

60
Lots



September 2019

PROPERTY AUCTION CATALOGUE

0191 908 9691

auctionhousenortheast.co.uk

MESSAGE FROM THE AUCTIONEER



September Auction

Welcome to our September auction, as you will have noticed we have separated the North-East and Cumbria catalogues, allowing us to focus on each specific area in more detail whilst making sure we deliver the catalogue into each area in plenty of time catering for differing venue dates. Those of you wishing to remain on the Cumbria catalogue mailing list (hard copy or online) please contact us on cumbria@auctionhouse.co.uk

Right then, the holidays are over, kids back to school, let's get down to some business. We've got the full range of property and land in this one appealing to all types of buyer. Investors will surely be interested in the 6 bedroom HMO property on Lodore Road, Jesmond at £195,000 plus, near to Ilford Road Metro Station, Newcastle. We have land for sale close to Eaglescliffe Railway Station, Stockton-on-Tees and you can buy two properties for one in South Bank with an end-terraced property plus annexe available for a remarkable £9,950 plus. We travel from coast to country with a stunning two bedroom apartment on Mariners Point, Hartlepool for £65,000 - £75,000 to three x two bedroom flats in Alston, Cumbria at £70,000 plus. Plenty of commercial opportunities are also available including a former funeral home located in Gray Road, on the periphery of Sunderland City Centre, for £55,000 plus.

National picture;

Nationally Auction House delivered a record July result with 458 lots sold which took the year's total to 2,195 auction property sales so far. The twin benefits of speed and certainty that are unique to auctions are attracting more sellers across the country to our method of sale. There is no faster way to an exchange of contracts in the open market and our achieved prices are always at or above a seller's minimum requirement. Ultimately, we help sellers to achieve the results they require and move on with their lives. And for buyers, the auction room offers a plethora of opportunities as well as a speedy and certain way to purchase.

Our recent July auction was a busy night with a 76% success rate. Be part of our success and book your auction appraisal today.

Good Luck and happy bidding!

Colin West
Auctioneer

AUCTION VENUE

Tuesday 17th September 2019
7.00pm

Ramside Hall Hotel
Carrville
Durham
DH1 1TD



auctionhousenortheast.co.uk



AUCTION INFORMATION



Administration Charge Purchasers will be required to pay an administration charge of £900.00 (£750.00 + VAT) or the fixed figure as stated in the property details.



Attending the Auction It is always wise to allow sufficient time to get to the auction. Legal packs for most of the properties will be available for inspection. It is important you read these and the final addendum/amendment sheet which will also be available as any purchase will be subject to these.



Bidding Each property will be offered individually by the Auctioneer. Ensure that your bids are clear and noticed by the Auctioneer. If you are successful in bidding for the property you will be approached by a member of Auction House staff who will request your personal information and identification. You will then be guided to our administration area and then the cashier desk for payment of the deposit.



Bidding by Proxy or Telephone If you are unable to attend the auction you are invited to contact us to discuss special arrangements for bidding by proxy or telephone. A Non-Attending Bid or Telephone Bid form and conditions are included in auction catalogues or can be downloaded from the Bidding Form links on our website.



Buyers Premium Purchasers of some lots will be required to pay a Buyers Premium to the auctioneer in addition to the deposit - see individual property details.



Deposit When you sign the Memorandum of Sale you will be asked to pay a deposit of 10% of the purchase price subject to a minimum deposit of £5,000. Deposits can only be paid by electronic bank transfer, bankers draft, personal cheque, debit card or building society cheque. Cash or credit card payments will not be accepted. Please note, should the cheque have to be represented, a processing charge of £60.00 (£50.00 + VAT) will be charged by deduction from the deposit.



Disbursements Some disbursements may become payable by the purchaser on completion, these will be detailed in the Special Conditions of Sale within the property's Legal Pack.



Disclaimer Particulars on the website and within our catalogue are believed to be correct but their accuracy is not guaranteed. Information relating to Rating matters has been obtained by verbal enquiry only. Prospective purchasers are advised to make their own enquiries of the appropriate Authority. All measurements, areas and distances are approximate only. Potential purchasers are advised to check them.



Energy Performance Certificates (EPCs) Where required we include EPC ratings within Full Details and on the lot page within our catalogue. When available EPC Graphs can be viewed online at auctionhouse.co.uk.



General Data Protection Regulations (GDPR) This defines new customer rights and company obligations introduced on 25th May 2018. For full details please refer to the Privacy Policy showing on our website www.auctionhousecumbria.co.uk or www.auctionhousenortheast.co.uk.



***Guide Prices** Guide prices quoted online and in the catalogue are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. The sale price will be dependent on bidding in the auction room and on the Vendors' instructions.



Insurance On some properties the seller will continue to insure through to completion. Others will need to be insured by the purchaser, and auctioneers advice to all purchasers is that they should consider insuring from the date of exchange.



Plans, Maps and Photographs The plans, floorplans, maps, photograph's and video tours published on our website and in the catalogue are to aid identification of the property only. The plans are not to scale.



Pre Auction Sales Offers made on property included in this auction may be accepted by the Vendor prior to the auction. In such instances all buyer charges will be payable including the Administration Charge, any Buyers Premium plus all other payments detailed in the Special Conditions of Sale. If you are intending to bid at the auction for a specific lot, we recommend that you keep in contact with the Auctioneer's office..

The Auctioneers or Vendors cannot be held responsible for costs incurred in respect of any lot which is withdrawn or sold prior to auction..



Post Auction Sales If a property you are interested in is not sold during the auction please speak to the Auctioneer and make an offer at, above or below the Guide. Your offer will be put forward to the Vendor and if accepted, you will be able to proceed with your purchase under auction rules. Offers should take into account the Administration Charge, any Buyers Premium plus all other payments detailed in the Special Conditions of Sale as all of these are still payable irrespective of the circumstances.



Proof of Identification In order to comply with Anti-Money Laundering regulations we ask that all prospective purchasers provide Proof of Identity and Residence. Please bring your passport or photographic UK driving licence and a recent utility bill, bank statement or council tax bill to the auction. If purchasing on behalf of a company you will also need a letter of authority on company letterhead. We will carry out Electronic AML checks on successful buyers and remote bidders. It will include a search with Experian who may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.



Reserve Price Each property will be offered subject to a reserve price which we expect will be set within the guide price range or no more than 10% above a single figure guide. This is a confidential figure set between the Vendor and the Auctioneer just prior to the auction. It is a figure below which the Auctioneer cannot sell the property during the auction. After the auction offers will be sought and considered on Unsold Lots at prices below the reserves.



Solicitors Details The name, address and telephone number of the solicitor who will be acting for you in any purchase will be required before you leave the auction room.



The Catalogue Details of the property and land to be sold are set out in our catalogue and on our website auctionhouse.co.uk All lots are sold subject to Special Conditions of Sale. It is important that prospective purchasers satisfy themselves as to the location, boundaries, condition and state of the lots before the auction.



The Contract The Memorandum of Sale will be signed in duplicate. One copy will be given to you, which you must give to your solicitor. The second copy will be retained by the Vendors' solicitor. Completion usually takes place after 28 days but this date can vary. The legal pack of each property will state the completion date due. The date may also be announced immediately prior to the commencement of bidding of each lot.



The Legal Aspect Buying at auction is a contractual commitment. Before making an offer prior to auction or bidding at the auction or post auction, it is advisable to consult a solicitor regarding the General and Special Conditions of Sale, the local authority search and other legal documentation.



Viewing Due to the nature and condition of auction properties we highlight the potential risk that viewing such properties carries and advise all to proceed with caution and take necessary requirements to ensure their own safety whilst viewing any lot in this catalogue. Viewings are conducted entirely at your own risk, these properties are not owned or controlled by Auction House and we cannot be held liable for loss or injury caused while viewing or accessing any Lot.

Due to the nature of some auction properties, electricity may not be turned on therefore viewing times are restricted. Viewers will also have to bring their own lighting/ladders if wanting to inspect cupboards, cellars and roof spaces.

