approximately 5.4 miles north east of Newcastle city centre and around 2 miles west of the A19. Erection of detached residential dwelling. Application No: 18/00823/OUT



EPC rating: Exempt

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £39,950+

**Lot No. 26**
**1 Boland Road, Lynemouth NE61 5UB**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

This three bedroom end terrace is offered for sale in Lynemouth. With a quirky interior design the dining room is styled as a bar. Enter into the hallway, spacious lounge with feature fireplace, conservatory, dining room/bar and kitchen. To the first floor there are three bedrooms and the family bathroom. There is a long garden to the front and side with off street parking, yard to the rear. Gas central heating and double glazing are installed. With no upper chain this is an ideal first time buy/investment.



EPC rating: D

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £39,950+

**Lot No. 27**
**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

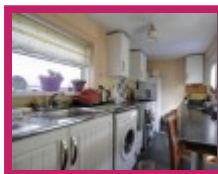
**Call:** Andrew Craig 0191 4271722

**Price Guide:** £39,950+

**Lot No. 28**
**3 Normans Buildings, Hunwick DL15 0LR**
**WOOD**  
ESTATE AGENTS

**Description:**

Two bedroom terraced home in need of modernisation and improvement throughout. The property benefits from uPVC double glazing and a desirable village. This is the perfect opportunity for an investor or first time buyer. Please note the property does have a flying freehold.



EPC rating: to be advised

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

**Price Guide:** £30,000- £35,000

**Lot No. 29**
**64 St Keverne Square, Kanton Bar NE5 3YJ**
**Andrew Craig**

**Description:**

Situated in the convenient Saint Keverne Square, Kanton which is well placed for road links to City Centre, A1 and Gosforth. The property does require some works of updating and briefly comprises:- Secure communal entrance with staircase to top floor., Apartment hallway, lounge, kitchen, two double bedrooms and bathroom. Externally there is off street parking available, and a garage in a block. An ideal first time purchase or investment buy. Call NOW to view.



EPC rating: E

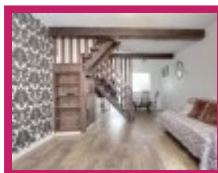
**Call:** Andrew Craig 0191 2859024

**Price Guide:** £36,000+

**Lot No. 30**
**24 Chapel Street, Lazenby TS6 8EF**
**Michael Poole**

**Description:**

A two bedroom mid terrace house, the accommodation comprises of living room, kitchen with stairs leading to the first floor and family bathroom. To the first floor are two good size bedrooms. With an enclosed rear yard, the property is perfect for downsizing or as an investment property. Benefits from modern fitted kitchen and recently laid carpets, UPVC Double Glazing & Central Heating with Combi Boiler.



EPC rating: D

**Call:** Michael Poole 01642 955180

**Price Guide:** £31,500+

**Lot No. 31**
**2 Johnson Terrace, Annfield Plain DH9 7UR**
**WOOD**  
ESTATE AGENTS

**Description:**

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



EPC Band D

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

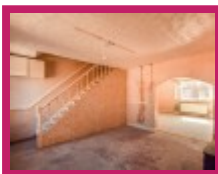
**Price Guide:** £43,000+



**Lot No. 32**
**12 James Street North, Murton SR7 9AR**
**kimmitt & roberts**

**Description:**

We have pleasure in bringing to the market this pleasant two bedroom mid terraced home. Ideal for investors or first time buyers alike, the property has accommodation which briefly comprises; , Lounge, Dining Room, Kitchen, Bathroom and Two Bedrooms. To the rear is a useful enclosed yard. No onward chain.



EPC rating: E

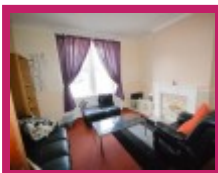
**Call:** Kimmitt and Roberts 0191 581 3213

**Price Guide:** £25,000+

**Lot No. 33**
**1 Spence Terrace, North Shields NE29 0JD**
**Andrew Craig**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Offered for sale with no onward chain, this ground floor flat requires some cosmetic attention but would suit the investor or first time buyer. With gas central heating and double glazing the accommodation briefly comprises: Entrance hall, lounge, kitchen, double bedroom and bathroom/w.c. Externally there is an enclosed yard to the rear. The property is conveniently located for North Shields Town Centre and all major transport links throughout the area.



EPC rating: E

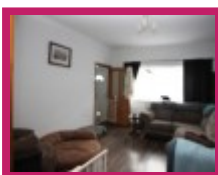
**Call:** Andrew Craig 0191 4875330

**Price Guide:** £24,950+

**Lot No. 34**
**5 Selbourne Terrace, Cambois NE24 1QZ**
**MIKE  
ROGERSON**

**Description:**

We are delighted to add to the market a three bedroom terraced house which is located within the quiet and well established village of Cambois. Overlooking a open field to the front and within easy walking distance of the Sea Front this location would ideally suit a family or someone seeking a quiet semi rural living. The accommodation on offer is well proportioned and briefly comprises of: - entrance hall, lounge, dining room, kitchen, bathroom with overbath shower and three first floor bedrooms. Externally there is a private rear yard and garden with off street parking to the front. This home also benefits from double glazing. Viewings are strongly recommended.



