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# Agents Property AUCTION

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Thursday 31st October

**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.

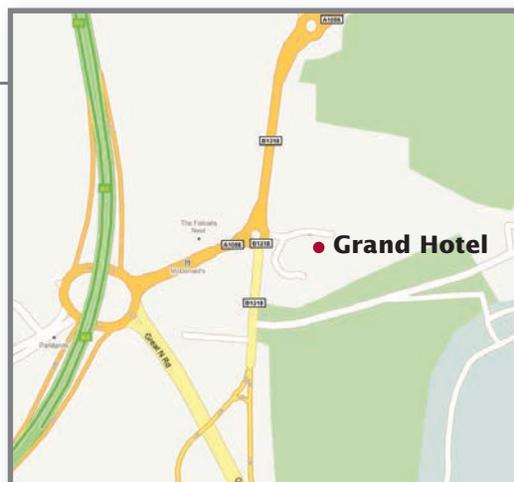
## Venue Location

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	35 Queens Road, Bishop Auckland	DL14 7LX	JW Wood Estate Agents
Lot 2	128 Westbourne Avenue, Gateshead	NE8 4NQ	Andrew Craig
Lot 3	1 Fleming Street, Redcar	TS10 1BS	Michael Poole
Lot 4	34 Church Street, Leadgate	DH8 6DY	JW Wood Estate Agents
Lot 5	102/104 Roman Road, Newcastle upon Tyne	NE6 2RH	Rook Matthews Sayer
Lot 6	8 Charlotte Street, Stanley	DH9 7AT	JW Wood Estate Agents
Lot 7	5 & 7 Claremont Street, Gateshead	NE8 1RH	Andrew Craig
Lot 8	20 Kensington Court, Felling	NE10 9UD	Andrew Craig
Lot 9	36 Rosalind Street, Bedlington	NE22 5BA	Mike Rogerson
Lot 10	88 Baring Street, South Shields	NE33 2EQ	Andrew Craig
Lot 11	115 Longfield Road, Darlington	DL3 0HS	JW Wood Estate Agents
Lot 12	138 Eastbourne Avenue, Gateshead	NE8 4NJ	Andrew Craig
Lot 13	9 Seventh Street, Blackhall Colliery	TS27 4ET	Kimmitt & Roberts
Lot 14	4 Hencote Mews, Hexham	NE46 2DZ	Rook Matthews Sayer/Michael Poole
Lot 15	Mackays Court, 16-18 Front Street, Consett	DH8 5AQ	JW Wood Estate Agents
Lot 16	64 St Keverne Square, Kenton Bar	NE5 3YJ	Andrew Craig
Lot 17	6 Greenwells Garth, Coundon	DL14 8LR	JW Wood Estate Agents
Lot 18	16 Tenth Street, Blackhall Colliery	TS27 4EY	Kimmitt & Roberts
Lot 19	10 Harlow Street, Sunderland	SR4 7AR	Andrew Craig
Lot 20	Land at the Fleece Inn, Front Street, Pelton	DH2 1DE	Andrew Craig
Lot 21	3 Briarwood Street, Fencehouses	DH4 6AZ	Kimmitt & Roberts
Lot 22	39 The Bungalows, Tanfield Lea	DH9 9NE	JW Wood Estate Agents
Lot 23	36 Temperance Terrace, Ushaw Moor	DH7 7PQ	JW Wood Estate Agents
Lot 24	1 Maple Street, Ashington	NE63 0BG	Mike Rogerson
Lot 25	4 Resource Close, South Bank	TS6 6XS	Michael Poole
Lot 26	21-23 Rudyerd Street, North Shields	NE29 6RR	North East Commercial
Lot 27	57 Carnaby Road, Darlington	DL1 4NR	JW Wood Estate Agents
Lot 28	48 The Crescent, West Rainton	DH4 6SB	JW Wood Estate Agents
Lot 29	47 School Terrace, Stanley	DH9 7QN	JW Wood Estate Agents
Lot 30	27 Rothbury, Sunderland	SR2 0BE	Andrew Craig
Lot 31	48 Third Street, Waitling Bungalow	DH8 6HS	JW Wood Estate Agents
Lot 32	Development Site Belmont Stables, Haydon Bridge	NE47 6HF	Rook Matthews Sayer
Lot 33	11 Holmeside, Sunderland	SR1 3JE	Rook Matthews Sayer
Lot 34	11 Rettendon Close, Roseworth	TS19 9HL	Michael Poole
Lot 35	29 Northbourne Road, Jarrow	NE32 5JS	Andrew Craig
Lot 36	41 Mill Home Drive, Brotton	TS12 2UR	Michael Poole
Lot 37	17 Fawcett Street, Sunderland	SR1 1RH	Rook Matthews Sayer
Lot 38	11 Seventh Street, Blackhall Colliery	TS27 4ET	Kimmitt & Roberts
Lot 39	Land South Of Ashlea, Land Lying To The West Of Flat Field, Middlesbrough	NE4 4JL	Andrew Craig
Lot 40	3 Marlow Street, Blyth	NE24 2RQ	Rook Matthews Sayer
Lot 41	17 Woodside, Bedlington	NE22 5NE	Mike Rogerson
Lot 42	13 Seventh Street, Blackhall Colliery	TS27 4ET	Kimmitt & Roberts
Lot 43	39 Clive Road, Eston	TS6 0RT	Michael Poole
Lot 44	13 Birch Street, Jarrow	NE32 5HY	Andrew Craig
Lot 45	19 Eighth Street, Horden, Peterlee	SR8 4LY	Kimmitt & Roberts
Lot 46	112 Woodhorn Drive, Choppington	NE62 5EP	Rook Matthews Sayer
Lot 47	2 Clyde Street, Gateshead	NE8 3SX	Andrew Craig



## Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	9 Chapel Street, Lazenby	TS6 8EF	Michael Poole
Lot 49	4 Elsdon Drive, Forest Hall	NE12 9RH	Rook Matthews Sayer
Lot 50	42 North Seaton Road, Ashington	NE63 0EQ	Rook Matthews Sayer
Lot 51	67a Victoria Terrace, Bedlington	NE22 5QD	Rook Matthews Sayer
<b>OPTION 2</b>			
Lot 52	17 Ferndale Avenue, East Boldon	NE36 0TQ	Andrew Craig
Lot 53	22 Cotswold Avenue, Middlesbrough	TS3 8JN	Michael Poole
Lot 54	39 Hawthorn Square, Seaham	SR7 7DF	Kimmitt & Roberts
Lot 55	3 Rockwood Gardens, Greenside	NE40 4BB	Rook Matthews Sayer
Lot 56	14 Collingwood Street, South Shields	NE33 4JY	Andrew Craig
Lot 57	8 Redmond Square, Sunderland	SR5 5PP	Andrew Craig
Lot 58	6 Emmerson Road, Newbiggin By The Sea	NE64 6HU	Rook Matthews Sayer
Lot 59	77 Hebron Avenue, Pegswood	NE61 6RJ	Mike Rogerson
Lot 60	110 Haydon Close, Newcastle upon Tyne	NE3 2BZ	Andrew Craig
Lot 61	36 Durham Moor Crescent, Framwellgate Moor	DH1 5AS	JW Wood Estate Agents
Lot 62	2 Weymouth Road, Stockton on Tees	TS18 5AD	Michael Poole
Lot 63	The Miners Hall, East View, Southmoor	DH9 7EW	JW Wood Estate Agents
Lot 64	8 Tyne Terrace, Wark	NE48 3LL	Rook Matthews Sayer
Lot 65	1 Steavenson Street, Bowburn	DH6 5AZ	JW Wood Estate Agents
Lot 66	6 Raglan Close, Roseworth, Stockton	TS19 9LZ	Michael Poole
Lot 67	65b Wood Terrace, Jarrow	NE32 5LY	Andrew Craig
Lot 68	1 Thorpe Leazes Cottage, Thorpe Thewles	TS21 3HZ	Michael Poole
Lot 69	33 Simpson Close, Boldon Coliery	NE35 9JP	Andrew Craig
Lot 70	13 Bartram Street, Fulwell	SR5 1NN	Andrew Craig
Lot 71	15 Symington Walk, Darlington	DL1 1HE	JW Wood Estate Agents
Lot 72	16 Benwell Village Mews, Newcastle upon Tyne	NE15 6LF	Rook Matthews Sayer
Lot 73	1 Roadside Cottages, Blaydon	NE21 4NB	Andrew Craig
Lot 74	9 Meadowfield Drive, Cleadon	SR6 7QW	Andrew Craig
Lot 75	10 Windlass Court, South Shields	NE34 0XE	Andrew Craig
Lot 76	44 Links Avenue, Amble	NE65 0RY	Rook Matthews Sayer
Lot 77	9a The Kings Road, Southwick	SR5 2LH	Andrew Craig
Lot 78	14 The Rise, Castleside	DH8 9RA	JW Wood Estate Agents
Lot 79	139 Rosalind Street, Ashington	NE63 9BB	Rook Matthews Sayer
Lot 80	4 North View, South Shields	NE34 6HQ	Andrew Craig
Lot 81	152 St Vincent Street, South Shields	NE33 3BH	Andrew Craig
Lot 82	24 Chester Terrace North, Sunderland	SR4 7AP	Andrew Craig
Lot 83	Box Tree Cottage, 11 Armstrong Street, Risdale	NE48 2TN	Rook Matthews Sayer
Lot 84	31 Minster Court, Belmont	DH1 2DP	JW Wood Estate Agents
Lot 85	6 Rowley Bank, Castleside	DH8 9QT	JW Wood Estate Agents
Lot 86	Holly Cottage, Longframlington	NE65 8EA	Rook Matthews Sayer
Lot 87	81 Tantallon, Birtley	DH3 2JG	Andrew Craig
Lot 88	73 Baring Street, South Shields	NE33 2DS	Andrew Craig
Lot 89	143 Rectory Road, Gateshead	NE8 4RQ	Andrew Craig
Lot 90	6 Bodley Close, Newcastle	NE3 3SF	Rook Matthews Sayer
Lot 91	3 Cranford Street, South Shields	NE34 0QN	Andrew Craig
Lot 92	Valley View House, 36 Valley View, Ushaw Moor	DH7 7QQ	JW Wood Estate Agents
Lot 93	26 Gray Avenue, Chester Le Street	DH2 2EL	JW Wood Estate Agents