Please refer to the common auction conditions included on our website or at the back of our catalogue

BIDDER REGISTRATION FORM



Name	<input type="text"/>	
Address	<input type="text"/>	
	<input type="text"/>	
	<input type="text"/>	Time at address <input type="text"/>
Contact Details	Home/Work <input type="text"/>	
	Mobile <input type="text"/>	
	Email <input type="text"/>	
Lot Nos interested in	Lot Nos <input type="text"/>	Address <input type="text"/>
	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>

(so we can contact you if the lot fails to sell)

Catalogue Mailing List Would you like us to add you to our mailing list to receive details of properties we are offering for sale and the services we offer to property buyers and sellers?
Please indicate your preferred method.

Email: ☐ Post: ☐ Neither: ☐

Your information will not be passed to any third party without firstly obtaining your consent.

Solicitors Details

Name	<input type="text"/>
Address	<input type="text"/>
	<input type="text"/>
Person Acting	<input type="text"/>

Funds: Should I/we be the winning bidder, our chosen method of payment (which is in our possession today) for the deposit, admin fee and any other costs in accordance with your terms is:

Cheque: ☐ Debit Card: ☐ Bank Payment: ☐

Identification: I/we can provide photo ID and proof of address ☐

Signature <input type="text"/>	Paddle No (Office use only) <input type="text"/>
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The bidding registration desk will open one hour prior to the start of the auction. Please ensure that you arrive in plenty of time to register your details, at which time you will receive a bidding paddle and we will ask for two means of identification; one photographic means of identification such as a passport or driving licence and a utility bill as proof of residency which must not be more than three months old.

If you wish to register to bid prior to the auction day or require further details of the registration process, please contact the Auction Department.

North East (Newcastle)
0191 908 9691

North East (Middlesbrough)
01642 931060



INTRODUCING ESTATE AGENTS

A selection of our loyal Joint Agents from across both regions


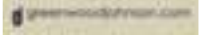










			
			
			
			
			
Eden Estate Agents 			
			
			
			
			
			
			
			
			
			
			
			

North East	Tees Valley
0191 908 9691	01642 931060
northeast@auctionhouse.co.uk	teesvalley@auctionhouse.co.uk

ORDER OF SALE

Tuesday 17th September 2019 7.00pm

Ramside Hall Hotel, Carrville, Durham DH1 1TD

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE	INTRODUCED BY
1	17 Woodlands Terrace, Gateshead, Tyne and Wear	£25,000+	Residential	
2	16 Queen Street, Lazenby, Middlesbrough, Cleveland	£22,000+	Residential	
2a	11 Cameron Road, Hartlepool, Cleveland	£14,000+	Residential	
3	32 Hendon Valley Road, Sunderland, Tyne and Wear	£20,000+	Residential	
4	74 Kings Road, North Ormesby, Middlesbrough, Cleveland	£50,000+	Residential	
5	260 Whitfield Road, Scotswood, Newcastle upon Tyne, Tyne and Wear	£28,000+	Residential	
6	27 Bow Street, Middlesbrough, Cleveland	£30,000 - £35,000	Residential	
7	14 Valley Dene, Chopwell, Newcastle upon Tyne, Tyne and Wear	£35,000 - £45,000	Residential	
7a	18 Thomas Street, Sacriston, County Durham	£37,500+	Residential	
8	18 Cleveland View, Coundon, Bishop Auckland, County Durham	£20,000+	Residential	
9	7 & 7A Beatrice Street, Ashington, Northumberland	£30,000+	Residential	
10	15 Third Street, Blackhall Colliery, Hartlepool, County Durham	£18,000+	Residential	
11	5 Humber Street, Chopwell, Newcastle upon Tyne, Tyne and Wear	£22,000+	Residential	
12	22 Harpers Green, Stockton-on-Tees, Cleveland	£69,950+	Residential	
13	48 Tweed Street, Chopwell, Newcastle upon Tyne, Tyne and Wear	£22,000+	Residential	
14	3 Ilkley Grove, Hartlepool, Cleveland	£40,000+	Residential	
15	118 Seventh Street, Horden, Peterlee, County Durham	£18,000+	Residential	
16	32 Norfolk Street, Stockton-on-Tees, Cleveland	£35,000+	Residential	
17	52 Fifth Street, Horden, Peterlee, County Durham	£18,000+	Residential	
18	11 Allinson Street, North Ormesby, Middlesbrough, Cleveland	£13,000+	Residential	
19	102 Gray Road, Sunderland, Tyne and Wear	£55,000+	Residential	
20	48 Coniston Road, Ferryhill, County Durham	£40,000+	Residential	
21	9 Bradley Terrace, Easington Lane, Houghton le Spring, County Durham	£28,000+	Residential	
22	20 Mapleton Road, Hartlepool, County Durham	£15,000+	Residential	
23	24 Etherstone Avenue, Heaton, Newcastle upon Tyne, Tyne and Wear	£120,000+	Residential	
24	30 Tenth Street, Blackhall Colliery, Hartlepool	£20,000+	Residential	
25	15, 16 & 17 Park View Lane, Alston, Cumbria	£70,000+	Residential	
26	147 Woodhouse Road, Guisborough, Cleveland	£70,000+	Residential	
26a	5 St. Cuthberts Court, Blyth, Northumberland	£30,000+	Residential	
27	93 Lodore Road, Newcastle upon Tyne, Tyne and Wear	£195,000+	Residential	
28	31 Mariners Point, Hartlepool, Cleveland	£65,000 - £70,000	Residential	
29	71 Fifth Street, Horden, Peterlee, County Durham	£18,000+	Residential	
30	4 Sun Street, Stockton on Tees, Cleveland	£38,000+	Residential	
31	88c High Street, Felling, Gateshead, Tyne and Wear	£41,000+	Commercial	
31a	12 Sea View, Lynemouth, Morpeth, Northumberland	£40,000+	Residential	
32	74 Lanehouse Road, Thornaby, Stockton-on-Tees, Cleveland	£75,000+	Residential	
33	6 Ridley Gardens, Swalwell, Newcastle upon Tyne, Tyne and Wear	£30,000+	Residential	
34	108 Normanby Road, South Bank, Middlesbrough, Cleveland	£35,000+	Commercial	
35	65 Stanhope Road, South Shields, Tyne and Wear	£35,000+	Residential	
36	35 Lewes Road, Darlington, County Durham	£33,000+	Residential	
36a	143 Sanderson Villas, Gateshead, Tyne and Wear	£60,000+	Residential	
37	45 Woody Close, Consett, County Durham	£37,000+	Residential	
38	6 Church Street, High Etherley, Bishop Auckland, County Durham	£35,000 - £40,000	Residential	
39	11 Plunkett Terrace, Pelton Fell, Chester le Street, County Durham	£85,000+	Residential	
40	Flat 3, 24 Beaconsfield Street, Hartlepool, Cleveland	£25,000 - £30,000	Residential	
41	13 Church Street, Haswell, Durham, County Durham	£35,000 - £45,000	Residential	
42	155 Auckland Terrace, Shildon, County Durham	£25,500+	Residential	
43	45 Millford, Gateshead, Tyne and Wear	£20,000+	Residential	
44	21 William Street, North Skelton, Cleveland	£21,000+	Residential	
45	139 Beaconsfield Street, Fenham, Newcastle, Tyne and Wear	£85,000 - £95,000	Commercial	
46	10 Dishforth Close, Thornaby, Cleveland	£95,000+	Residential	
47	Flat B 1-2 Belle Grove, Spital Tongues, Newcastle, Tyne and Wear	£65,000+	Residential	
48	13 Victoria Street, South Bank, Middlesbrough, Cleveland	£9,950	Residential	
49	209 Park Road, Stanley, County Durham	£15,000+	Residential	
50	114 Essex Street, Middlesbrough, Cleveland	£25,000+	Residential	
51	17 Wear Street, Hetton-Le-Hole, Houghton le Spring, County Durham	£35,000+	Residential	
52	1 Spawood Cottages, Guisborough, Cleveland	£65,000+	Residential	
53	57 Strawberry Gardens, Wallsend, Tyne and Wear	£48,000+	Residential	
54	Land for Sale at Railway Terrace, Eaglescliffe, Stockton-on-Tees, Cleveland	£15,000 - £20,000	Plots/Building Land	
55	178 Fenham Hall Drive, Newcastle upon Tyne, Tyne and Wear	£56,000+	Residential	

*Description on Auction Information page



Residential

17 Woodlands Terrace, Gateshead, Tyne and Wear NE10 9HT

***GUIDE PRICE: £25,000+ (plus fees)**

Two Bedroom First Floor Flat

This two bedroom first floor flat would make the ideal buy to let investment. Property comprises lounge/dining room, kitchen, bathroom and two bedrooms. To the rear is a shared yard. Located a short walk from the Felling High Street for Supermarket and shops as well as bus stop for Gateshead and Newcastle.