EPC Band: D

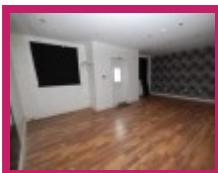
**Call:** Mike Rogerson 01670 361911

**Price Guide:** £49,950+

**Lot No. 35**
**Prospect House, Derwent Street, Chopwell NE17 7HY**
**Andrew Craig**

**Description:**

An opportunity to purchase a superb investment property situated on Derwent Street within the village of Chopwell. Offering local amenities along with good transport links to travel further afield. This detached building currently offers an Shop to ground floor with storage room, kitchen and cloaks wc. To the first floor a flat with lounge, breakfasting kitchen, two bedrooms and bathroom/wc. Externally there is enclosed yard with garage. Viewing is recommended to fully appreciate potential.



EPC rating: F

**Call:** Andrew Craig 0191 4889090

**Price Guide:** £39,950+



**Lot No. 36**

18 Queen Street, Birtley DH3 1ED

**Andrew Craig**

**Description:**

Excellent Investment Opportunity!!! At the time of print we have not gained access to the property. We have been advised that the property is a Two Bedroom Mid Terrace House and has been rented out since June 2018 at a monthly rental of £340.00  
EPC Rating E

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £36,000+

**Lot No. 37**

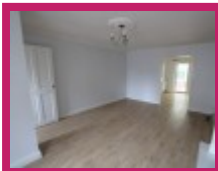
6 Greenwells Garth, Coundon DL14 8LR

**WOOD**  
ESTATE AGENTS

**Description:**

Four bedroom semi-detached home situated within the village of Coundon, on the outskirts of Bishop Auckland. The property benefits from a double width driveway leading to the integrated garage and a lawned garden to the rear. Please note that the property has undergone a treatment for Japanese Knotweed.

EPC rating: D


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

**Price Guide:** £65,000+

**Lot No. 38**

Former Working Mens Club, Brierley Gardens, 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 north east corner. The site would suit a variety of uses including residential development subject to planning permission.  
EPC rating: D

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £150,000+

**Lot No. 39**

47 School Terrace, Stanley DH9 7QN

**WOOD**  
ESTATE AGENTS

**Description:**

Ideal for investment purchasers, a spacious terraced house with vacant possession, situated in South Moor, Stanley. The property has the benefit of a modern kitchen, uPVC double glazing, gas central heating and the accommodation includes: Entrance hall, lounge open plan to dining room and kitchen, to the first floor there are three bedrooms and a bathroom. There is a forecourt area to the front and a yard to the rear. The property is situated in a popular area of South Moor, which is close to local shops and facilities as well as Greenlands School. The nearby A693 Highway provides easy access to Consett, Chester-le-Street, the A1M. Newcastle and Durham are both approximately 12 miles distant.

EPC Band: D


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

**Price Guide:** £36,000+

**Lot No. 40**
**L. Oxley Fish And Chips, Back Row, Wickham NE16 4AB**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

We are delighted to offer to the market this fish and chip shop which was established over 100 years ago. The business is reluctantly being placed on the market is due to our clients well deserved retirement. Over the years the business has built up a strong reputation within the local community and beyond and has such has a high level of regular and repeat trade. Our client informs us that the business generates a respectable turnover. There is massive scope for a new hands on owner operator to substantially increased the turnover by extending the short trading hours and introducing a delivery service. This is a fantastic opportunity to purchase a well-established business.



EPC Band: C

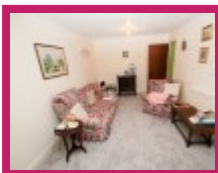
**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £99,950+

**Lot No. 41**
**11 Manor Court, South Shields NE33 3DR**
**Andrew Craig**

**Description:**

A two bedroom GROUND FLOOR apartment situated on this popular development, with excellent local amenities, road links and access to Town Centre. Ideal for leisurely strolls to the sea front, The Readhead park and access into Westoe Village. The accommodation internally briefly comprises of: Communal door to hallway and door to apartment, lounge with French doors to the rear, kitchen, two bedrooms and shower room wc. Viewing comes highly recommended!



EPC Band: C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £54,950+

**Lot No. 42**
**25 Ethel Terrace, South Shields NE34 0NH**
**Andrew Craig**

**Description:**

Located within walking distance to many amenities, this three bedroom first floor flat is available with NO CHAIN and a tenant in situ currently paying £375 pcm! Located just off Boldon Lane, shops can be found close by with bus links on the same street, Tyne dock metro is just a short walk away along with good road links for commuting. Internally the property layout briefly comprises of door with stairs to first floor landing, three bedrooms (bedroom two could be utilised as a dining room if required), kitchen and bathroom wc. Externally there is private yard to the rear.



EPC Rating D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £32,000+

**Lot No. 43**
**12 Queen Street, Lazenby TS6 8EA**
**Michael Poole**

**Description:**

A Great Little Rental Opportunity Not to Be Missed! In 'Ready to Move Straight Into' Condition, Enjoying a Modern Shower Suite and fitted Kitchen and All For a Fantastic Price Tag and a Hassle Free, No Chain Sale. Very briefly, the accommodation comprises of lounge diner with stairs to the first floor, kitchen and shower room to the ground floor. To the first floor there are two double bedrooms.



EPC Band: C

**Call:** Michael Poole 01642 955180

**Price Guide:** £40,000+



**Lot No. 44**

10 Harlow Street, Sunderland SR4 7AR

**Andrew Craig**

**Description:**

Two bedroom mid terrace cottage with NO CHAIN INVOLVED. The property will appeal to a range of buyers including buy to let investors, first time buyers and those looking to downsize. Offering accommodation all on one level, benefits include double glazing and gas central heating. Located in a popular residential area within easy access of a range of amenities including Sunderland University, Sunderland Royal Hospital. There are also convenient local bus links to Sunderland City Centre and Millfield metro station nearby. Ring today to arrange a viewing!