## Order Of Sale

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Lot No	Address	Post Code	Partner Agent
Lot 94	Flat 1, 139 Westoe Road, South Shields	NE33 3PD	Andrew Craig
Lot 95	11 Field Street, South Gosforth	NE3 1RY	Andrew Craig
Lot 96	5 Heathfield Crescent, Cowgate	NE5 3EX	Rook Matthews Sayer
Lot 97	13 Hornbeam Walk, Stockton On Tees	TS19 0LZ	Michael Poole
Lot 98	39 Somerset Street, Sunderland	SR3 1BS	Andrew Craig
Lot 99	136 Newgate Street, Morpeth	NE61 1DD	Rook Matthews Sayer
Lot 100	24 Ings Road, Redcar	TS10 2DL	Michael Poole
Lot 101	19 Gurney Street, New Marske	TS11 8EG	Michael Poole
Lot 102	22 Wood View, Esh Winning	DH7 9LB	JW Wood Estate Agents
Lot 103	69 Canterbury Road, Redcar	TS10 3QG	Michael Poole
Lot 104	3 Manor Close, Low Worsall	TS15 9QE	Michael Poole
Lot 105	Pennylea, Stamfordham Road, Newcastle upon Tyne	NE15 0AD	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

35 Queens Road, Bishop Auckland DL14 7LX

**WOOD**  
ESTATE AGENTS



#### Description:

An internal inspection is highly recommended to appreciate this well presented two bedroom two reception room mid terrace house which has been upgraded and modernised by the current vendor. The property briefly comprises of entrance hall, dining room, living room, kitchen. To the first floor there are two bedrooms and a bathroom. Externally there is a yard to the rear.



EPC Rating D

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

**Price Guide:** £19,950+

### Lot No. 2

128 Westbourne Avenue, Gateshead NE8 4NQ

**Andrew Craig**



#### Description:

Appealing to both the buy to let investor and private residential buyer is this two bedroom ground floor flat being offered for sale with vacant possession. The property does benefit from gas central and a garage to the rear. Property briefly entrance lobby, entrance hall, two bedrooms, living room, kitchen, bathroom and externally there is a yard to the rear with garage.



EPC Band: C

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £39,950+

### Lot No. 3

1 Fleming Street, Redcar TS10 1BS

**Michael Poole**



#### Description:

A fantastic opportunity to acquire an end terrace property in need of full renovation. Situated close to the heart of Redcar and a short walk from the beach, this home would make a tidy little investment or a great home of your own.



EPC rating: G

**Call:** Michael Poole 01642 285041

**Price Guide:** £39,950+

**Lot No. 4**

34 Church Street, Leadgate DH8 6DY


**Description:**

A two-bedroomed terraced house requiring improvement and modernisation. The house has no central heating and is in need of considerable refurbishment or renovation, with accommodation comprising: living room with open fire, kitchen, rear lobby, bathroom, first floor landing to two double bedrooms. There is a yard to the rear with a coal store. Church Street is within easy reach of the local shops and facilities in Leadgate. There are local infant and junior schools within the village, while Consett town centre is less than a mile-and-a-half away, where there are further facilities including the leisure centre, retail park and Consett Academy secondary school. The regional centres of Durham and Newcastle are both approximately 13 miles along the A691 and A692 respectively.

EPC rating: to be advised


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

**Price Guide:** £25,000+

**Lot No. 5**

102/104 Roman Road, Newcastle upon Tyne NE6 2RH


**Description:**

An investment opportunity to purchase a pair of semi detached flats which do require modernisation and refurbishment, however they do benefit from double glazed windows and are being offered for sale with vacant possession. Both properties are three bedroom flats and once refurbished could offer a great return with another three bedroom flats on Roman Road being advertised as available to rent at £600pcm giving a potential combined rental income on this pair of £14,400 per annum. Property briefly comprises 102 Roman Road - hall, three bedrooms, living room, kitchen and bathroom, 104 Roman Road - three bedrooms, living room, rear lobby, kitchen, bathroom and separate wc. Externally there are gardens to the front and rear. EPC rating: 102 Roman Road - D104 Roman Road - D

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

**Price Guide:** £54,950+

**Lot No. 6**

8 Charlotte Street, Stanley DH9 7AT


**Description:**

The property does have double glazed windows, gas central heating and the accommodation includes: Lobby, lounge, dining room and kitchen. Two first floor bedrooms and a wet-room. There is a yard to the rear. There are local shops available within South Moor, with a more comprehensive range of shopping and recreational facilities within nearby Stanley Town Centre, which lies approximately one mile distant. The property is also within easy reach of the A693 highway, which provides easy access to other regional centres.

EPC rating: D


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

**Price Guide:** £20,000+

**Lot No. 7**

5 &amp; 7 Claremont Street, Gateshead NE8 1RH


**Description:**

Fronted onto a pedestrian walkway and located with easy access of the local amenities is this investment opportunity to purchase a pair of flats. Both flats are currently let generating a combined income of £10,200 per annum and have gas central heating. Property briefly comprises No 5 - entrance lobby, entrance hall, living room, two bedrooms, kitchen, bathroom. No 7 - entrance hall, three bedrooms, living room, kitchen, bathroom.

EPC Band: both D


**Call:** Andrew Craig 0191 4875330

**Price Guide:** £79,950+

**Lot No. 8**

20 Kensington Court, Felling NE10 9UD

**Andrew Craig**



**Description:**

A well presented Top Floor Apartment in this popular development. Offered for sale with No Onward Chain, the property is suitable for a variety of purchasers. Double glazed and with electric heating an internal inspection is highly recommended. Comprises of communal hall and stairs to second floor, hall, lounge, kitchen, two bedrooms and bathroom/wc. Externally there are communal gardens and parking.



EPC rating: D

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £47,000+

**Lot No. 9**

36 Rosalind Street, Bedlington NE22 5BA

**MIKE ROGERSON**



**Description:**

We are pleased to welcome to the sales market via Auction this ground floor two bedroom flat located in Rosalind Avenue Bedlington. The property Boasts Gas Central Heating Combination Boiler and Double Glazed. The location of this flat is central to Bedlington with brisk walk into the local Town centre with variety of shops, supermarkets, schools etc. The property would suit most looking to revamp in this location as this flat is just in need of a little TLC. This briefly comprises entrance hallway, two bedrooms, lounge, kitchen, bathroom and external entrance to the yard with off street parking.