Additional Fees

Buyer's Premium: £1200 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

1



Residential

16 Queen Street, Lazenby, Middlesbrough, Cleveland TS6 8EA

***GUIDE PRICE: £22,000+ (plus fees)**

EXCELLENT BUY-TO-LET OPPORTUNITY.

Two bedroom mid-terraced property, requiring a little TLC, located in Lazenby, Middlesbrough. This home comprises, in brief, entrance hall, lounge, dining area, kitchen, bathroom and W.C to the ground floor with two bedrooms to the first floor. Externally to the rear is an enclosed yard with brick built shed. UPVC double glazing, gas central heating with combi-boiler.

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

2



Residential

11 Cameron Road, Hartlepool, Cleveland TS24 8DL

***GUIDE PRICE: £14,000+ (plus fees)**

ATTENTION INVESTOR / DEVELOPERS. TWO BEDROOM MID-TERRACED IN GOOD RENTAL AREA OF HARTLEPOOL

This two bedroom mid-terraced property could be the perfect addition to any portfolio. The accommodation, in brief, comprises, entrance hall, lounge, dining room and kitchen to the ground floor, and landing, two bedrooms and bathroom on the first floor. Gas central heating throughout and enclosed rear yard can be found externally.

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

2a



Residential

32 Hendon Valley Road, Sunderland, Tyne and Wear SR2 8BP

***GUIDE PRICE: £20,000+ (plus fees)**

Two Bedroom Mid Terrace Cottage

This two bedroom mid terrace cottage is located a mile from Sunderland City Centre and a just off a busy bus route making it an ideal buy to let investment. Property benefits from gas central heating and uPVC double glazing throughout.

Additional Fees

Buyer's Premium: £1200 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

3



Residential

74 Kings Road, North Ormesby, Middlesbrough, Cleveland TS3 6ER

***GUIDE PRICE: £50,000+ (plus fees)**

LARGE PROPERTY OFFERING BAGS OF POTENTIAL.

A scheme of refurbishment has begun on this end-terraced three-storey building and it offers the buyer many options from conversion to bedsits, a large family home or flats (subject to relevant consent). A fire alarm system has been installed. The property is located within North Ormesby and is walking distance to local amenities. Excellent bus-links into Middlesbrough Town Centre.

Additional Fees

Buyer's Premium: £1500 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

4



Residential

260 Whitfield Road, Scotswood, Newcastle upon Tyne, Tyne and Wear NE15 6AP

***GUIDE PRICE: £28,000+ (plus fees)**

Two Bedroom First Floor Flat

This two bedroom first floor flat requires some cosmetic work and basic updating. This would make an ideal investment opportunity.

Accommodation briefly comprises: Lounge, Kitchen, Bathroom and two bedrooms. Property benefits from Gas central heating and uPVC double glazing throughout.

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

27 Bow Street, Middlesbrough, Cleveland TS1 4BS

***GUIDE PRICE: £30,000 - £35,000 (plus fees)**

ATTENTION INVESTORS, TWO BEDROOM MID-TERRACED PROPERTY LOCATED IN A SOUGHT AFTER RENTAL AREA OF MIDDLESBROUGH

This two bedroom mid-terrace property could be the perfect addition to any portfolio with accommodation comprising in brief, entrance hall, reception room, lounge and kitchen to the ground floor with landing, two bedrooms and bathroom located on the first floor. Gas central heating and Upvc double glazing throughout.

Additional Fees

Buyer's Premium: £1500 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

14 Valley Dene, Chopwell, Newcastle upon Tyne, Tyne and Wear NE17 7EY

***GUIDE PRICE: £35,000 - £45,000 (plus fees)**

Two Bedroom Bungalow

This Two bedroom Bungalow is an excellent investment opportunity with a sitting tenant on an AST of £420.00 PCM.

Additional Fees

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

18 Thomas Street, Sacriston, County Durham DH7 6NG

***GUIDE PRICE: £37,500+ (plus fees)**

2 bed end of terrace in need of modernisation

Two bedroom end of terrace house, just off Sacriston High Street. The property requires modernisation and works throughout. Comprises: Lounge, Dining room, Kitchen, Bathroom and two bedrooms with yard to front and generous garden to rear.

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

7a

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[*Description on Auction Information page](#)



Residential

18 Cleveland View, Coundon, Bishop Auckland, County Durham DL14 8NE

***GUIDE PRICE: £20,000+ (plus fees)**

Three Bedroom Mid Terrace House

This Three Bedroom mid terrace house is extremely spacious and would make the ideal buy to let for a family. Property comprises: Two reception rooms, kitchen and WC to ground floor with bathroom, two bedrooms and loft access on first floor. Property benefits from double glazing throughout.

Additional Fees

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

7 & 7A Beatrice Street, Ashington, Northumberland NE63 9BL

***GUIDE PRICE: £30,000+ (plus fees)**

Pair Of Two Bedroom First Floor Flats

This pair of two bedroom flats is an excellent investment opportunity. Both Flats benefit from UPVC and central gas heating throughout. Ground Floor comprises: Lounge, kitchen, bathroom and two bedrooms. First floor comprises: Lounge, kitchen, bathroom and two bedrooms, Loft room. Both properties share a rear yard.

Additional Fees

Buyer's Premium: £1200 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

9



Residential

15 Third Street, Blackhall Colliery, Hartlepool, County Durham TS27 4EW

***GUIDE PRICE: £18,000+ (plus fees)**

Two Bedroom Mid terrace House

This two bedroom mid terrace house is in need of some updating and would make a solid investment for the buy to let landlord. Property comprises; Lounge, dining room, kitchen and bathroom to ground floor with two bedrooms to the first floor. Benefiting from gas central heating and uPVC double glazing throughout.

Additional Fees

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

10



Residential

5 Humber Street, Chopwell, Newcastle upon Tyne, Tyne and Wear NE17 7DQ

***GUIDE PRICE: £22,000+ (plus fees)**

Two Bedroom Mid Terrace House

This two bedroom mid terrace will appeal to the investor. Based just off the bus route for Newcastle and Gateshead and close to Chopwell village for basic shops and school. The property comprises: Open Plan lounge/ dining room, kitchen, bathroom and two bedrooms. Property benefits from Gas central heating and double glazing throughout.

Additional Fees

Buyer's Premium: £1200 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)

11



Residential

22 Harpers Green, Stockton-on-Tees, Cleveland TS20 1UB

***GUIDE PRICE: £69,950+ (plus fees)**

MODERN TWO BEDROOM APARTMENT LOCATED ON A POPULAR RESIDENTIAL DEVELOPMENT

This second floor home will appeal to both first-time buyers and buy-to-let landlords. The property comprises, in brief, entrance hall, living room / kitchen, two bedrooms, the master with EN-SUITE SHOWER ROOM and bathroom. This home also features gas central heating, uPVC double glazing and a secure telephone entry-system. Externally is an allocated parking space.

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

12



Residential

48 Tweed Street, Chopwell, Newcastle upon Tyne, Tyne and Wear NE17 7DL

***GUIDE PRICE: £22,000+ (plus fees)**

Two bedroom Mid Terrace house.

Two bedroom Mid Terrace house. Comprises lounge/dining room, kitchen, bathroom and two bedrooms. Property benefits from gas central heating and uPVC double glazing throughout. Lounge/dining room have recently been re-plastered and property requires some basic decorative work.