EPC rating: E

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £39,950+

**Lot No. 45**

Land at the Fleece Inn, Front Street, Pelton DH2 1DE

**Andrew Craig**

**Description:**

Excellent development opportunity - NOT TO BE MISSED!!!! Extending to approximately 1.44 acres the plot is a flat cleared site on Front Street, Pelton. The land previously has planning consent for 2 shops, 7 x 2 bedroom flats and 6 x 1 bedroom flats. Full details can be found on the Durham Planning Portal 2/08/00101/FUL (Now Expired).



EPC n/a

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £129,950+

**Lot No. 46**

115 Longfield Road, Darlington DL3 0HS

**WOOD**  
ESTATE AGENTS

**Description:**

Mid terrace property situated in established residential location close to local amenities. This property should appeal to first time buyers and investors alike. It benefits from gas central heating and a very long back garden. Briefly the accommodation comprises of entrance hallway, living room, kitchen, bathroom and on the first floor there is an additional shower room and two bedrooms.



EPC Rating tbc

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

**Price Guide:** £49,950+

**Lot No. 47**

2 Clyde Street, Gateshead NE8 3SX

**Andrew Craig**

**Description:**

An ideal investment opportunity to purchase a ground floor flat located on Clyde Street within Gateshead. Positioned on a corner plot this extended property offers spacious accommodation with an internal layout of entrance hall, lounge, breakfasting kitchen, three bedrooms and bathroom/wc. Externally there is a garden to side and a shared yard to rear. Well located for local amenities and good transport links connecting further afield. The property is currently tenanted with a monthly income of £500. Viewing recommended.



EPC rating: to be advised

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £54,950+



**Lot No. 48**

19 Beech Avenue, Murton, Seaham SR7 9JH

**kimmitt & roberts**

**Description:**

We have pleasure in bringing to the market this pleasant two bedroom mid link home with gas fire central heating and double glazing. Ideal for investors and first time buyers alike, the accommodation comprises; Entrance Vestibule, Lounge, Dining Room, Kitchen and Ground floor WC. To the first floor there are two bedrooms and a shower room. No Onward Chain. Priced to sell.



EPC Rating D

**Call:** Kimmitt and Roberts 0191 5813213

**Price Guide:** £27,000+

**Lot No. 49**

7a Lyndon Drive, East Boldon NE36 0NU

**Andrew Craig**

**Description:**

A unique opportunity to purchase this three bedroom detached bungalow set in a good size plot within this popular residential area. The property offers spacious living accommodation, benefits from double glazed windows, gas central heating, conservatory, garage and gardens and is offered for sale with vacant possession. Property briefly comprises entrance porch, entrance hall, living room, conservatory, kitchen, shower room/wet room, three bedrooms. Externally there are gardens to the front, side and rear with a detached garage and a drive offering off street parking.




EPC rating: to be advised

**Call:** Andrew Craig 0191 5190011

**Price Guide:** £199,950+





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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.

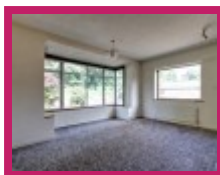
### Lot No. 50

Treetops, West Law Road, Shotley Bridge DH8 0EH



#### Description:

"Treetops" requires some updating and situated within a conservation area on a quiet lane, just off Snowsgreen Road, a short walk from the facilities within the village. The bungalow has gas central heating and is ideal for retirement purchasers or investors, offering accommodation comprising: entrance lobby, hall, lounge, kitchen and three further rooms which could be bedrooms or second reception rooms. There are steps down to the side of the property to the basement utility room and a garage with a basement workshop. There is a driveway to the side, gardens and patio.



EPC rating: E

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

**Price Guide:** £150,000+

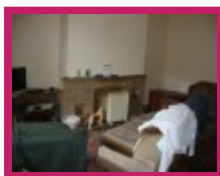
### Lot No. 51

2 Jubilee Buildings, Hexham NE46 1NW



#### Description:

An opportunity to purchase a one bedroom mid terrace house situated in Hexham Town Centre well placed for the local amenities. The property is being offered for sale with no chain involved and benefits include double glazed windows and gas central heating. Property briefly comprises entrance hall, living room and kitchen to the ground floor. Whilst the the first floor there is a bedroom and family bathroom. EPC rating: D



**Call:** Rook Matthews Sayer 01434 601616

**Price Guide:** £64,950+

### Lot No. 52

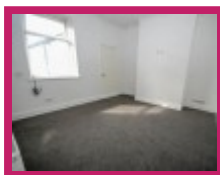
9 Tower Street, Hendon SR2 8NF

**Andrew Craig**



#### Description:

Offering accommodation all on one level, this affordably priced mid terraced cottage benefits from having double glazing and combi gas central heating. Further benefits from an electric roller shutter door to the rear yard which provides off street parking. The internal layout briefly comprises of entrance lobby, hall, lounge, two bedrooms, kitchen and bathroom. Well placed for access to Sunderland City Centre, there are a range of amenities nearby including shops and local bus routes. The property issue to suit anyone wishing to downsize or for the investor or first time buyer. Viewing is recommended!



EPC rating : D

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £29,950+



**Lot No. 53**

33 Mill Road, Chopwell NE17 7HA

**Andrew Craig**

**Description:**

A double fronted two bedroom, two reception room mid terrace bungalow which is being offered for sale with vacant possession. The property benefits includes double glazed windows, gas central heating via a combi boiler, modern fitted shower room and a garden to the front. Property briefly comprises entrance hall, living room, two bedrooms, dining room, kitchen and shower room/wc. Externally there is a paved yard to the rear and a lawned garden to the front.