EPC rating: C

**Call:** Michael Poole 01670 822223

**Price Guide:** £22,500+

**Lot No. 10**

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:** £55,000+

**Lot No. 11**

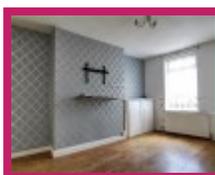
115 Longfield Road, Darlington DL3 0HS

**WOOD ESTATE AGENTS**



**Description:**

Mid terraced 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 D

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

**Price Guide:** £39,950+

**Lot No. 12**

138 Eastbourne Avenue, Gateshead NE8 4NJ

**Andrew Craig**

**Description:**

A one bedroom ground floor flat currently tenanted at £4,440 per annum. The property does require some updating and modernising but does benefit from gas central heating. Property briefly comprises entrance hall, bedroom, bathroom, living room and kitchen. Externally there is a shared yard to the rear.

EPC Band: C

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £39,950+

**Lot No. 13**

9 Seventh Street, Blackhall Colliery TS27 4ET



**Description:**

Investment Opportunity. A two bedroom mid terrace house which comprises of living room, dining room, kitchen, bathroom, first floor there are two bedrooms and externally there is rear yard.

EPC rating: C



**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £19,950+

**Lot No. 14**

4 Hencote Mews, Hexham NE46 2DZ




**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:** £50,000+

**Lot No. 15**

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



**Description:**

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

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

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

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

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

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

**Price Guide:** £225,000+

**Lot No. 16**

64 St Keverne Square, Kenton Bar NE5 3YJ

**Andrew Craig**



**Description:**

Situated in the convenient Saint Keverne Square, Kenton 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:** £29,950+

**Lot No. 17**

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. 18**

16 Tenth Street, Blackhall Colliery TS27 4EY

**kimmitt & roberts**



**Description:**

Presented to a reasonable standard is this two bedroomed mid terraced home, with double glazing and central heating, two reception rooms, kitchen and bathroom. Ideal purchase for FTB or local investor.



EPC rating: D

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

**Price Guide:** £19,950+

**Lot No. 19**

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. 20**

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

**Andrew Craig**

**Description:**

Excellent development opportunity - NOT TO BE MISSED!!!! Extending to approximately 6,245 sq ft 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:** £109,950+

**Lot No. 21**

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:** £39,950+

**Lot No. 22**

39 The Bungalows, Tanfield Lea DH9 9NE



**Description:**

Available with no forward chain, a bungalow with garage and garden, which requires updating, situated within the popular village of Tanfield Lea. The property is ideally suited to retirement purchasers or couples, has the benefit of gas-fired central heating and double glazing. The accommodation requires some improvements and briefly comprises on the ground floor: kitchen, dining room, large lounge leading to conservatory, there are two double bedrooms and a bathroom. Tanfield Lea has some local shops and Tanfield school, a more comprehensive range of facilities are available in Stanley town centre which is within 2 miles. The property is well placed for commuting purposes being close to the A692 and A 693 highways which provide easy access to Stanley, Chester-le-Street, Consett and



EPC rating: D

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

**Price Guide:** £64,950+

**Lot No. 23**

36 Temperance Terrace, Ushaw Moor DH7 7PQ



**Description:**

We are delighted to offer for sale this deceptively spacious two bedroomed mid terraced property benefiting from gas fired central heating, double glazing and a garden over the rear lane. The property has well planned accommodation comprising: entrance hallway, lounge, dining room and kitchen. To the first floor there are two bedrooms and a refitted bathroom. Externally there is a yard to the rear and a garden over the rear lane.



EPC rating: D

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

**Price Guide:** £44,950+


**Lot No. 24**

1 Maple Street, Ashington NE63 0BG


**Description:**

Mike Rogerson Estate Agents are delighted to welcome to the market this two storey freehold commercial property situated on Maple Street at the forefront of Woodhorn Road in Ashington. Located in the main shopping area with a high level of passing footfall, this sizeable building is suited to a multitude of uses and early viewings are highly recommended to avoid disappointment. Offered for sale via auction early offers are encouraged. Briefly comprising; ground floor open plan shop area with storage, rear fire exit, two staircases to first floor. To the first floor open plan storage areas with kitchen and w.c facilities. The property is secured with electric roller shutters.



EPC rating: D

**Call:** Mike Rogerson 01670 521122

**Price Guide:** £119,950+

**Lot No. 25**

4 Resource Close, South Bank TS6 6XS



**Description:**

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



EPC rating: C

**Call:** Michael Poole 01642 955180

**Price Guide:** £58,500+

**Lot No. 26**

21-23 Rudyerd Street, North Shields NE29 6RR



**Description:**

Comprises a two storey property of traditional rendered brick construction with a pitched slate roof over. The property is located on Rudyerd Street which runs off the A187 Saville Street and into the town centre. The immediate area is a mixture of retail and residential accommodation and is well served with the Bus station and Metro station being within easy walking distance. North Shields is a town growing in popularity with a flourishing Fish Quay area and much improved access now that the Tyne Tunnel and Silverlink junctions have been completed. Newcastle is a 25 minute car journey and the Metro system gives easy public transport access across the region.



EPC rating: C

**Call:** North East Commercial 0191 487 8566

**Price Guide:** £94,950+

**Lot No. 27**

57 Carnaby Road, Darlington DL1 4NR



**Description:**

Having been in our clients family for many years, this semi detached family home offers a great opportunity. It features a recently constructed, free standing and spacious garage which would be suitable for a workshop. It further benefits from off street parking and gardens to front and rear. Briefly the accommodation comprises of entrance hallway, living room, sitting room, kitchen. To the first floor there are three bedrooms, separate wc and bathroom. Carnaby Road is pleasantly situated close to a range of local shops and amenities including schools and a regular bus service. A more comprehensive range of shopping and recreational facilities and amenities are available in Darlington Town Centre which lies a short drive away.



EPC rating: F

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

**Price Guide:** £99,950+

**Lot No. 28**

48 The Crescent, West Rainton DH4 6SB


**Description:**

Requiring cosmetic updating, we offer for sale this spacious three bedroomed semi detached property with gas fired central heating and double glazing. Occupying an elevated position, the property has accommodation comprising: entrance lobby, cloakroom/wc, lounge/diner and kitchen. To the first floor there are three bedrooms and a bathroom. Externally there are gardens to the front and rear and a driveway providing off street parking. The property occupies a pleasant position in the village of West Rainton where there are a range of local shops and amenities available. EPC rating: D



EPC rating: D

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

**Price Guide:** £55,000+

**Lot No. 29**

47 School Terrace, Stanley DH9 7QN


**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:** £30,000+

**Lot No. 30**

27 Rothbury, Sunderland SR2 0BE

**Andrew Craig**

**Description:**

An ideal purchase for a family or first time buyer! A three bedroom semi detached home boasting gardens front and rear as well as a driveway which provides off road parking. There is a lounge and spacious kitchen with dining area and further benefits include upvc double glazing and gas central heating. Situated within a popular residential area close to local shops, schools and supermarkets as well as transport links to surrounding areas.



EPC rating: D

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £89,950+

**Lot No. 31**

48 Third Street, Waitling Bungalow DH8 6HS


**Description:**

A one-bedroomed bungalow situated within this terrace at the outskirts of Leadgate, close to Medomsley, and available with no onward chain. The bungalow has timber-framed double glazing and gas central heating via combi. boiler, with accommodation comprising, from the rear: kitchen, bathroom, living/dining room, hallway, double-bedroom. There is a lawned garden with a path and gate to the front and a rear yard, with a gate.



EPC rating: E

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

**Price Guide:** £34,000+

**Lot No. 32**

Development Site Belmont Stables, Haydon Bridge NE47 6HF

**ROOK  
MATTHEWS  
SAYER**

**Description:**

The site has planning for 3 x detached four-bedroom dormer bungalows complete with garages and gardens. The site benefits from two access routes. We have been verbally informed that works on the site have been implemented. Proposal for 3 new dormer styled bungalows Planning Ref: 16/00447/FUL. The site is located to the south of Belmont Gardens in the village of Haydon Bridge. Haydon Bridge is a Northumberland Village on the banks of the River Tyne. The village is just off the A69 and is also well served by local trains on the Newcastle to Carlisle line. The population of the village is circa 2,184 (census 2011) and is also popular with passing tourists, from the Hadrian Wall site.