Additional Fees

Buyer's Premium: £1200 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

13



Residential

3 Ilkley Grove, Hartlepool, Cleveland TS25 1HQ

14

***GUIDE PRICE: £40,000+ (plus fees)**

FOUR BEDROOM MID-TERRACED PROPERTY IN NEED OF REFURBISHMENT

This four bedroom mid-terraced property sits on the outskirts of Hartlepool just off Seaton Lane, is in need of refurbishment and just waiting to be brought back to the modern market. With endless opportunities the accommodation in brief comprises, entrance hall, lounge, dining room / kitchen, landing, four bedrooms and bathroom. Externally to this property are gardens to front and rear with off street parking to the front.

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

118 Seventh Street, Horden, Peterlee, County Durham SR8 4JQ

15

***GUIDE PRICE: £18,000+ (plus fees)**

Two Bedroom Mid Terraced House Currently Let on an AST at £400 PCM

This two bedroom mid terraced house comprises; lounge, kitchen/dining room, two bedrooms, bathroom/WC, part double glazed and has central heating.

Additional Fees

Buyer's Premium: £1000 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

32 Norfolk Street, Stockton-on-Tees, Cleveland TS18 4BB

16

***GUIDE PRICE: £35,000+ (plus fees)**

WELL PRESENTED THREE BEDROOM MID-TERRACED PROPERTY CLOSE TO AMENITIES AND SCHOOLS

Three bedroom mid-terraced property with accommodation comprising in brief, entrance hall, lounge, dining room, kitchen, rear lobby and bathroom to the ground floor and with landing and three bedrooms to the first floor. Upvc double glazing and gas central heating throughout with on street parking to the front and enclosed rear yard externally.

Additional Fees

Buyer's Premium: £1500 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

52 Fifth Street, Horden, Peterlee, County Durham SR8 4LA

17

***GUIDE PRICE: £18,000+ (plus fees)**

Two bedroom Terraced House

Attention investors! This two bedroom terraced house comprises: lounge, kitchen, bathroom and two bedrooms. Located just off the Horden coast road for access between Peterlee and Hartlepool, regular bus service and local shops a short walk away as are coastal walks.

Additional Fees

Buyer's Premium: £1000 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

11 Allinson Street, North Ormesby, Middlesbrough, Cleveland TS3 6PY

18

***GUIDE PRICE: £13,000+ (plus fees)**

ATTENTION PROPERTY INVESTMENTS

Three bedroom mid-terraced home comprising lounge / diner, kitchen and bathroom / W.C to the ground floor with two bedrooms plus loft accommodation. Enclosed yard to the rear. The property is located within North Ormesby and is walking distance to local amenities. Excellent bus-links into Middlesbrough Town Centre.

Additional Fees

Buyer's Premium: £1500 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Commercial

102 Gray Road, Sunderland, Tyne and Wear SR2 8BW

19

***GUIDE PRICE: £55,000+ (plus fees)**

Vacant Commercial Property With Parking Garage

Previously operating as a funeral directors this ground floor commercial unit comprises: Shop front, kitchen/staffroom, meeting room, three chapels of rest, preparation room, staff WC & parking/garage. Occupying a prominent position less than half a mile from Sunderland City Centre.

Additional Fees

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

48 Coniston Road, Ferryhill, County Durham DL17 8HL

20

***GUIDE PRICE: £40,000+ (plus fees)**

IDEAL BUY-TO-LET/FIRST-TIME PURCHASE

Three bedroom semi-detached home walking distance to local amenities and excellent bus-links. Featuring modern fixtures and fittings throughout plus gas central heating with combi-boiler and uPVC double glazing and appeals to a first-time purchaser and/or buy-to-let landlord. Gardens and driveway. Producing £4,800PA.

Additional Fees

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

9 Bradley Terrace, Easington Lane, Houghton le Spring, County Durham DH5 0JY

21

***GUIDE PRICE: £28,000+ (plus fees)**

Two bedroom Mid Terrace House

This two bedroom mid terrace house is sure to appeal to the investor looking to add to their portfolio. Property benefits from gas central heating and uPVC double glazing throughout. Located just off the high street at Easington lane for bus route between Sunderland and Chester le Street.

Additional Fees

Buyer's Premium: £1200 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

20 Mapleton Road, Hartlepool, County Durham TS24 8NP

22

***GUIDE PRICE: £15,000+ (plus fees)**

2 bed mid terraced house

2 bed mid terraced house 1 mile from Hartlepool town centre. Just off bus route between Hartlepool and Peterlee.

Briefly Comprises: Lounge kitchen bathroom to ground floor. 2 bed to first floor and rear yard. In need of modernisation

Additional Fees

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

24 Etherstone Avenue, Heaton, Newcastle upon Tyne, Tyne and Wear NE7 7JX

23

***GUIDE PRICE: £120,000+ (plus fees)**

3 Bedroom Semi Detached House

This 3 bedroom semi is situated within the desirable area of Cochrane Park. Property comprises; Entrance hall, lounge, dining room, kitchen, first floor 3 bedrooms and bathroom with separate WC. External front garden with drive & garage, rear garden lawn, paved area with fenced boundaries. Close to the coast road for commuting north and south, shops, schools and hospital close by.

Additional Fees

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

**30 Tenth Street, Blackhall Colliery, Hartlepool
TS27 4LY**

***GUIDE PRICE: £20,000+ (plus fees)**

Two bedroom mid terrace house

This two bed mid terrace house set in a predominantly buy to let area is the ideal investment opportunity. Close to bus route between Peterlee and Hartlepool. Blackhall also benefits from a small range of shops, takeaways and beachfront walks.

Property briefly comprises: Lounge, Kitchen, Bathroom and two bedrooms with small yard to the rear.

Additional Fees

Buyer's Premium: £1200 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

15, 16 & 17 Park View Lane, Alston, Cumbria CA9 3TW

***GUIDE PRICE: £70,000+ (plus fees)**

Three 2 Bedroom Flats

This is an excellent investment opportunity, the chance to purchase three flats in a block of four a short walk from Alston high street. All three properties require some level of work to be at a lettable standard. The properties are situated in a quiet cul-de-sac just a short walk from Alston high street.

Additional Fees

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

**147 Woodhouse Road, Guisborough, Cleveland
TS14 6LP**

***GUIDE PRICE: £70,000+ (plus fees)**

ATTENTION PROPERTY INVESTORS

Three bedroom home located in this popular area of Guisborough with off road parking and garden, ideal purchase for a first time buyer or investor. Offering good sized accommodation comprising of entrance hall, lounge, kitchen/dining room, three bedrooms and bathroom.

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

**5 St. Cuthberts Court, Blyth, Northumberland NE24
2DH**

***GUIDE PRICE: £30,000+ (plus fees)**

Two Bedroom First Floor Flat

Two bedroom first floor flat in a quiet courtyard setting close to Blyth Town Centre, shops and local amenities. Property comprises: Lounge, Kitchen, Bathroom and two bedrooms and benefits from uPVC double glazing and gas central heating throughout. Externally there is a front garden and separate garage.

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

**93 Lodore Road, Newcastle upon Tyne, Tyne and
Wear NE2 3NR**

***GUIDE PRICE: £195,000+ (plus fees)**

Six bedroom Town House

This six bed town house has an HMO certification and until recently was let to students. Situated near to Illford Road Metro station and within a 30 minute walk from the university campus and City Centre here is an opportunity for the buy to let investor.

Additional Fees

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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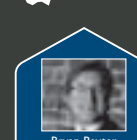
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Residential

31 Mariners Point, Hartlepool, Cleveland TS24 0FB

28

***GUIDE PRICE: £65,000 - £70,000 (plus fees)**

LOFT APARTMENT WITH STUNNING VIEWS ACROSS THE MOUTH OF THE TEES AND ALONG THE NORTH-EAST COAST

This spacious fourth floor apartment comprises, in brief, open-plan living room / kitchen, BALCONY, two bedrooms, the master with EN-SUITE SHOWER ROOM / W.C and bathroom. This apartment has a secure telephone entry-system and ELEVATOR to all floors. Allocated parking space.

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

71 Fifth Street, Horden, Peterlee, County Durham SR8 4LA

29

***GUIDE PRICE: £18,000+ (plus fees)**

Two Bedroom Mid Terrace House

Attention Investors! This two bedroom house in Horden is the perfect buy to let opportunity. Property comprises: Lounge, Kitchen, bathroom and two bedrooms. benefits from uPVC double glazing and doors. Situated a short walk to local shops and bus route between Peterlee and Durham.