EPC rating: E

**Call:** Andrew Craig 0191 4889090

**Price Guide:** £49,950+

**Lot No. 54**

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:** £69,950+

**Lot No. 55**

25 North Parade, Whitley Bay NE26 1NU

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Substantial three storey mid terraced home, bought as a project by the current owners, but due to unexpected change in circumstances is reluctantly being marketed for sale at considerably less than potential market value reflecting the need for further major expenditure required. The property is gas centrally heated and double glazed with generous sized rooms. At ground floor level there is a hallway, front reception, rear reception, morning room, kitchen and rear lobby. At first floor level there is a landing, four bedrooms and bathroom/wc. The second floor offers two further bedrooms and a box room/kitchen. Externally there is a yard, secure parking and front garden. EPC Rating E

**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £154,950+

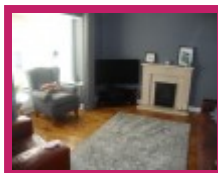
**Lot No. 56**

15 Mill View Rise, Prudhoe NE42 5QX

**yellow  
estate agency**

**Description:**

An impressive four bedroom Bellway detached house which has been significantly upgraded and modernised. The property benefits are numerous but do include being located on a cul de sac and backing onto Woodland, double glazed windows, gas central heating. Property briefly comprises entrance hall, living room, dining room, archway to breakfasting kitchen, utility room and a cloakroom/wc. To the first floor there are four bedrooms, master with ensuite and a family bathroom/wc. Externally there is a lawned garden to the front with a double drive leading to a single integrated garage and an enclosed lawned garden to the rear with two patio areas.



EPC rating: to be advised

**Call:** Yellow 01661 831234

**Price Guide:** £249,950+

**Lot No. 57**
**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: D

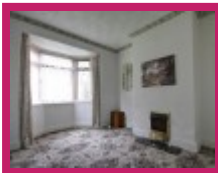
**Call:** Rook Matthews Sayer 0191 276 1283

**Price Guide:** £89,950+

**Lot No. 58**
**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:** £39,950+

**Lot No. 59**
**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:** £79,950+

**Lot No. 60**
**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:** £74,950+



**Lot No. 61**
**7 Belgrave Drive, Normanby TS6 0SQ**

**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

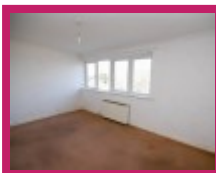
**Call:** Michael Poole 001642 955180

**Price Guide:** £99,950+

**Lot No. 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

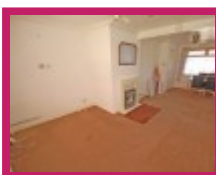
**Call:** Andrew Craig 0191 2859024

**Price Guide:** £39,950+

**Lot No. 63**
**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

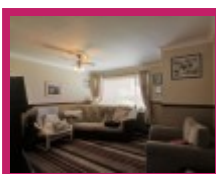
**Call:** Rook Matthews Sayer 0191 266 7788

**Price Guide:** £49,950+

**Lot No. 64**
**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:** £49,950+

**Lot No. 65**
**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

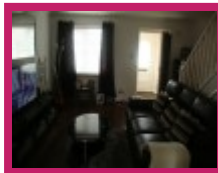
**Call:** Rook Matthews Sayer 01670 352 900

**Price Guide:** £30,000 - £35,000

**Lot No. 66**
**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. 67**
**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

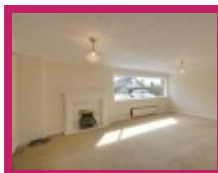
**Call:** Michael Poole 01642 355000

**Price Guide:** £145,000+

**Lot No. 68**
**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: E

**Call:** Michael Poole 01642 788878

**Price Guide:** £299,950+



**Lot No. 69**
**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

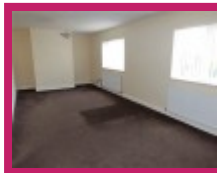
**Call:** Andrew Craig 0191 2859024

**Price Guide:** £89,950+

**Lot No. 70**
**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:** £64,950+

**Lot No. 71**
**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

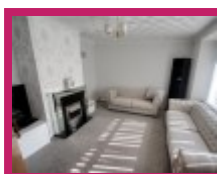
**Call:** Andrew Craig 0191 5653377

**Price Guide:** £249,950+

**Lot No. 72**
**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 rating : C

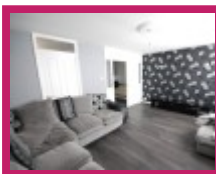
**Call:** Michael Poole 01642 355000

**Price Guide:** £65,000+

**Lot No. 73**
**5 Bournemouth Parade, Hebburn NE31 2AU**
**Andrew Craig**

**Description:**

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



EPC rating: D

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £64,950+

**Lot No. 74**
**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

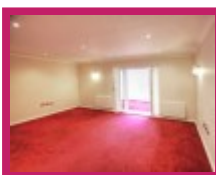
**Call:** Michael Poole 01642 763636

**Price Guide:** £119,950+

**Lot No. 75**
**3 Fencer Hill Square, Gosforth NE3 2AW**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Viewing is essential to appreciate this two bedroom ground floor apartment located within this sought after private development on the Northern fringe of Central Gosforth. The property benefits from a range of quality fixtures and fittings to incorporate fully integrated kitchen with granite work surface. There is an en suite to the master bedroom together with bathroom and conservatory leading to a private patio garden. The development also benefits from its own private gym and sauna. Externally there are well maintained communal garden and an allocated parking space.