EPC rating: exempt

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £129,950+

**Lot No. 33**

11 Holmeside, Sunderland SR1 3JE

**ROOK  
MATTHEWS  
SAYER**

**Description:**

A two storey mid terraced unit with a pitched slate roof. The unit being 167.57 sq. m. (1,803.7 sq. ft.) consists of open plan retail area, office and stores on the ground floor with first floor office, kitchen and w/c facilities. The unit is well presented and suitable for a variety of uses subject to the correct use class. The unit is located on Holmeside within the City centre and forms part of a busy parade running from Fawcett Street towards Park Lane. The area comprises a mix of retail and food operators and the main pub and leisure district is within easy walking distance of the unit. Holmeside is a busy bus route with a number of main bus stops close to the unit and the Railway and Metro Station are round the corner from the parade. Opposite the unit there is building work taking place with the construction of the extended Sunderland College. This is ongoing, with part of the building now complete and operational, and the second phase will start next. This will bring a significant increase in the daytime footfall to this part of the street.

EPC rating: F

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £79,950+

**Lot No. 34**

11 Rettendon Close, Roseworth TS19 9HL

**Michael Poole**

**Description:**

Sit at the end of a cul-de-sac this two bedroom semi detached house sits on a very good plot with a South Westley facing garden is perfect for a first time buyer or investor. In brief the accommodation comprises entrance hall, lounge with living flame gas fire and kitchen. Upstairs there is two double bedrooms and bathroom. Other features include gas central heating via "Worcester" combi boiler and UPVC double glazed windows and external doors.



EPC rating: D

**Call:** Michael Poole 01642 355000

**Price Guide:** £58,000+

**Lot No. 35**

29 Northbourne Road, Jarrow NE32 5JS

**Andrew Craig**

**Description:**

A first floor flat representing excellent spacious accommodation, Ideally suitable for a first time buyer or a rental opportunity for an investor. The landing leads to a passage way which will take you to the lounge area overlooking the green area to the rear, three bedrooms, spacious kitchen which steps down to the bathroom. The property has UPVC single glazed windows and gas fired central heating system. Located conveniently within walking distance to Jarrow town centre where you will find the Viking Shopping centre where a range of shops, banks and supermarkets can be found. In addition to this the metro and bus links are available close by. Viewing is highly recommended!



EPC rating: D

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £38,000+

**Lot No. 36**

41 Mill Home Drive, Brotton TS12 2UR


**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. 37**

17 Fawcett Street, Sunderland SR1 1RH


**Description:**

An attractive four storey mid terrace property with pitched slate roof. The ground floor is currently vacant but being advertised to let at £13,000 per annum. The upper levels are currently let to Hay Recruitment at £6,000 per annum on a 5-year lease that commenced 16th October 2018 and ending on 15th October 2023. The Property is located on Fawcett Street within Sunderland City Centre. It enjoys excellent passing with nearby occupiers including Greggs, Virgin Money, Barclays, Nat West, Flannels, CEX among others.



EPC rating: D

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £110,000+

**Lot No. 38**

11 Seventh Street, Blackhall Colliery TS27 4ET


**Description:**

Investment/Development Opportunity. A two bedroom mid terrace house is in need of works. The property comprises of entrance hall, living room, dining room, kitchen, bathroom, first floor there are two bedrooms and externally there is rear yard.



EPC rating: to be advised

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

**Price Guide:** £19,950+

**Lot No. 39**

Land South Of Ashlea, Land Lying To The West Of Flat Field, Melkridge NE49 0LL


**Description:**

Outline Planning for 8 bungalows on this site in the centre of Melkridge village measuring 0.68 hectares estimated. Located on the south side of the former A69. Melkridge is a village and civil parish in Northumberland, England, on the river South Tyne. The village of Melkridge is in the south of the parish, and is about two miles (3 km) east of Haltwhistle. The site is currently in use as a pony paddock and contains a stable building which will be demolished. The dwellings will be of one and two storey construction and of simple design to suit the existing buildings surrounding.



EPC rating: exempt

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £160,000+

**Lot No. 40**

3 Marlow Street, Blyth NE24 2RQ

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Excellent size, Victorian style, upper flat with superb room sizes. Located within close access to shops, amenities and Blyth hospital. No onward chain. Hallway, impressive landing area which could be utilised as a study area, lounge with feature fireplace, contemporary fitted kitchen with high gloss worktops and integrated appliances. Large bathroom with white suite and shower, two bedrooms, gas radiator central heating system, double glazing, private rear patio garden. Excellent for first time buyers or couples, also a good opportunity for buy to let with a potential rental income of £395 per calendar month.

EPC Rating: D

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

**Price Guide:** £29,950+

**Lot No. 41**

17 Woodside, Bedlington NE22 5NE

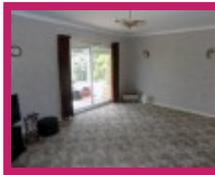
**MIKE  
ROGERSON**



**Description:**

A detached Bungalow situated in Woodside Bedlington Northumberland. This two bedroom detached bungalow has the benefit from gas central heating and rear south facing gardens. The property briefly comprises; Entrance hallway, living room to the front elevation, two bedrooms located to the front elevation, family bathroom, kitchen and seating terraced area just off the living room. Externally the front provides the all important parking with gardens and to the rear south facing well established garden with privacy due to the planting. We would state the property is in need of a little TLC to bring back to life and will be sold with no upper chain.

EPC rating: D



**Call:** Mike Rogerson 01670 822223

**Price Guide:** £130,000+

**Lot No. 42**

13 Seventh Street, Blackhall Colliery TS27 4ET

**kimmitt & roberts**



**Description:**

A two bedroom mid terrace house currently tenanted at £400pcm on a 6 month AST dated June 2019 (we are awaiting sight of tenancy agreement)

EPC rating: E

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

**Price Guide:** £19,950+

**Lot No. 43**

39 Clive Road, Eston TS6 0RT

**Michael Poole**



**Description:**

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

EPC rating: E



**Call:** Michael Poole 01642 955180

**Price Guide:** £69,950+

**Lot No. 44**

13 Birch Street, Jarrow NE32 5HY

**Andrew Craig**



**Description:**

This mid terraced house is in need of major refurbishment but offers excellent investment opportunities. The accommodation comprises entrance hall, lounge, kitchen/dining area, ground floor bathroom and utility area which could be converted to accommodate an additional reception room. To the first floor there are two bedrooms and a staircase leading to the loft space, suitable for storage. Externally there is a yard to the rear. Other features include upvc double glazing. The property is situated very close to the Jarrow Town Centre with good access to public transport links via bus and Metro. Commuting links include the A19/Tyne Tunnel and the A191 leading to the A1M



EPC rating: F

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £49,950+

**Lot No. 45**

19 Eighth Street, Horden, Peterlee SR8 4LY

**kimmitt & roberts**



**Description:**

This is a traditional mid terraced house which has been stripped and is in need of complete refurbishment.

Comprises of: Lounge, Kitchen/Dining Room, Two Bedrooms, Bathroom/wc & Yard.



EPC Rating C

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £19,950+

**Lot No. 46**

112 Woodhorn Drive, Choppington NE62 5EP

**ROOK MATTHEWS SAYER**



**Description:**

This first floor flat is situated on the popular Wansbeck Estate in Stakeford with local facilities and amenities nearby. This would be an ideal first time buy/investment. The current owner has recently re-decorated so it is ready to move into with modern kitchen and bathroom. External staircase to first floor, entrance lobby, lounge, bedroom, kitchen and bathroom with white suite and over bath shower. Electric heating and double glazing are installed. Viewings available, no upper chain.

EPC Rating D



**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £18,000+

**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: D

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £45,000+

**Lot No. 48**      9 Chapel Street, Lazenby TS6 8EF



**Description:**

A grade II listed property, refurbished by the current owner, this property will appeal to a range of buyers. The property offers two floors of living accommodation and briefly comprises; entrance hall, dining room, lounge, kitchen, landing, two bedrooms and bathroom. Externally, enclosed garden to the rear.