Additional Fees

Buyer's Premium: £1000 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

4 Sun Street, Stockton on Tees, Cleveland TS18 3PR

30

***GUIDE PRICE: £38,000+ (plus fees)**

THREE BEDROOM MID-TERRACED PROPERTY IN SOUGHT AFTER RENTAL AREA OF STOCKTON

Three bedroom mid-terraced property with accommodation comprising in brief, entrance hall leading into dining room, separate lounge, kitchen and bathroom to the ground floor with landing and three bedrooms on the first floor. Upvc double glazing and gas central heating throughout with enclosed yard to the rear and on street parking available externally.

Additional Fees

Buyer's Premium: £1500 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Commercial/Industrial

88c High Street, Felling, Gateshead, Tyne and Wear NE10 9LU

31

***GUIDE PRICE: £41,000+ (plus fees)**

Ground Floor Retail Unit and First Floor Offices.

The ground floor is occupied currently as a clothes shop. The first floor self contained offices were previously occupied by solicitors and have been upgraded and are ready to move into, there is central heating, a kitchen and toilet accommodation upstairs.

Additional Fees

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

12 Sea View, Lynemouth, Morpeth, Northumberland NE61 5TW

31a

***GUIDE PRICE: £40,000+ (plus fees)**

Three Bedroom Semi Detached House

Three bed Semi detached house with sea views would make the ideal buy to let property or family home. Requires some updating and decorative work. Comprises: Open plan Lounge/Diner, WC, Kitchen, Sunroom, bathroom and three beds. Gardens front and rear with off road parking. Central heating and Double Glazing throughout.

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

74 Lanehouse Road, Thornaby, Stockton-on-Tees, Cleveland TS17 8EA

***GUIDE PRICE: £75,000+ (plus fees)**

NOT TO BE OVERLOOKED IS THIS THREE BEDROOM SEMI-DETACHED PROPERTY IN NEED OF A SCHEME OF REFURBISHMENT

With accommodation comprising in brief, entrance hall, lounge, dining room, breakfast room and kitchen to the ground floor and landing, family bathroom and three bedrooms on the first floor. Gas central heating and double glazed throughout with gardens front and rear with off-street parking provided through driveway.

Additional Fees

Buyer's Premium: £1800 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

32



Residential

6 Ridley Gardens, Swalwell, Newcastle upon Tyne, Tyne and Wear NE16 3HT

***GUIDE PRICE: £30,000+ (plus fees)**

Two bedroom Ground Floor Flat

This two bedroom ground floor flat is within walking distance of The Metro Centre and close to supermarkets, shops and takeaways. Property benefits for uPVC double glazing and gas central heating throughout. Accommodation briefly comprises: Lounge, kitchen, bathroom and two bedrooms.

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

33



Commercial/Industrial

108 Normanby Road, South Bank, Middlesbrough, Cleveland TS6 6RY

***GUIDE PRICE: £35,000+ (plus fees)**

DECEPTIVELY SPACIOUS COMMERCIAL PROPERTY WITH LOTS OF POTENTIAL

Situated within South Bank, Middlesbrough. This former dog groomers is ideally situated within walking distance of local residents and on a bus route into Middlesbrough Town Centre.

Subject to the correct planning consent, the upstairs can easily be converted into a two bedroom flat whilst the downstairs comprises, shop floor, storage room plus kitchen. Wall enclosed yard to the rear.

Additional Fees

Buyer's Premium: £1800 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

34



Residential

65 Stanhope Road, South Shields, Tyne and Wear NE33 4BQ

***GUIDE PRICE: £35,000+ (plus fees)**

Two Bedroom Ground Floor Flat

This two bedroom ground floor flat is located on a bus route between South Shields and Newcastle. Property briefly comprises: lounge, kitchen, bathroom and two bedrooms. Property benefits from uPVC double glazing and Gas Central Heating throughout.

Additional Fees

Buyer's Premium: £1020 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

35



Residential

35 Lewes Road, Darlington, County Durham DL1 4AU

***GUIDE PRICE: £33,000+ (plus fees)**

PERFECT PROPERTY TO ADD TO YOUR BUY-TO-LET PORTFOLIO.

Two bedroom mid-terraced home situated on the periphery of Darlington Town Centre. This property requires a little TLC and comprises, in brief, entrance hall, lounge, dining room, kitchen, rear hall and bathroom to the ground floor with two bedrooms to the first floor. This home features uPVC double glazing and gas central heating with combi-boiler. Externally to the rear is an enclosed yard.

Additional Fees

Buyer's Premium: £1200 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

36



Residential

143 Sanderson Villas, Gateshead, Tyne and Wear NE8 3BZ

36a

***GUIDE PRICE: £60,000+ (plus fees)**

Two Bedroom Ground Floor apartment

Two bedroom ground floor apartment in modern block. The property benefits from secure phone entry as well as communal hallway. Located in a modern estate close to Gateshead Stadium Metro station and local supermarket and fast food outlets the property is well situated for the A184 for Gateshead town centre, Team Valley business and retail parks as well as Newcastle City.

Additional Fees

Buyer's Premium: £1020 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

45 Woody Close, Consett, County Durham DH8 7HN

37

***GUIDE PRICE: £37,000+ (plus fees)**

Three Bedroom End Terrace House

This three bed end of terrace house on a quiet estate is good buy to let stock or would make a fine family home. Property comprises; lounge and breakfasting kitchen to ground floor with three beds, bathroom and separate WC to first floor. Enclosed garden to rear. uPVC double glazing and gas central heating throughout.

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

6 Church Street, High Etherley, Bishop Auckland, County Durham DL14 0HT

38

***GUIDE PRICE: £35,000 - £40,000 (plus fees)**

ATTENTION PROPERTY DEVELOPERS

Two bedroom mid-terraced home situated within the village of High Etherley, Bishop Auckland. This property comprises, in brief, entrance, lounge, kitchen and rear hall to the ground floor with two bedrooms and bathroom to the first floor. Externally to the rear is an enclosed yard. This property features uPVC double glazing.

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: £1200 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

11 Plunkett Terrace, Pelton Fell, Chester le Street, County Durham DH2 2PA

39

***GUIDE PRICE: £85,000+ (plus fees)**

Three Bedroom Semi Detached House

This three bedroom semi detached house would make the ideal family home or offer the investor a property in a popular and lettable area. Situated in a quiet village two miles from Chester-Le-Street for high street amenities, Supermarkets, bars, restaurants and international Cricket ground it also shares rail links with Durham and Newcastle. Benefits from uPVC double glazing and gas central heating throughout.

Additional Fees

Buyer's Premium: £1020 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

Flat 3, 24 Beaconsfield Street, Hartlepool, Cleveland TS24 0NX

40

***GUIDE PRICE: £25,000 - £30,000 (plus fees)**

TWO BEDROOM FIRST FLOOR FLAT WITH STUNNING VIEWS OVER THE BEAUTIFUL HARTLEPOOL HEADLAND. This first floor two bedroom flat certainly packs a punch with accommodation comprising, communal entrance, hallway, open plan lounge and kitchen, two bedrooms and bathroom. With gas central heating throughout and some of the best views over the Hartlepool Headland. Located close to local amenities and primary schools.

Additional Fees

Buyer's Premium: £1800 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

**13 Church Street, Haswell, Durham, County Durham
DH6 2DZ**

***GUIDE PRICE: £35,000 - £45,000 (plus fees)**

Three Bedroom Mid Terrace House

This three Bed mid terrace house offers extremely spacious accommodation and would suit the buy to let investor. Briefly comprises: Lounge, Dining room, kitchen, WC to the ground floor. Family bathroom and three bedrooms to the first floor. uPVC double glazing throughout.

Additional Fees

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

**155 Auckland Terrace, Shildon, County Durham
DL4 1BA**

***GUIDE PRICE: £25,500+ (plus fees)**

TWO BEDROOM TERRACED PROPERTY THAT WOULD FIT PERFECT INTO ANY PORTFOLIO

This two bedroom mid-terraced property is in need of some refurbishment and has accommodation in brief, comprising, lounge / dining room, kitchen, rear lobby, and bathroom to the ground floor with landing and two bedrooms on the first floor. Externally is an enclosed rear yard.