EPC rating : C

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

**Price Guide:** £139,950+

**Lot No. 76**
**2 Weymouth Road, Stockton on Tees TS18 5AD**
**Michael Poole**

**Description:**

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



EPC rating: E

**Call:** Michael Poole 01642 355000

**Price Guide:** £209,950+



**Lot No. 77**
**26 Banbury Terrace, South Shields NE34 0SE**
**Andrew Craig**

**Description:**

We are please to offer to the three bedroom, two reception end terraced HOUSE available in this popular residential location in South Shields. Located very well for local shops, highly regarded schools and bus links to other areas. Internally the accommodation layout briefly comprises of entrance lobby, hallway, lounge, dining room and kitchen. To the upper floor there are three bedrooms and fitted family bathroom and separate wc. Externally the property benefits from a private yard to the rear with garage door providing off street parking for two cars.



EPC Band: D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £134,950+

**Lot No. 78**
**14 Collingwood Street, South Shields NE33 4JY**
**Andrew Craig**

**Description:**

Three bedroom mid terraced property upgraded to a very high standard. Offering a modern kitchen, modern bathroom and neutrally decorated throughout. Located centrally in South Shields, this property is within walking distance to many amenities including local shops, local park, Metro link, bus links on Stanhope Road and access in to the town centre. Internally this spacious and fresh home briefly comprises of door to hallway, beautiful open plan modern kitchen diner and lounge to the lower level. To the upper lies two double bedrooms, one single bedroom and family bathroom with P-shaped bath. Externally to the rear lies a large private yard with off street parking for multiple cars.



EPC rating : D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £79,950+

**Lot No. 79**
**The Miners Hall, East View, Southmoor DH9 7EW**
**WOOD  
ESTATE AGENTS**

**Description:**

A stunning Grade II listed building built in 1898 The Miners Hall has an interesting history having been used as the village function hall up until the 1980s when it was converted to the Woodlands Tavern. The property has been sympathetically restored to provide a modern living space while retaining the charm and character of the building, which was recognised by an award from Durham Council . Comprises Hallway, living space with mezzanine and feature arch windows, master bedroom with walk-in wardrobe, dressing area and a bathroom. The ground floor has a garden room, four bedrooms (two en-suite) a bathroom, office, utility room and a workshop. There is a good size garden to the rear of the property with lawn and fruit trees, a patio, parking for two cars.



EPC rating: exempt

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

**Price Guide:** £375,000+

**Lot No. 80**
**5 Harlow Avenue, Red House Farm NE3 2AS**
**Andrew Craig**

**Description:**

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



EPC rating: C

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £125,000+

**Lot No. 81**
**77 Milbank Terrace, Shotton Colliery DH6 2NT**
**kimmitt & roberts**

**Description:**

This is an exceptionally spacious three bedroom end terraced home which comes with gas central heating system, double glazing and generous proportioned rooms throughout. This perfect family home boasts entrance vestibule, entrance hall, lounge, dining room, kitchen, utility, three bedrooms, bathroom and separate w.c., along with garden to front elevation and enclosed yard to rear. A home well worthy of internal inspection.



EPC rating: D

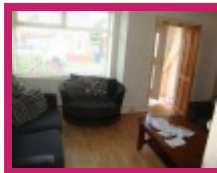
**Call:** Kimmitt and Roberts 0191 518 3334

**Price Guide:** £64,950+

**Lot No. 82**
**13 Bellfield Avenue, Fawdon NE3 3NQ**
**Andrew Craig**

**Description:**

A great opportunity to purchase a two bedroom, two reception semi detached house located in this popular residential area. The property will appeal to a wide range of potential purchasers, is offered for sale with vacant possession and benefits include double glazed windows, gas central heating and gardens. Property briefly comprises entrance lobby, living room, dining room, kitchen and a bathroom/wc to the ground floor. There are two bedrooms to the first floor. Externally there is a front offering off street parking and a lawned garden to the rear.



EPC rating: E

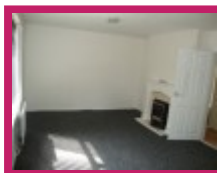
**Call:** Andrew Craig 0191 2859024

**Price Guide:** £89,950+

**Lot No. 83**
**6 Buttermere Avenue, Easington Lane DH5 0PP**
**kimmitt & roberts**

**Description:**

We offer for sale a two bedroom semi detached house with vacant possession. The property benefits include gas central heating and double glazing. Briefly comprises of living room, kitchen, dining room/study and conservatory. To the first floor there are two bedrooms. Externally there are gardens to the front and rear.



EPC rating: C

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

**Price Guide:** £54,950+

**Lot No. 84**
**14 Hemsby Close, Sunderland SR4 8DN**
**Andrew Craig**

**Description:**

Three bedroom semi detached family home located close by to amenities on this ever popular residential estate. Decorated neutrally throughout this property offers ready to move in accommodation. Further benefits include security alarm system, UPVC double glazing, gas central heating, gardens front & rear and easy access to the A19 for commuting. Internally the accommodation layout comprises of door to hallway, ground floor cloaks wc, kitchen, lounge diner, three bedrooms and bathroom wc. Externally to the front there is a lawned garden and a double driveway providing off road parking. To the rear there is a lawned garden and wood decking area. Call Now To View!