EPC Rating: E

**Call:** Michael Poole 01642 955180

**Price Guide:** £40,500+

**Lot No. 49**      4 Elsdon Drive, Forest Hall NE12 9RH



**Description:**

Offered with no onward chain is this well presented one bedroom first floor flat situated within this small development. Comprising; entrance area with storage cupboard, lounge, well appointed kitchen with a good range of wall and base units with space for appliances, bathroom/W.C. The property benefits from electric heating, UPVC double glazing and a garage in a block.



EPC rating: C

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

**Price Guide:** £27,000+

**Lot No. 50**      42 North Seaton Road, Ashington NE63 0EQ



**Description:**

Situated on this popular road in Ashington, a three bedroom home requiring updating is offered for sale. Gas central heating and double glazing are installed. Not too far from the town centre where shops, pubs and other amenities are available. Enter into the lobby, spacious lounge and kitchen with a door into the large rear yard. To the first floor there are three bedrooms and the bathroom. Small garden to the front. With no upper chain this is an ideal project/investment. Viewings available. EPC:D.



**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £42,950+

**Lot No. 51**      67a Victoria Terrace, Bedlington NE22 5QD



**Description:**

Modern and well-presented two bedroom first floor flat on Victoria Terrace, Bedlington. To be sold with no upper chain the flat is priced to sell and close to local shops and amenities and is ready to view now. Double glazed and gas central heating the accommodation briefly comprises of entrance, stairs to first floor landing, spacious lounge, galley style fitted kitchen, modern bathroom and two double bedrooms. Externally there is a shared yard to the rear and garden with driveway for off street parking across the lane. A lovely property which must be viewed. EPC: D



**Call:** Rook Matthews Sayer 01670 531114

**Price Guide:** £39,950+



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**together.**

## 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. 52**

17 Ferndale Avenue, East Boldon NE36 0TQ

**Andrew Craig**



### Description:

Located in this popular location and offering potential for first time buyers or investors is this mid terraced property which requires works of upgrading and modernisation. Comprises: Entrance hall with two reception rooms, kitchen and bathroom and to the first floor there is a good size bedroom to the front currently sub-divided but easily re-instated and one further double size bedroom to the rear. There is a front town garden and to the rear, there is a garden which offers potential for off road parking. Offered with Vacant Possession. Convenient for the Metro Station and local shops of East Boldon Villa, an early viewing is urged!



EPC rating: D

**Call:** Andrew Craig 0191 5190011

**Price Guide:** £99,950+

**Lot No. 53**

22 Cotswold Avenue, Middlesbrough TS3 8JN

**Michael Poole**



### Description:

A three bedroom mid terrace house, briefly comprises entrance porch with stairs leading to the first floor, living room, dining room and kitchen with door leading out into the rear garden. To the first floor are three bedrooms and a family shower room. To the rear is a great size rear garden, mainly laid to lawn with a foot path leading to the rear. A brick coal house previously used as a shed is situated by the rear door.



EPC rating: C

**Call:** Michael Poole 01642 254222

**Price Guide:** £38,700+

**Lot No. 54**

39 Hawthorn Square, Seaham SR7 7DF

**kimmitt & roberts**



### Description:

We have pleasure in offering this four bedroom mid terraced home with combi central heating and double glazing. Close to the sea front promenade and marina this is an ideal purchase for those looking to be close to the sea. Suitable for young families, first time buyers and investors - we anticipate great interest. Some works required but priced accordingly



EPC rating E

**Call:** Kimmitt and Roberts 0191 5813213

**Price Guide:** £49,950+

**Lot No. 55**

3 Rockwood Gardens, Greenside NE40 4BB

**ROOK  
MATTHEWS  
SAYER**



**Description:**

This three bedroom terraced house, which requires updating, is located in the semi rural area of Greenside. The accommodation comprises; entrance hall, living room, kitchen and shower room. Stairs lead to first floor landing with access to two double bedrooms, and a further bedroom to second floor with skylight to back and front. Externally there is a yard to the rear and a garden to the front.



EPC rating: E

**Call:** Rook Matthews Sayer 0191 4131313

**Price Guide:** £64,950+

**Lot No. 56**

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. 57**

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:** £70,000+

**Lot No. 58**

6 Emmerson Road, Newbiggin By The Sea NE64 6HU

**ROOK  
MATTHEWS  
SAYER**



**Description:**

A well presented two bedroom mid terrace house being offered for sale with vacant possession. The property has been upgraded by the vendor over the years with benefits now including double glazed windows, gas central heating, modern kitchen and bathroom fittings and off street parking. Property briefly comprises entrance porch, entrance hall, living room, dining kitchen to the ground floor. There are two bedrooms and a shower to the first floor. Externally there is a gravelled garden to the front with a paved drive to the rear offering off street parking and a gravelled area and store shed.



EPC rating: to be advised

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

**Price Guide:** £39,950+

**Lot No. 59**

77 Hebron Avenue, Pegswood NE61 6RJ


**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:** £59,950+

**Lot No. 60**

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. 61**

36 Durham Moor Crescent, Framwellgate Moor DH1 5AS

**WOOD**  
ESTATE AGENTS

**Description:**

Available with the benefit of immediate vacant possession, we have pleasure in offering for sale this extended traditional style semi detached property which has double glazing, along with gas and electric heating. Offering ideal family accommodation it briefly comprises: entrance porch, entrance hall, lounge, open plan kitchen/dining room which leads through to a garden room and there is a utility room. On the first floor there is a landing/study area, along with three bedrooms, with the master having an en suite bathroom, and there is a family shower room. There is a good sized single garage with additional parking on an extensive block paved drive and an enclosed garden to the rear.



EPC rating: D

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

**Price Guide:** £205,000+

**Lot No. 62**

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:** £199,950+

**Lot No. 63**

The Miners Hall, East View, Southmoor DH9 7EW


**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. 64**

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:** £149,950+

**Lot No. 65**

1 Steavenson Street, Bowburn DH6 5AZ


**Description:**

To fully appreciate this house an internal viewing is highly recommended. This three bedroom, two reception room end terraced house has been upgraded, re-modelled and refurbished by the current vendor with benefits including double glazed windows, gas central heating, ground floor cloak/wc and a refitted kitchen and bathroom. Property briefly comprises entrance hall, living room, dining room, cloak/wc, kitchen, first floor is the bathroom and three bedrooms.

EPC rating: E


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

**Price Guide:** £54,950+

**Lot No. 66**

6 Raglan Close, Roseworth, Stockton TS19 9LZ


**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. 67**

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. 68**

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:** £350,000+

**Lot No. 69**

33 Simpson Close, Boldon Coliery 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. 70**

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, reasuarants 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:** £89,950+

**Lot No. 71**

15 Symington Walk, Darlington DL1 1HE


**Description:**

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



EPC rating: C

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

**Price Guide:** £64,950+

**Lot No. 72**

16 Benwell Village Mews, Newcastle upon Tyne NE15 6LF


**Description:**

Available with no onward chain is this well presented two bedroom first floor apartment in the popular Benwell Village Mews development. Ideal for First time buyer. Benefits include double glazing and parking. Close to local shops, restaurants and public transport links to Newcastle City Centre. Newcastle Airport, Metrocentre and A1 and A69 trunk roads are also easily accessible. Comprising of entrance hallway, open plan lounge and dining room, fitted kitchen, two double bedrooms and bathroom. Externally there are communal gardens and an allocated parking space.



EPC rating: C

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

**Price Guide:** £54,950+

**Lot No. 73**

1 Roadside Cottages, Blaydon NE21 4NB


**Description:**

A stone built three bedroom semi detached house occupying an elevated position with easy access into Addison woods. The property has been upgraded and modernised by the current vendors over the years with benefits including double glazed windows, gas central heating, inglenook fire place to living room with multi fuel stove, low maintenance garden and a garage with drive offering off street parking. Property briefly comprised entrance porch, living room which is open plan to dining room, kitchen to the ground floor. There are three bedrooms and a family bathroom/wc. Externally there are low maintenance gardens to the front, courtyard to side and garage with drive to the rear.