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

45 Millford, Gateshead, Tyne and Wear NE10 8JJ

***GUIDE PRICE: £20,000+ (plus fees)**

One Bedroom First Floor Flat

This one bedroom first floor flat in a popular buy to let area would make an excellent investment opportunity for any local landlord. Property to be sold with vacant possession.

Please note: This property has not been internally inspected by Auction House North East.

Additional Fees

Buyer's Premium: £1200 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Residential

21 William Street, North Skelton, Cleveland TS12 2AX

***GUIDE PRICE: £21,000+ (plus fees)**

SOMETHING TO GET YOUR TEETH INTO, THREE BEDROOM MID-TERRACED PROPERTY IN NORTH SKELTON

This three bedroom mid-terraced property located in North Skelton is in need of a scheme of refurbishment and has accommodation comprising, in brief, entrance, hall, lounge/dining room, rear lobby and bathroom to the ground floor with landing and three bedrooms on the first floor. Gas central heating and Upvc double glazing throughout with an enclosed rear yard externally.

Additional Fees

Buyer's Premium: £1500 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Commercial/Industrial

**139 Beaconsfield Street, Fenham, Newcastle, Tyne
and Wear NE4 5JP**

***GUIDE PRICE: £85,000 - £95,000 (plus fees)**

Commercial Property

Commercial Investment property set over two floors, previously occupied as a Dentist Surgery. To the ground floor there is the former waiting area and former dental room. Off street parking to the rear. First floor accommodation consists of two rooms to the front and bathroom/WC with large storage space. Planning permission has been granted previously for a two story extension to the rear of the property.

Additional Fees

Buyer's Premium: £1500 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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**AUCTION
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Residential

10 Dishforth Close, Thornaby, Cleveland TS17 9PH

46

***GUIDE PRICE: £95,000+ (plus fees)**

FOUR BEDROOM DETACHED FAMILY HOME WITH A HUGE AMOUNT OF POTENTIAL.

Located in a quiet cul-de-sac has accommodation comprising in brief, entrance hall, lounge/diner and kitchen to the ground floor with landing, four bedrooms and family bathroom to the first floor. Gas central heating and Upvc double glazing throughout. Externally is a garden to rear laid to lawn and black paved driveway to the front with single garage. This property has noted structural movement.

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

Flat B 1-2 Belle Grove, Spital Tongues, Newcastle, Tyne and Wear NE2 4LL

47

***GUIDE PRICE: £65,000+ (plus fees)**

One Bedroom Basement Flat

This one bedroom basement flat is walking distance to the city centre, comprising; open plan living room and kitchen, bedroom, bathroom, garden and off street parking, with double glazing & central heating. Tenanted on a 12 month AST at £475pcm which offers a potential yield of 8.5%

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



Residential

13 Victoria Street, South Bank, Middlesbrough, Cleveland TS6 6JQ

48

***GUIDE PRICE: £9,950 (plus fees)**

TWO FOR THE PRICE OF ONE!! THREE BEDROOM END TERRACE PROPERTY WITH SEPARATE ANNEXE

This three bedroom end terrace house is quite a treat with accommodation comprising, in brief, entrance hall, lounge, dining room, kitchen, landing, bathroom and three bedrooms. Externally you will find separate access to the Annexe, offering, open plan living and kitchen area with downstairs WC, landing and two bedrooms.

Additional Fees

Buyer's Premium: £1500 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



Residential

209 Park Road, Stanley, County Durham DH9 7QF

49

***GUIDE PRICE: £15,000+ (plus fees)**

3 Bedroom Mid Terrace House

This 3 bedroom mid-terrace house is situated within Stanley which is located off the A693 between Consett and Chester-le-Street. The property briefly comprises: Two reception rooms, kitchen, three bedrooms, bathrooms/WC. Benefits from uPVC double glazing and Gas Central heating throughout. Rear garden and garage externally.

Additional Fees

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



Residential

114 Essex Street, Middlesbrough, Cleveland TS1 4PU

50

***GUIDE PRICE: £25,000+ (plus fees)**

PERFECT BUY TO LET INVESTMENT OPPORTUNITY.

Two bedroom mid-terrace property in a sought after rental area of Middlesbrough with accommodation comprising in brief, entrance hall, lounge / dining room, kitchen, Bathroom and WC to the ground floor, landing and two bedrooms to the first floor. Gas central heating and Upvc double glazing throughout with and external enclosed yard to rear and on street parking to the front.

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



Residential

17 Wear Street, Hetton-Le-Hole, Houghton le Spring, County Durham DH5 0AR

51

***GUIDE PRICE: £35,000 + (plus fees)**

Two Bedroom Mid Terrace House

Two bedroom mid terrace house in need of modernisation throughout. Property comprises: Lounge, dining room, kitchen, bathroom and two bedrooms. Benefiting from gas central heating and uPVC double glazing throughout.

Additional Fees

Buyer's Premium: £1000 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



Residential

1 Spawood Cottages, Guisborough, Cleveland TS14 7DE

52

***GUIDE PRICE: £65,000+ (plus fees)**

AMAZING AND RARE OPPORTUNITY TO REFURBISH THIS COTTAGE FOR A LOVELY FAMILY HOME OR HOLIDAY LET.

With accommodation comprising in brief, lounge, kitchen/diner and utility to the ground floor, two bedrooms and bathroom on the first floor and bedroom in the loft space. Externally is outbuildings to the rear with oil drum for heating and gardens and greenbelt to the front.

Additional Fees

Buyer's Premium: £1800 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



Residential

57 Strawberry Gardens, Wallsend, Tyne and Wear NE28 8AX

53

***GUIDE PRICE: £48,000+ (plus fees)**

Three Bedroom Semi Detached House

This three bedroom semi detached house is in a popular estate just off the Coast Road requires some updating and decorative work and would suit the buy to let investor or would make an ideal family home. The property benefits from central heating and double glazing throughout as well as having off road parking and garage.

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



Land

Land for sale at Railway Terrace, Eaglescliffe, Stockton-on-Tees, Cleveland TS16 0BS

54

***GUIDE PRICE: £15,000 - £20,000 (plus fees)**

PLOT OF LAND IN EAGLESCLIFFE, STOCKTON-ON-TEES.

Available via unconditional auction is a plot of land located at the end of Railway Terrace, Eaglescliffe. Please refer to the legal pack for title plan and further details.

Additional Fees

Buyer's Premium: £1800 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)



Residential

178 Fenham Hall Drive, Newcastle upon Tyne, Tyne and Wear NE4 9XE

55

***GUIDE PRICE: £56,000+ (plus fees)**

Three Bedroom End Terrace House

This three bedroom end terrace house in popular Fenham requires updating throughout and would make an excellent family home or investment. The house benefits from gas central heating and uPVC double glazing throughout. Located on a bus route to Newcastle City Centre and close to supermarkets and golf club as well as having excellent access to A1 and Central motorway for City, Gateshead and beyond.

Additional Fees

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhousenortheast.co.uk

[*Description on Auction Information page](#)

NEXT AUCTION DATE 2019



DO YOU HAVE A PROPERTY
SUITABLE FOR AUCTION?