EPC rating: C

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £104,950+



**Lot No. 85**
**8 Tyne Terrace, Wark NE48 3LL**

**Description:**

Substantial double fronted stone built house situated in the heart of the North Tyne Village of Wark. The property briefly comprises entrance porch; open plan lounge/dining room; kitchen; utility room; mezzanine study/storage area; three bedrooms (master with dressing room and en-suite); family bathroom. Wark Village has a thriving community with first school; three public houses - one of which has been newly refurbished and another is award winning and has an observatory.



EPC rating: G

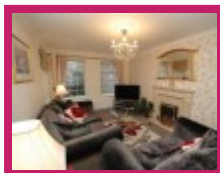
**Call:** Rook Matthews Sayer 01434 601 616

**Price Guide:** £159,950+

**Lot No. 86**
**65b Wood Terrace, Jarrow NE32 5LY**
**Andrew Craig**

**Description:**

A Semi-Detached House is offered for sale with No Onward Chain. Superbly presented throughout and with modern furniture and fittings, an early inspection is highly recommended to appreciate this fine family home. With gas central heating and double glazing the accommodation briefly comprises: Entrance lobby, hallway, lounge, dining room, conservatory and kitchen. On the first floor there are three bedrooms and a bathroom. Externally, there are low maintenance gardens to the front and rear. There is also a good sized garage with electric roller shutter doors to the front as well as the rear which opens to a further covered patio which could also be used for additional parking.



EPC rating: D

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £169,950+

**Lot No. 87**
**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. 88**
**3 Meldon Avenue, Red House Farm, Gosforth NE3 2AT**
**Andrew Craig**

**Description:**

POPULAR LOCATION. This link detached bungalow is in an ideal location. Meldon Avenue, Red House Farm, Gosforth is within easy reach of amenities. The property does require modernisation and comprises :- lounge, ground floor bedroom, bathroom, kitchen, the second bedroom now has stairs leading to the second floor and is currently used as a dining room, the upstairs is of good size and currently used as storage. There is a single garage and pleasant gardens front and rear. Must be seen.



EPC rating: D

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £110,000+

**Lot No. 89**
**13 Front Street, Castleside DH8 9AR**
**WOOD**  
ESTATE AGENTS

**Description:**

An extended two-bedroomed end-terraced house, available with no chain, originally built in the 18th century. The house has been modernised, with uPVC double glazing and gas combi. heating, but still retains much of its original character and such features as a stone arch over the entrance and a large Inglenook fireplace in the living room. The accommodation comprises: lobby, living room, kitchen diner, first floor landing, front bedroom with stone fireplace, second double bedroom to the rear and a bathroom. There is a garden with a garage over the rear lane, which has a shared right of access for the three neighbouring houses along the terrace.



EPC Band: D

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

**Price Guide:** £74,950+

**Lot No. 90**
**48 Belmangate, Guisborough TS14 7AB**
**Michael Poole**

**Description:**

Michael Poole Estate Agents in Nunthorpe welcome to the market this charming three-bedroom stone built terraced cottage located within the prime area of Guisborough. Internally the accommodation briefly comprises an entrance hall, living room, open plan fitted kitchen diner, three generous first floor bedrooms and a modern bathroom. Externally there is a communal garden to the rear elevation. Early viewing advised.



EPC rating: E

**Call:** Michael Poole 01642 955625

**Price Guide:** £89,950+

**Lot No. 91**
**261 Haughton Road, Darlington DL1 2LD**
**WOOD**  
ESTATE AGENTS

**Description:**

A well presented and improved semi-detached house which would be ideal for the first time buyer or the property investor. With gas fired central heating and UPVC double glazing offers accommodation which briefly comprises on the ground floor; entrance lobby, lounge with feature fireplace and UPVC double glazed bay window, dining room and a kitchen refitted with an attractive range of floor and wall units. To the first floor there are two bedrooms, the large master with UPVC double glazed bay window, and a refitted shower room/w.c. Externally there is a tiered garden to the front and a low maintenance garden to the rear. There is also a garage and a driveway for car parking.



EPC rating: E

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

**Price Guide:** £74,950+

**Lot No. 92**
**33 Simpson Close, Boldon Colliery NE35 9JP**
**Andrew Craig**

**Description:**

Located upon a popular residential estate, benefitting from pedestrian access only to the frontage. We offer to the market a spacious mid link house which would be ideal as a first home. Comprising: Lounge, kitchen/dining room, two bedrooms (both with fitted wardrobes) and family bathroom. Gardens to the front and rear complete the accommodation and the property is offered with no onward chain.



EPC rating: D

**Call:** Andrew Craig 0191 5190011

**Price Guide:** £79,950+



**Lot No. 93**

19 Hollingside Way, Horton Moor NE34 0HX

**Andrew Craig**

**Description:**

Two bedroom mid terraced house located close to South Tyneside Hospital. Offering ready to move in accommodation, this is a ideal first time buy. Ideally positioned for access to road links for commuting, shops can be found locally at the Nook, well regarded comprehensive schools are close by and bus links will take you in and out of the town. Internally the accommodation layout briefly comprises of door to porch, dining room, kitchen, rear hallway, lounge, first floor landing, two bedrooms and bathroom wc. Externally to the front there is a lawned garden. To the rear there is a low maintenance paved garden which is accessed via timber gates and will provide off road parking for one car.