EPC rating: D

**Call:** Andrew Craig 0191 4889090

**Price Guide:** £199,950+

**Lot No. 74**

9 Meadowfield Drive, Cleadon SR6 7QW


**Description:**

A charming semi-detached family home, that is situated on Meadowfield Drive an exclusive quiet cul-de-sac in the heart of Cleadon Village. Briefly comprises; Entrance Hall with staircase leading to the first floor, Living Room, Dining Room, a stylish Kitchen refitted with a range of high specification cabinets and integrated appliances plus a Family/Breakfast Room. To the first floor there is a galleried landing with doors leading to a Family Bathroom, shower room, 4 Bedrooms. The 4th Bedroom is currently being used as a Sun lounge with sliding doors leading to a stylish balconied roof terrace. Although the property currently has a very traditional layout there is immense potential for those looking to re-model/extend to create an open plan living space so currently on trend. This would create a social living area enabling the family to fully enjoy the secluded mature rear garden at its best and take advantage of the access to Coulthard Park which also lies directly beyond its rear boundary. Our clients have commissioned drawings(including an application for planning permission) to show potential and these are available to view on our picture gallery EPC rating: E

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £399,950+

**Lot No. 75**

10 Windlass Court, South Shields NE34 0XE

**Andrew Craig**



**Description:**

A three bedroom mid link family home available in this popular area of South Shields. Within walking distance to South Tyneside Hospital and local shops and schools. Accommodation briefly comprises of entrance hall, downstairs cloaks, lounge and kitchen/diner with a range of fitted units. The first floor comprises of three bedrooms and fitted family bathroom with white three-piece suite. Externally there is gardens to the front and rear and a driveway providing off road parking for one car. Viewing is highly recommended as this is sure to be an ideal family home!



EPC rating: D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £84,950+

**Lot No. 76**

44 Links Avenue, Amble NE65 0RY

**ROOK MATTHEWS SAYER**



**Description:**

A two double bedroom semi detached property requiring some updating and representing an excellent choice for the first time buyer, young family or buy to let investor. The property benefits from double glazing and central heating along with a good sized garden to the rear. Briefly comprising to the ground floor: spacious entrance porch, entrance hall, lounge, conservatory, kitchen. There is an enclosed inner walkway leading to the utility and rear door to the garden. To the first floor there are two bedrooms and a shower room. Outside, to the front there is a garden and pathway leading to the entrance door and to the rear a generous lawn garden.



EPC Rting tbc

**Call:** Rook Matthews Sayer 01665 713358

**Price Guide:** £89,950+

**Lot No. 77**

9a The Kings Road, Southwick SR5 2LH

**Andrew Craig**



**Description:**

A spacious detached property on a generous sized grounds with a car park which provides off road parking for numerous vehicles. Suitable for a range of uses, the property offers versatile accommodation, for example the first floor features a lounge area which is opens to bedroom three, this could be converted to an extra bedroom if needed. The accommodation consists of four reception rooms, three double bedrooms and is fully double glazed. Close to many amenities including car wash, easy access to Sunderland city centre, the Northern Spire bridge and the Stadium of Light. Viewing is essential to appreciate the size of the accommodation on offer!



EPC rating: C

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £149,950+

**Lot No. 78**

14 The Rise, Castleside DH8 9RA

**WOOD ESTATE AGENTS**



**Description:**

A semi-detached bungalow with a garage, a conservatory and open elevated views to the front, requiring some refurbishment and with potential to create further bedrooms with a loft conversion (subject to the necessary consents) It has uPVC double glazing and gas central heating via Baxi combi boiler (fully serviced in December 2018) comprising entrance lobby with stairs to the loft space, living room with glazed sliding doors to fitted kitchen, inner hall with access to the main bedroom, second bedroom and a bathroom, fitted with a white suite. There is also a conservatory to the rear, with doors from the main bedroom and the kitchen. Externally there is a garage accessed via the long driveway, with off-road parking, a lawned front garden and a raised patio garden to the rear.



EPC rating: C

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

**Price Guide:** £75,000+

**Lot No. 79**

139 Rosalind Street, Ashington NE63 9BB



**Description:**

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



EPC rating: D

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

**Price Guide:** £44,950+

**Lot No. 80**

4 North View, South Shields NE34 6HQ

**Andrew Craig**



**Description:**

Offered with No Upper Chain is this spacious semi detached bungalow located in a popular part of Town close to most amenities. Currently being used as a two bed/two reception but could easily offer versatility by utilising as a three bed/one reception roomed home. The property benefits from having a conservatory, garage and driveway with gardens to both front and rear together with Upvc double glazing and gas central heating. Sure to be popular and appealing to a range of buyers including families or those looking to downsize to a more manageable property. Viewing essential to appreciate.



EPC rating: D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £174,950+

**Lot No. 81**

152 St Vincent Street, South Shields NE33 3BH

**Andrew Craig**



**Description:**

A two bedroom ground floor flat located within close proximity of South Shields Coastline, local shops and amenities including transport links and local bus routes. The property briefly comprises of entrance hall, lounge, kitchen, bathroom and two bedrooms. Offered with VACANT POSSESSION, this property is an ideal starter home or for investment purposes. Call now to secure a viewing!!



EPC rating: D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £49,950+

**Lot No. 82**

24 Chester Terrace North, Sunderland SR4 7AP

**Andrew Craig**



**Description:**

An upgraded three bedroom mid terrace house which is being offered for sale with vacant possession and located in a popular residential area well placed for the local amenities. The benefits include double glazed windows, gas central heating, modern kitchen and bathroom and redecoration. The property briefly comprises entrance hall, living room, dining room, kitchen and bathroom/wc to the ground floor. There are three bedrooms to the first floor and a yard to the rear with a roller shutter garage door.



EPC rating: E

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £65,950+

**Lot No. 83**

Box Tree Cottage, 11 Armstrong Street, Risdale NE48 2TN



**Description:**

Located in the pleasant Northumbrian village of Risdale which stands in an area of Outstanding Natural Beauty. The property offers well proportioned accommodation throughout which briefly comprises to the ground floor: reception hall; two well proportioned reception rooms; kitchen and bathroom, whilst the first floor accommodation comprises: three spacious bedrooms. Externally there is a small garden to the front of the property whilst to the rear is a small yard with timber framed workshop/garage. The property benefits from UPVC double glazed windows and oil fired central heating to radiators.



EPC rating: F

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

**Price Guide:** £164,950+

**Lot No. 84**

31 Minster Court, Belmont DH1 2DP



**Description:**

An updated and modernised one bedroom ground floor flat located within a popular residential area and offered for sale with vacant possession. Benefits include double glazed windows, gas central heating, refitted kitchen and shower room/wc, recently decorated with refitted carpets and briefly comprises entrance hall, living room, kitchen, bedroom and a shower room/wc.



EPC rating: D

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

**Price Guide:** £64,950+

**Lot No. 85**

6 Rowley Bank, Castleside DH8 9QT



**Description:**

A three-bedroom stone-built semi-detached house with two reception rooms and a converted loft space, situated on the A68 in Castleside and available with no onward chain. The house has gas central heating via combi. boiler and UPVC double glazing, with accommodation comprising: entrance lobby, living room, dining room, fitted kitchen, first floor landing with two bedrooms and a bathroom, converted loft with W.C. and further bedroom with Velux windows. There is a drive to the side of the house leading to a rear garden with an outhouse.



EPC rating: E

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

**Price Guide:** £74,950+

**Lot No. 86**

Holly Cottage, Longframlington NE65 8EA



**Description:**

Holly Cottage briefly comprises of: Entrance into the conservatory with inner door leading into the lounge, to the right as you come out of the lounge is the breakfasting kitchen, dining room and master bedroom with ensuite, back along the hallway two further bedrooms and a family bathroom/WC. Externally to the rear of the property is a small block paved garden which houses the Calor gas bottles for the gas hob, and the oil tank to the side and benefits from gorgeous views across the Northumberland countryside and flows continually around to the front where you will find a pretty impressive well maintained and mature garden laid mainly with lawn, a paved area for off street parking and a detached garage.