For all enquiries or a valuation contact
0191 908 9691 01642 931 060

northeast@auctionhouse.co.uk / teesvalley@auctionhouse.co.uk

NORTH EAST AUCTION RESULTS

Tuesday 30th July 2019 7.00pm

Ramside Hall Hotel, Carrville, Durham DH1 1TD

LOT	ADDRESS	*GUIDE PRICE	RESULTS
1	2 Grange Street South, Sunderland, Tyne and Wear	£20,000+	SOLD FOR £42,500
2	42 Oxford Road, Hartlepool, Cleveland	£11,000+	SOLD FOR £16,000
3	7 & 7A Beatrice Street, Ashington, Northumberland	£30,000+	AVAILABLE
4	60 Hamsterley Drive, Crook, County Durham	£18,000+	SOLD FOR £42,000
5	28 Heslop Street, Thornaby, Stockton-On-Tees, Cleveland	£18,000+	SOLD FOR £20,000
6	11 Teesdale Terrace, Thornaby, Stockton on Tees, Cleveland	£30,000 - £35,000	SOLD FOR £41,000
6a	Barn & 8.1 acres, Front Street, Rookhope	£45,000+	SOLD FOR £45,000
7	79 Ariel Street, Ashington, Northumberland	£28,000+	SOLD FOR £33,000
8	16 Derby Street, Hartlepool, Cleveland	£12,000+	SOLD FOR £21,000
9	5 Argent Street, Peterlee, County Durham	£15,000+	SOLD FOR £16,000
10	17 Denmark Street, Darlington, County Durham	£34,000+	SOLD FOR £36,000
11	5 Vicarage Terrace, Nenthead, Alston, Cumbria	£46,000+	AVAILABLE
12	58 Stranton Street, Thornaby, Cleveland	£30,000+	SOLD FOR £33,000
13	1-02 Burgess House, St. James Boulevard, Newcastle upon Tyne, Tyne and Wear	£35,000 - £45,000	AVAILABLE
14	10 Outram Street, Middlesbrough, Cleveland	£17,000+	SOLD FOR £30,000
14a	41 Sidney Street, Blyth, Northumberland	£15,000+	SOLD FOR £17,000
15	58 South Street, Durham, County Durham	£600,000+	AVAILABLE
16	9 Rosemount Court, Bishop Auckland, County Durham	£20,000+	SOLD FOR £30,500
16a	43 Durham Road, Esh Winning, Durham, County Durham	£25,000+	SOLD FOR £46,000
17	79 Norburn Park, Witton Gilbert, Durham	£80,000+	SOLD AFTER
17a	140 Reynolds Avenue, South Shields, Tyne and Wear	£30,000+	SOLD AFTER
18	152 High Street, Eston, Middlesbrough, Cleveland	£105,000 - £115,000	AVAILABLE
19a	57 Hessewelle Crescent, Haswell, Durham, County Durham	£35,000+	SOLD FOR £37,000
20	11 West Street, Ferryhill, County Durham	£20,000+	SOLD FOR £21,000
21	65 Stanhope Road, South Shields, Tyne and Wear	£42,000+	AVAILABLE
22	12 Stainsby Grange House, Allensway, Thornaby	£45,000+	SOLD FOR £45,000
23	35 Ravensworth Road, Birtley, Chester le Street, County Durham	£46,000+	SOLD FOR £52,000
24	61 West Road, Loftus, Saltburn By The Sea, Cleveland	£55,000+	WITHDRAWN
24a	27 Bow Street, Middlesbrough	£30,000-£35,000	POSTPONED
25	29 Albert Street, Grange Villa, Chester le Street, County Durham	£20,000 - £30,000	AVAILABLE
26	36 Oakdene Road, Fishburn, Stockton-on-Tees, Cleveland	£55,000+	AVAILABLE
28	3 Hill View Terrace, New Marske, Redcar	£40,000-£45,000	SOLD FOR £43,000
27	5 St. Cuthberts Court, Blyth, Northumberland	£35,000+	AVAILABLE
29	62 Jutland Road, Hartlepool	£28,000+	SOLD FOR £35,000
29a	13 Church Street, Haswell, Durham, County Durham	£35,000 - £45,000	WITHDRAWN
30	Land adjacent to Station Hotel, High Street, Boosbeck	£25,000+	WITHDRAWN
31	68 Wordsworth Street, Gateshead, Tyne and Wear	£40,000 - £50,000	SOLD FOR £50,000
32	54 Derwent Street, Hartlepool	£17,500+	SOLD FOR £21,000
33	143 Sanderson Villas, Gateshead, Tyne and Wear	£70,000+	AVAILABLE
34	41 Langley Avenue, Thornaby, Stockton-on-Tees, Cleveland	£35,000+	SOLD FOR £36,000
35	40 Arkle Court, Alnwick, Northumberland	£60,000+	SOLD FOR £108,000
36	5a Station Street, Tow Law, Bishop Auckland, County Durham	£35,000-£40,000	WITHDRAWN
37	90 St Andrews Road, Bishop Auckland, County Durham	£32,000+	SOLD FOR £35,000
38	3 Hound Hill, Wolsingham, County Durham	£75,000-£85,000	WITHDRAWN
38a	61 Winship Street, Blyth, Northumberland	£16,500+	SOLD FOR £19,000
39	9 Broom Cottages, Ferryhill	£20,000-£25,000	SOLD FOR £20,000
40	26 Eastbourne Road, Middlesbrough, Cleveland	£150,000+	SOLD FOR £178,000
40a	11 Brandon Grove, Newcastle upon Tyne, Tyne and Wear	£180,000+	SOLD AFTER
41	120 Essex Street, Middlesbrough, Cleveland	£17,000+	SOLD FOR £32,000
42	8 The Avenue, Middlesbrough	£140,000+	SOLD FOR £201,500

*Description on Auction Information page

NON-ATTENDING BID OR TELEPHONE BID

Please also sign and return the reverse side of this form



AUTHORISATION FOR BIDDING BY PROXY OR TELEPHONE

Proxy

☐

Telephone

☐

Name:

Name of Company (if applicable):

Of (address):

Postcode:

Time at Address:

Tel: Mobile:

Email:

I/We attach copies of photo ID and proof of address:

Hereby authorise Auction House to bid on my behalf by proxy / telephone (delete as applicable) bid for the property detailed below.

I confirm that I have read and understood the General Conditions of Sale and signed the Conditions of Bidding by Proxy or Telephone set out overleaf.

PROPERTY AND BID DETAILS

Lot No.: Property Address:

My maximum bid (proxy bids only) will be: £

(amount in words):

DEPOSIT (tick as applicable)

Option 1

☐

I attach a cheque for 10% of my proxy bid or £5,000, whichever is the greater, plus £900.00 (£750.00 + VAT Administration Charge) plus Buyers Premium if applicable.

My cheque of £
(amount if applicable)

Made payable to AUCTION HOUSE

Option 2

☐

I attach a blank cheque to be completed by the Auctioneer if my bid is successful, within which he will include £900.00 (£750.00 + VAT Administration Charge) plus Buyers Premium if applicable.

Made payable to AUCTION HOUSE

Option 3

☐

Pay by **debit card**

Card Number:

Valid From:

Expiry Date:

Security Code:

SOLICITORS

My solicitors are:

Of (address):

Postcode:

Tel: Person Acting:

If my bid is successful, I authorise the Auctioneer to sign the Memorandum of Sale on my behalf and recognise that I will be the legally bound purchaser of the property referred to above and must complete the purchase of the property within the time specified in the General/Special Conditions of Sale.

I/we also agree for Auction House to carry out an Anti-Money Laundering check to confirm my/our identity in line with the Money Laundering Regulations 2007.

Signed: Date:

PLEASE MARK THE ENVELOPE EITHER PROXY OR TELEPHONE BID

TERMS AND CONDITIONS FOR TELEPHONE BIDS AND BIDDING BY LETTER

Anyone not able to attend the auction and wishing to make a bid for any property,
do so on the following terms and conditions:

1. The bidder must complete a separate authority form for each Lot involved, and provide a cheque or card details for 10% of the maximum amount of the bid for each Lot. Please note the minimum deposit for any bid is £5,000 PER LOT. We will require proof of identity in the form of a driving licence or passport and a utility bill.
2. The form must be sent to, or delivered to: Written & Telephone Bids, Auction House, Metropolitan House, Long Rigg Road, Swalwell NE16 3AS or Suite 9, Victoria Business Centre, Victoria House, 159 Albert Road, Middlesbrough TS1 2PX to arrive before 6pm two working days prior to the start of the auction. It is the bidders responsibility to check that the form is received by Auction House and this can be done by telephoning the office.
3. In the case of a telephone bid the prospective purchaser should provide a blank cheque which the Auctioneer will complete on behalf of the prospective purchaser if the prospective purchaser is successful in purchasing the relevant property for 10% of the purchase price, plus the buyers premium or in accordance with the General or Special Conditions of Sale relating to the lot.
4. The bidder shall be deemed to have read the "Important Notice to be read by all bidders"; the particulars of the relevant Lot in the catalogue the general and special conditions of sale. The bidder shall be deemed to have taken all necessary professional and legal advice and to have made enquiries and have knowledge of any announcements to be made from the rostrum of any amendments relating to the relevant Lot. Announcements can and should be checked by bidders on the day before the auction. However, the Auctioneers will advise the bidders of any announcements as soon as possible prior to the Auction.
5. In the case of a written bid, Auction House staff will compete in the bidding up to the maximum of the authorisation. If no maximum is inserted, Auction House reserve the right not to bid.
6. Auction House reserve the right not to bid on behalf of written bidders, in the event of any error, doubt, omission, uncertainty as to the bid, or for any reason whatsoever and give no warranty, or guarantee, that a bid would be made on behalf of the bidder and accept no liability.
7. In the event that the written or telephone bid is successful, the Auctioneer will sign the Memorandum of the Contract on behalf of the bidder (a Contract would have been formed on the fall of the hammer).
8. In the event of a Contract, the deposit monies will be applied so far as necessary to meet the requirement for a 10% deposit (minimum £5,000) and the balance of the deposit (if any) will be held by the vendors solicitor pending completion. An Administration charge of £900.00 (£750.00 + VAT) should be added to the deposit cheque or a separate cheque should be made payable to Auction House Cumbria. Payment can also be made by debit card.
9. In the event that the bidder is unsuccessful in gaining the Contract, the deposit monies shall be returned to the bidder promptly.
10. The Auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or for any other reason whatsoever. Prospective telephone purchasers will not hold Auction House liable for any loss or claims relating to the telephone bidding system. The prospective purchaser will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible after the auction. Where the lot has not been purchased the prospective purchaser will be notified and the deposit returned as soon as reasonably possible.
11. Once delivered to the Auctioneers, the authority to bid is binding on the bidder on the day on which the particular Lot is auctioned. This is to allow for the possibility of a Vendor agreeing to sell post auction where the bidding has not reached the reserve.
12. The authority can only be withdrawn by notification in writing delivered to Auction House at their office two hours before the start of the auction on the day the relevant Lot is scheduled to be auctioned, or by delivery into the hands of the Auctioneer in the auction room half-an-hour before the start of that day's auction. It is the bidders responsibility to obtain a receipt on a copy of the withdrawal notification signed by one of the Auctioneers and without such a receipt the authority stands, any successful Contract is binding on the bidder.
13. If the bidder, or an agent, actually bids at the auction without having previously withdrawn the authority, the Auctioneer is at liberty to accept such bid in addition to any bid from Auction House staff as empowered under the written authority. Auction House will have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
14. Prospective purchasers are advised in respect of telephone bids should they become disconnected during bidding or are unobtainable, Auction House will not be held responsible or liable for any loss suffered in respect thereof.

I hereby confirm that I have read and understood the above terms and conditions to bid by letter.

Signed: Date:

Please sign this page and ensure the form overleaf is completed

MEMORANDUM OF SALE



Property Address:

Lot No.

Price:

The Vendor:

The Purchaser:

Post Code:

Tel:

It is agreed that the Vendor sells and the Purchaser buys the property described in the accompanying particulars and *conditions of sale subject to their provisions and the terms and stipulations in them at the price above mentioned.

Purchase Price:

£

Less Deposit:

£

Balance:

£

Dated:

Completion Date:

Signed:

Authorised Agent for Vendor

As Agents for the Vendor we acknowledge receipt of the deposit in the form

of:

Dated:

Signed:

The Purchaser

Purchasers Solicitor:

Post Code:

Tel:

Vendors Solicitor:

Post Code:

Tel:

* For the purpose of this contract, the conditions of sale include the three sections of the RICS Common Auction Conditions, the Glossary, Conduct of the Auction and the General Conditions.

In addition and at the same time, the purchaser is required to pay to the Auctioneer an Administration Charge of £900.00 (£750.00 +VAT). plus Buyers Premium if applicable.

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

INTRODUCTION

The Common Auction Conditions have been produced for real estate auctions in England and Wales to set a common standard across the industry. They are in 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.

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.

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 are printed in bold type they have the specified meanings.

Actual completion date

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

Addendum

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

Agreed completion date

Subject to condition G9.3:

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

Approved financial institution

Any bank or building society that has signed up to the Banking Code or Business Banking Code or is otherwise acceptable to the auctioneers.

Arrears

Arrears of rent and other sums due under the tenancies and still outstanding on the actual completion date.

Arrears schedule

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

Auction

The auction advertised in the catalogue.

Auction conduct conditions

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

Auctioneers

The auctioneers at the auction.

Business day

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

Buyer

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

Catalogue

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

Completion

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

Condition

One of the auction conduct conditions or sales conditions.

Contract

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

Contract date

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

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

Documents

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

Financial charge

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

General conditions

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

Interest rate

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

Lot

Each separate property described in the catalogue or (as the case may be) the property that the seller has agreed to sell and the buyer to buy (including chattels, if any).

Old arrears

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

Particulars

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

Practitioner

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

Price

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

Ready to complete

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

Sale conditions

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

Sale memorandum

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

Seller

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

Special conditions

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

Tenancies

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

Tenancy schedule

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

Transfer

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT option

An option to tax.

We (and us and our)

The auctioneers.

You (and your)

Someone who has a copy of the catalogue or who attends or bids at the auction, whether or not a buyer.

AUCTION CONDUCT CONDITIONS

A1 INTRODUCTION

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

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

A2 OUR ROLE

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

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

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

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

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

A3 BIDDING AND RESERVE PRICES

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

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

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

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

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

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

A4 THE PARTICULARS AND OTHER INFORMATION

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

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

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 **The deposit**:

- (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 £3,000 (or the total **price**, if less). A **special condition** may, however, require a higher minimum deposit.

GENERAL CONDITIONS OF SALE

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

G1. THE LOT

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

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

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

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

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

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

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

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

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

G1.9 The **buyer** buys with full knowledge of:

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

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

G2. DEPOSIT

G2.1 The amount of the deposit is the greater of:

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

G2.2 **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**.

G4. 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**.

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

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

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.

G11. ARREARS

Part 1 Current rent

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

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

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

Part 2 Buyer to pay for arrears

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

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

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

Part 3 Buyer not to pay for arrears

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

- (a) so state; or
- (b) give no details of any arrears.

G11.8 While any arrears due to the seller remain unpaid the buyer must:

- (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy;
- (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment);
- (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require;
- (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order;

(e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and

(f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.

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

G12. MANAGEMENT

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

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

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

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

G13. RENT DEPOSITS

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

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

G13.3 Otherwise the seller must on completion pay and assign its interest in the rent deposit to the buyer under an assignment in which the buyer covenants with the seller to:

- (a) observe and perform the seller's covenants and conditions in the rent deposit deed and indemnify the seller in respect of any breach;
- (b) give notice of assignment to the tenant; and
- (c) give such direct covenant to the tenant as may be required by the rent deposit deed.

G14. VAT

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

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

G15. TRANSFER AS A GOING CONCERN

G15.1 Where the special conditions so state:

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

G15.2 The seller confirms that the seller

- (a) is registered for VAT, either in the seller's name or as a member of the same VAT group; and
- (b) has (unless the sale is a standard-rated supply) made in relation to the lot a VAT option that remains valid and will not be revoked before completion.

G15.3 The buyer confirms that:

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

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

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 in respect of the Transferring Employees.
- (c) 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.
- (d) 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.

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The most suitable properties for auction include:

- 🔑 Properties for improvement
- 🔑 Tenanted properties
- 🔑 Residential investments
- 🔑 Development propositions
- 🔑 Building Land
- 🔑 Mixed use properties
- 🔑 Commercial investments
- 🔑 Unique properties
- 🔑 Land (development or greenfield)
- 🔑 Lock up garages

Auction dates:

6th November 2019

17th December 2019

auctionhousenortheast.co.uk

Metropolitan House, Long Rigg Road
Swalwell NE16 3AS
☎ 0191 908 9691
✉ northeast@auctionhouse.co.uk

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House, 159 Albert Road, Middlesbrough TS1 2PX
☎ 01642 931 060
✉ teesvalley@auctionhouse.co.uk



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