EPC rating: D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £49,950+

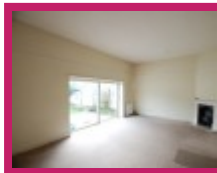
**Lot No. 94**

23 Oakfield Terrace, Gosforth NE3 4RQ

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Oakfield Terrace is conveniently located close to local shops on Ashburton Road as well as providing easy access to the High Street with its range of shopping facilities, coffee shops and restaurants. It is available for sale with no onward chain. A traditional double fronted semi detached bungalow located within this much sought after residential street just off Ashburton Road in Gosforth. The property offers versatile accommodation and although it requires updating it offers great potential for further development subject to planning consent. There is a pleasant Southerly facing garden to the rear together with garage with up and over door. Additional modern features include gas fired central heating via combination boiler and upvc double glazing.



EPC rating: D

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

**Price Guide:** £180,000+

**Lot No. 95**

2 Parkers Buildings, Consett DH8 7TJ

**WOOD  
ESTATE AGENTS**

**Description:**

A stone-built terraced house situated within this small hamlet at the edge of Iveston, just off the A691 between Lanchester and Consett, available with no onward chain. The house has uPVC double glazing and gas central heating, with accommodation comprising: entrance lobby, living room, kitchen, rear porch, first floor landing, two bedrooms and a bathroom. There is an enclosed rear yard and a small forecourt area to the front of the house, which has an open outlook. There are also countryside views to the rear, from the first floor.



EPC rating: D

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

**Price Guide:** £69,950+

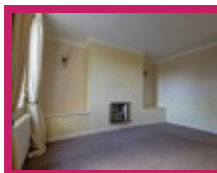
**Lot No. 96**

3 Parkers Buildings, Consett DH8 7TJ

**WOOD  
ESTATE AGENTS**

**Description:**

An extended stone-built terraced house situated within this small hamlet at the edge of Iveston, just off the A691 between Lanchester and Consett, available with no onward chain. The house has uPVC double glazing and gas central heating, with accommodation comprising: entrance porch, living room with stairs to first floor, kitchen open into utility room, first floor landing, two bedrooms and a bathroom. There is an enclosed rear yard and a small forecourt area to the front of the house, which has an open outlook. There are also countryside views to the rear, from the first floor.



EPC rating: to be advised

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

**Price Guide:** £69,950+

**Lot No. 97**
**1 Thorpe Leazes Cottage, Thorpe Thewles TS21 3HZ**
**Michael Poole**

**Description:**

It may be cottage' by name, but this gorgeous double fronted semi-detached home has equestrian facilities alongside. In brief there is a 6 acre field, 4 acre field and barn (100 yards from the house), a 2 acre field with two stables and fenced standing area plus a m&eacute;nage with electricity and water ready to be connected, a starvation paddock and yard with four stables including a foaling box. The cottage is generous in size, providing lovely family accommodation together with a very nicely maintained garden and the double drive leads to a detached double garage. All is set in a beautiful rural location which is close to main commuting routes.



EPC rating: D

**Call:** Michael Poole 01642 355000

**Price Guide:** £375,000+

**Lot No. 98**
**2 Kildare Grove, Fairfield TS19 7RE**
**Michael Poole**

**Description:**

A good-sized Moore & Cartwright bungalow on a fabulous corner plot in central Fairfield. Local amenities, bus stop and access routes are on the doorstep, on top of being nicely presented, having a breakfast kitchen, conservatory and south facing rear garden with detached garage and drive. No onward chain.



EPC rating: E

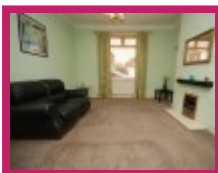
**Call:** Michael Poole 01642 355000

**Price Guide:** £99,950+

**Lot No. 99**
**13 Bartram Street, Fulwell SR5 1NN**
**Andrew Craig**

**Description:**

A spacious three bedroom, two reception room period property located close to amenities including local shops, transport links to surrounding areas, schools, bars, restaurants and the picturesque coastline. Benefitting from UPVC double glazing throughout, combi gas central heating and a private yard with secure parking. Internally the layout briefly comprises of door to lobby, hallway, lounge which is open plan to dining room, kitchen, bathroom with jacuzzi bath to the ground floor. The first floor has three bedrooms and wc. Externally there is a private yard access via electric roller shutter door allowing off road parking for one car Ideal for the growing family.



EPC Band D

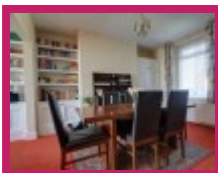
**Call:** Andrew Craig 0191 5160239

**Price Guide:** £99,950+

**Lot No. 100**
**17 Poplar Grove, Dipton DH9 9BE**
**WOOD  
ESTATE AGENTS**

**Description:**

Ideally suited to first time buyers, a well-presented traditional terraced house with Bay window which has pleasant views to the front. The property offers charm and character retaining some original features including high ceilings and original fireplaces, also has the benefit of uPVC double glazing and gas central heating with combination boiler. The accommodation briefly comprises on the ground floor: entrance lobby, hallway, lounge open plan to dining room and a modern kitchen, to the first floor there are three bedrooms and a bathroom/w.c. Externally there is a forecourt area to the front of the property and an enclosed yard to the rear with a decked patio.



EPC Band: D

**Call:** J W Woods 01207 235221

**Price Guide:** £74,950+



**Lot No. 101** 52 Commercial Road, South Shields NE33 1SE

**Andrew Craig**

**Description:**

STUNNING VIEWS OF RIVER TYNE!! Fantastic opportunity to acquire this lovely family home. Property floor plan comprises. Entrance hall leading to Lounge, Kitchen and four piece bathroom suite to rear. To first floor there are three well proportioned bedrooms, two boasting river views to the rear. Externally low maintenance gardens to both front and rear. Property is located nearby to Town Centre via access to a range of shops and amenities. Good transport links for buses and metro services. Early Viewing Advised. Offered With Vacant Possession



EPC Rating C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £79,950+

**Lot No. 102** 5 Stapleton Drive, Peterlee SR8 4HY

**kimmitt & roberts**

**Description:**

A three bedroom semi detached house offered for sale with vacant possession. The property benefits from gardens to the front and rear, gas central heating and double glazing.