EPC rating: C

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

**Price Guide:** £269,950+

**Lot No. 87**

81 Tantallon, Birtley DH3 2JG

**Andrew Craig**



**Description:**

An opportunity to purchase a three bedroom semi detached family home with a cul de sac location of Tantallon on the popular Vigo development. The internal accommodation briefly comprises entrance porch leading to hallway, lounge open to dining room, conservatory overlooking rear garden, kitchen and utility room. To the first floor there are three well proportioned bedrooms and a refitted modern shower room. Warmed by gas central heating and improved with double glazing. Externally the property offers parking to front and garage with an enclosed paved garden to rear. Early viewing recommended.



EPC rating: D

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £144,950+

**Lot No. 88**

73 Baring Street, South Shields NE33 2DS

**Andrew Craig**



**Description:**

A delightful FOUR bedroomed, three storey mid terraced home. Offering good sized, well proportioned living space, this is sure to appeal to growing families who want good internal space, in a location that is just a stones throw to the Beach front. Internally this property briefly comprises of door to hallway which has stairs to the first floor landing, door to Lounge, dining room to the rear, kitchen, rear hallway and ground floor shower room. The first floor has stairs to the second floor, bedroom one complete with dressing room, family bathroom and bedroom two, the second floor has bedrooms three and four. Externally to the rear there is a wood decked area and off road parking via gated access.



EPC rating: E

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £110,000+

**Lot No. 89**

143 Rectory Road, Gateshead NE8 4RQ

**Andrew Craig**



**Description:**

Rectory Road, Gateshead. Well presented end terrace maisonette in this central location of Gateshead. Ideally situated for local amenities and transport links and access to Newcastle. The property benefits from Upvc double glazing and gas central heating. Accommodation comprises: Entrance hallway, four bedrooms, lounge, dining area, kitchen and bathroom. Externally there is a yard to the rear.



EPC rating: to be advised

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £94,950+

**Lot No. 90**

6 Bodley Close, Newcastle NE3 3SF

**ROOK MATTHEWS SAYER**



**Description:**

A traditional three bedroom town house located within this popular residential area offering generous and versatile accommodation together with good size garden, driveway, garage, upvc double glazing and gas fired central heating. The property would appeal to a variety of potential purchasers and is conveniently located close to shops, amenities and transport links.



EPC rating: D

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £65,000+

**Lot No. 91**

3 Cranford Street, South Shields NE34 0QN

**Andrew Craig**



**Description:**

Offered to the market is this well presented and spacious, THREE bedroom End terrace house which will make an ideal family home. Well positioned within walking distance to surrounding schools, shops and amenities including transport links and Tyne Dock Metro Station. Previously converted from two South Tyneside flats offering larger than average living space the property briefly comprises of entrance hall with storage cupboard, open plan living/dining room, second reception room and kitchen. To the first floor lies three bedrooms and family bathroom. Externally lies a lawned garden and paved patio area to the rear with access to the single detached garage. Call now to secure your appointment. Viewing comes recommended to fully appreciate!

EPC rating: D



**Call:** Andrew Craig 0191 4271722

**Price Guide:** £114,950+

**Lot No. 92**

Valley View House, 36 Valley View, Ushaw Moor DH7 7QQ

**WOOD**  
ESTATE AGENTS



**Description:**

Being ready for immediate occupation, this newly constructed brick built detached property has gas fired central heating and double glazing. Suited to a variety of purchasers it briefly comprises: entrance lobby with cloakroom/wc, spacious 'L' shaped lounge/dining room and well fitted kitchen. On the first floor there are three bedrooms and a bathroom/wc. There is a garden area, along with a single garage with additional parking on the drive.

EPC rating: B



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

**Price Guide:** £89,950+

**Lot No. 93**

26 Gray Avenue, Chester Le Street DH2 2EL

**WOOD**  
ESTATE AGENTS



**Description:**

Appealing to a wide variety of buyers, this refurbished property is currently let to two tenants paying £495 per calendar month. It was fully refurbished by 2017 by our clients with their keen eye for detail. The property is situated in a very convenient location within walking distance of the town centre and its amenities. Benefits include gas central heating via radiators with combination boiler and upvc double glazed windows and doors. The property further benefits from a well sized Garden to the front and rear yard. Briefly the accommodation comprises entrance lobby, lounge, Recently installed kitchen/dining room, rear lobby and also recently installed bathroom/wc with white suite. To the first floor there are two bedrooms. The loft has been boarded out and there is a pull down ladder providing access.

EPC rating: D



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

**Price Guide:** £79,950+

**Lot No. 94**

Flat 1, 139 Westoe Road, South Shields NE33 3PD

**Andrew Craig**



**Description:**

CHARMING PERIOD STYLE GROUND FLOOR FLAT OFFERED WITH NO ONWARD CHAIN Conveniently located for the amenities of South Shields Town Centre and having good transport links close by, this period style ground floor flat has spacious rooms, high ceilings and is tastefully presented throughout. Comprising front lounge with feature bay window. Double bedroom, modern bathroom with P shaped bath and well appointed and fitted kitchen/diner. The property also benefits from car parking within the rear yard. Must Be Seen!

EPC rating: D



**Call:** Andrew Craig 0191 4271722

**Price Guide:** £54,950

**Lot No. 95**

11 Field Street, South Gosforth NE3 1RY

**Andrew Craig**



**Description:**

POPULAR LOCATION. This two double bed roomed flat is situated on a corner position on Field Street, South Gosforth. Appealing to a wide range of buyers and ideally located for local shops, schools, transport links via road and Metro. The layout offers :- lobby, lounge, fitted kitchen and bathroom, two double bedrooms and a yard to the rear. With the benefit of double glazed windows and gas central heating. The property is available with no upper chain and an early viewing is urged.



EPC rating: E

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £99,950+

**Lot No. 96**

5 Heathfield Crescent, Cowgate NE5 3EX

**ROOK MATTHEWS SAYER**



**Description:**

We are delighted to offer to the market this family home situated on Heathfield Crescent. This home benefits from double glazing, gas central heating and off street parking. There are a variety of amenities nearby to include public transport link, local shops and restaurants. Newcastle City Centre, Metrocentre, Airport and major A1 and A69 trunk road are also easily accessible. The property briefly comprises of entrance hall, lounge and breakfasting kitchen. Stairs lead to first floor landing, three bedrooms and a family bathroom. Externally there is a garden and patio to the rear and a garden and block paved drive to the front.



EPC rating: C

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

**Price Guide:** £64,950+

**Lot No. 97**

13 Hornbeam Walk, Stockton On Tees TS19 0LZ

**Michael Poole**



**Description:**

This immaculate three-bedroom semi-detached bungalow has become available after many years of being truly loved by the current family. The property itself is spotless and ready to move straight into. The property in brief has an entrance door, breakfast kitchen with views over the walkway, living room also overlooking the walkway and inner hall leading to master bedroom, bedroom two and bedroom three which in turn connects to the kitchen. There is a shower room with double shower enclosure and the property is sat on immaculately presented gardens, the rear being a suntrap as its south facing and there are really pleasing views to the front over the walkway.



EPC rating: D

**Call:** Michael Poole 01642 355000

**Price Guide:** £114,950+

**Lot No. 98**

39 Somerset Street, Sunderland SR3 1BS

**Andrew Craig**



**Description:**

A three bedroom mid terraced house located in Silksworth for easy access to local schools and shops. Externally there is a rear yard with gates.

EPC rating: D

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £47,000+

**Lot No. 99**

136 Newgate Street, Morpeth NE61 1DD

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Reported to be the birthplace of John Rastrick, who is said to have invented the first Threshing machine. It is also thought that his son John Urpeth Rastrick was born here in 1780 and achieved great distinction as an engineer. A property with lots of great historical interest rarely comes to the market in the area and we recommend viewing at the earliest convenience for this well presented two bedroom mid terrace. The property benefits from double glazing and gas central heating throughout and briefly comprises of: entrance porch, lounge and kitchen. A spiral staircase leads to the first floor where there are the master bedroom with dressing room, a further bedroom and family bathroom WC.



EPC rating: F

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

**Price Guide:** £180,000+

**Lot No. 100**

24 Ings Road, Redcar TS10 2DL

**Michael Poole**



**Description:**

A Fantastic Opportunity to Acquire a Superb Redcar East Home Offered to the Market with No Onward Chain. This Property Has Been the Subject of Many Improvements and Does Also Benefit From a Decorative Upgrade. Modern Fitted Bathroom, Ground Floor WC and Worthy of Particular Mention is the 19'3 x 10'10 Dining Room with French Doors Leading Seamlessly Out Onto the Rear Garden. Viewing is Essential to Fully Appreciate What This Lovely Home Has to Offer.



EPC rating: D

**Call:** Michael Poole 01642 285041

**Price Guide:** £124,950+

**Lot No. 101**

19 Gurney Street, New Marske TS11 8EG

**Michael Poole**



**Description:**

NO ONWARD CHAIN. Considerable larger than its outward appearance would have you believe and comprehensively upgraded by the current owners to provide excellent and well-appointed living accommodation. Worthy of particular mention is the fantastic size lounge with opening leading to the dining room. There are three excellent size bedrooms, well-appointed kitchen and bathroom and the property also benefits from ample parking to the front. Situated within the heart of the village of New Marske close to many amenities, we believe this lovely home ticks all the boxes. Viewing is essential to fully appreciate what this property to offer.



EPC rating: D

**Call:** Michael Poole 01642 285041

**Price Guide:** £79,950+

**Lot No. 102**

22 Wood View, Esh Winning DH7 9LB

**WOOD  
ESTATE AGENTS**



**Description:**

We are delighted to offer for sale, this attractive end terraced three bed roomed property benefitting from recently refitted gas boiler and double glazing. Occupying a pleasant position with attractive views to the rear, the property has well planned accommodation briefly comprising: entrance hallway, cloakroom, lounge with feature fireplace and kitchen/diner. To the first floor there are three bedrooms and a wet room. Externally there are low maintenance gardens to the front and rear. Wood View is situated close to the centre of Esh Winning where there are a range of local shops and amenities available.



EPC rating: D

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

**Price Guide:** £59,950+

**Lot No. 103**

69 Canterbury Road, Redcar TS10 3QG



**Description:**

Traditional bay fronted home situated in the fantastic Redcar East location. The property has a real feeling of space and light and benefits from a nicely proportioned conservatory, off-road parking and very well-tended rear garden. Just a short walk from the Lily Garden, stry and beach, this Redcar home really does tick all the boxes. We advise early viewing to avoid disappointment.



EPC Rating:D

**Call:** Michael Poole 01642 285041

**Price Guide:** £94,950+

**Lot No. 104**

3 Manor Close, Low Worsall TS15 9QE



**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. 105**

Pennylea, Stamfordham Road, Newcastle upon Tyne NE15 0AD



**Description:**

'Pennylea' is beautifully presented and benefits from wonderful traditional features and extremely flexible living accommodation. This unique site offers vast potential. The property briefly comprises of: Reception hall, breakfasting kitchen, utility room, ground floor study, lounge and dining room with generous sliding doors to the garden. To the first floor is the dual aspect master bedroom with en-suite shower room, family bathroom and three bedrooms. Externally the property is accessed via a private drive giving access to a parking area for several cars and a detached garage/workshop with additional storage room on the first floor. There are magnificent landscaped gardens laid to lawn and well stocked with colourful plants and shrubs. This lovely home also benefits from a hen house with run, summer house, generous shed, woodland and superb enclosed paddock with gated access.  
EPC rating: E

**Call:** Rook Matthews Sayer 01661 860 228

**Price Guide:** £575,000+



**Agents Property  
AUCTION**

TOGETHER WE GET RESULTS

## REMOTE BIDDING APPLICATION FORM

Please select method of bidding:

TELEPHONE

PROXY

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







## 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 is not typically enforceable in English law) for the Seller to sell and the Buyer to buy the particular lot but represents the intention to do so. However, the Seller will have the security of the non-refundable deposit. All deposit monies will be held in the Client Account of The Agents Property Auction until exchange of contracts.

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

6. Deposits may be paid by cheque, bankers draft or by prior arrangement into the Client Account of The Agents Property Auction. Unfortunately cash cannot be accepted. Proof of identity and address is required for all 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 bidder/buyer or any party financially associated with the transaction.

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

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

A5 The contract

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



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

A5.4 If you do not we may either:

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

A5.5

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

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

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

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

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

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

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

#### General conditions of sale

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

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

#### G1 The lot

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

in those replies.

#### G2 Deposit

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

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

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

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

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

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

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

#### G3 Between contract and completion

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

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

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

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

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

#### Title and identity

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

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

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



registry to send the completed registration documents to the buyer.

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

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

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

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

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

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

#### G5 Transfer

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

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

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

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

#### G6 Completion

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

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

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

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

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

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

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

#### G7 Notice to complete

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

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

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

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

G7.4 If the seller fails to comply with a notice to complete the buyer may, without affecting

any other remedy the buyer has:

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

#### G8 If the contract is brought to an end

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

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

#### G9 Landlord's licence

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

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

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

G9.4 The seller must:

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

G9.5 The buyer must:

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

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

#### G10 Interest and apportionments

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

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

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

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

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

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

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

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

#### G11 Arrears

##### Part 1 Current rent

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

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



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

#### Part 2 Buyer to pay for arrears

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

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

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

#### Part 3 Buyer not to pay for arrears

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

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

- (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy;
- (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment);
- (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require;
- (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order;
- (e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and
- (f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.

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

#### G12 Management

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

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

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

- (a) the seller must comply with the buyer's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the seller to a liability that the seller would not otherwise have, in which case the seller may act reasonably in such a way as to avoid that liability;
- (b) if the seller gives the buyer notice of the seller's intended act and the buyer does not object within five business days giving reasons for the objection the seller may act as the seller intends; and
- (c) the buyer is to indemnify the seller against all loss or liability the seller incurs through acting as the buyer requires, or by reason of delay caused by the buyer.

#### G13 Rent deposits

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

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

- G13.3 Otherwise the seller must on completion pay and assign its interest in the rent deposit to the buyer under an assignment in which the buyer covenants with the seller to:
- (a) observe and perform the seller's covenants and conditions in the rent deposit deed and indemnify the seller in respect of any breach;
  - (b) give notice of assignment to the tenant; and
  - (c) give such direct covenant to the tenant as may be required by the rent deposit deed.

#### G14 VAT

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

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

#### G15 Transfer as a going concern

G15.1 Where the special conditions so state:

the seller and the buyer intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and  
(b) this condition G15 applies.

G15.2 The seller confirms that the seller  
(a) is registered for VAT, either in the seller's name or as a member of the same VAT group; and

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

G15.3 The buyer confirms that:

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

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

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

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

- (a) retain and manage the lot for the buyer's own benefit as a continuing business as a going concern subject to and with the benefit of the tenancies; and
- (b) collect the rents payable under the tenancies and charge VAT on them

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

#### G16 Capital allowances

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

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

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

G16.4 The seller and buyer agree:

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

#### G17 Maintenance agreements

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

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

#### G18 Landlord and Tenant Act 1987

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

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

#### G19 Sale by practitioner

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

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

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

G19.4 The lot is sold:

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

G19.5 Where relevant:

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

#### G20 TUPE



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

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

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

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

(c) in respect of the Transferring Employees.

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

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

#### G21 Environmental

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

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

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

#### G22 Service Charge

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

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

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

(a) service charge expenditure attributable to each tenancy;

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

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

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

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

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

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

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

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

#### G23 Rent reviews

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

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

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

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

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

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

G23.7 If a rent review is agreed or determined before completion but the increased rent and any interest recoverable from the tenant has not been received by completion the increased rent and any interest recoverable is to be treated as arrears. G23.8 The seller and the buyer are to bear their own costs in relation to rent review negotiations and

proceedings.

#### G24 Tenancy renewals

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

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

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

G24.4 Following completion the buyer must:

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

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

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

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

#### G25 Warranties

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

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

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

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

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

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

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

#### G26 No assignment

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

#### G27 Registration at the Land Registry

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

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

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

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

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

(a) apply for registration of the transfer;

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

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

#### G28 Notices and other communications

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

G28.2 A communication may be relied on if:

(a) delivered by hand; or

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

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

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

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

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

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

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

#### G30 Extra General Conditions



# Agents Property AUCTION

LET US MAXIMISE YOUR SELLING PRICE

## Upcoming Auctions

### 2019

#### JANUARY

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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

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