At the time of print no access has been gained viewings will be available prior to the auction. EPC rating tbc

**Call:** Kimmitt and Roberts 0191 5183334

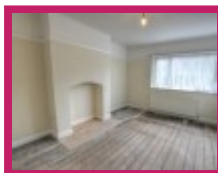
**Price Guide:** £69,950+

**Lot No. 103** 130 Severus Road, Newcastle upon Tyne NE4 9NP

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Located in this popular part of Fenham and suited to an array of purchasers is this semi detached home. This property is in the catchment area for popular and well regarded schools. Having a modern interior with refitted kitchen, double glazing and gas central heating. Newcastle City Centre, Metrocentre and major A1 and A69 trunk roads are easily accessible. Comprising of hallway, lounge and dining kitchen. Stairs lead up to two good sized bedrooms and a bathroom. Gardens to front and rear



EPC Band: to be advised

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

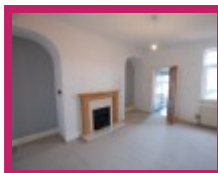
**Price Guide:** £108,000+

**Lot No. 104** 14 East View, Wideopen NE13 6ED

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Well presented two bedroom first floor flat situated in this popular residential area conveniently located for access to local shops, amenities and transport links. Briefly comprising; entrance hall, lounge, kitchen, two bedrooms and a bathroom. Externally there is gardens to the front and rear and off street parking



EPC Band: D

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

**Price Guide:** £79,950+

**Lot No. 105**

28 Mickley Close, Wallsend NE28 6JJ

**MIKE  
ROGERSON**

**Description:**

With no onward chain we welcome to the market this two bedroom modern apartment on Mickley Close, Hadrian Village Development. The property is close to all local amenities and has excellent transport links. The property benefits from gas central heating and UPVC double glazing. Accommodation Within Comprises: Communal entrance with telephone entry access, hallway, open plan lounge/kitchen, family bathroom (white suite; bath, w/c & hand wash pedestal basin), master bedroom with the additional bonus of a dressing room and a second spacious bedroom. This property also comes with an allocated parking space.



EPC Band: B

**Call:** Mike Rogerson 0191 2621206

**Price Guide:** £59,950+

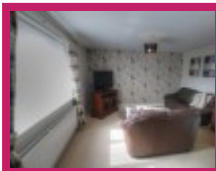
**Lot No. 106**

32 Horton Park, Blyth NE24 4JD

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Contemporary, tastefully presented town house, offered for sale on behalf of Persimmon Homes. Spacious and presented over three floors, ensuring flexibility for today's family. Entrance hallway, downstairs cloaks/w.c., splendid, modern dining kitchen with integrated appliances and French doors to the rear garden, generous lounge to the first floor, fabulous modern bathroom suite, double bedroom. To the top floor the master bedroom benefits from an attractive en-suite shower room, third bedroom, decked patio and lawn to the rear, driveway and integral garage. Located on the Chase Farm modern development close to Asda and major transport links.



EPC rating: B

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

**Price Guide:** £120,000+

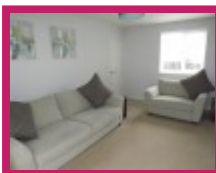
**Lot No. 107**

97 Clifton Road, Cramlington NE23 6TQ

**MIKE  
ROGERSON**

**Description:**

A three bedroom semi detached property nicely positioned. Briefly comprises; entrance hallway, downstairs cloaks, lounge, a modern kitchen & breakfast room with UPVC double glazed door which leads to the rear garden. To the first floor, two double bedrooms and third bedroom, family bathroom comprising white suite. Externally the property has a low maintenance open lawn to the front with two private parking bays and to the rear is an enclosed lawned garden. The property also benefits from gas central heating via a combi boiler and UPVC double glazing.



EPC Band: C

**Call:** Mike Rogerson 01670 732400

**Price Guide:** £125,000+

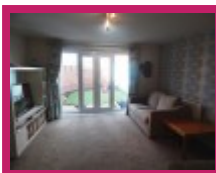
**Lot No. 108**

47 Haggerston Road, Blyth NE24 4GS

**MIKE  
ROGERSON**

**Description:**

We are delighted to welcome to the sales market this three bedroom end of terrace 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 hallway, breakfasting kitchen, downstairs WC, lounge, to the first floor, two bedrooms and a family bathroom; to the second floor is the master bedroom with dressing area and en-suite. Externally the property benefits from an enclosed garden to the rear and a single garage located in a block to the rear of the property. This is an ideal first time buy and family home.



EPC rating: C

**Call:** Mike Rogerson 01670 361911

**Price Guide:** £115,000+



**Lot No. 109****26 Marsham Close, Dumpling Hall NE15 7QL****ROOK  
MATTHEWS  
SAYER****Description:**

This is an opportunity to purchase a Gemini bungalow situated on Marsham Close in Dumpling 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+



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





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

#### Common Auction Conditions

##### Introduction

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

##### Glossary

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

##### Auction Conduct Conditions

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

##### Sale Conditions

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





## Important Notice

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

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

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

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

## Glossary

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

Wherever it makes sense:

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

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

**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 58 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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